

I-80 BUSINESS PARK ADDITION

FINAL PLAT

BASED ON I-80 BUSINESS PARK 1ST ADDITION
PRELIMINARY PLAT NO. 01008

2002 FEB -4 P 1:52
LANCASTER COUNTY, NE

#4750
INST NO 2003
011102
#3803

180BPA
CHECKED
ENTERED
EDITED

SHEET 1 - FINAL PLAT, PLANNING COMMISSION
APPROVAL

SHEET 2 - SURVEYORS CERTIFICATE, DEDICATION
AND ACKNOWLEDGMENTS, LIEN HOLDER
CONSENT AND SUBORDINATION AND
ACKNOWLEDGMENTS, PLANNING COMMISSION
APPROVAL

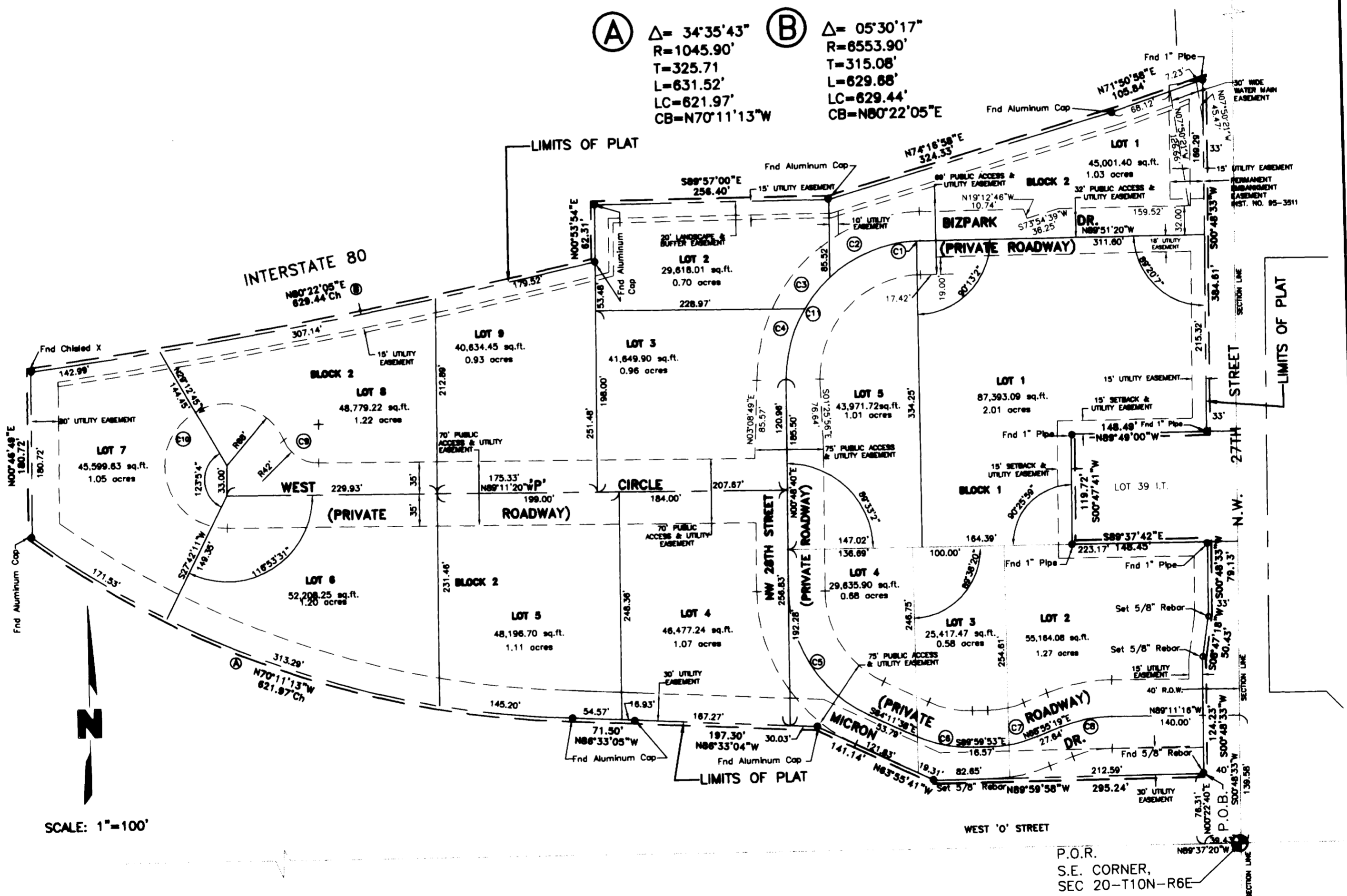
LEGEND

- = Corner Found
- = Corner Set
- ⊙ = Section Corner
- = PROPERTY BOUNDARY
- — — = PROPOSED R.O.W.
- - - = PROPOSED LOT LINE
- - - - = PROPOSED EASEMENT

**BOUNDARY
CURVE DATA**

(A) Δ = 34°35'43" R = 1045.90' T = 325.71 L = 631.52 LC = 621.97 CB = N70°11'13"W

(B) Δ = 05°30'17" R = 6553.90' T = 315.08' L = 629.68' LC = 629.44' CB = N80°22'05"E



CURVE TABLE

CURVE	DELTA	TANGENT	LENGTH	RADIUS	CB	CHORD
C1	1°28'34"	1.93'	3.86'	150.00'	S89°24'23"W	3.86'
C2	40°17'11"	55.02'	105.47'	150.00'	S68°31'30"W	103.31'
C3	16°39'49"	21.97'	43.63'	150.00'	S40°03'00"W	43.47'
C4	30°54'25"	41.47'	80.91'	150.00'	S16°15'52"W	79.94'
C5	65°00'18"	95.57'	170.18'	150.00'	S31°41'29"E	161.20'
C6	25°48'15"	34.36'	67.56'	150.00'	S77°05'46"E	66.99'
C7	21°04'47"	27.91'	55.19'	150.00'	N79°27'43"E	54.88'
C8	21°54'26"	29.03'	57.35'	150.00'	N79°52'33"E	57.00'
C9	66°25'19"	27.50'	48.69'	42.00'	S55°58'41"E	46.01'
C10	246°25'19"	103.87'	292.46'	68.00'	S34°01'19"W	113.79'
C11	87°51'26"	144.49'	230.01'	150.00'	S44°44'23"W	208.13'

PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS
FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 2 DAY OF
October BY RESOLUTION NO. R-2002

ATTEST: *[Signature]*
CHAIR

I-80 BUSINESS PARK ADDITION FINAL PLAT

BASED ON I-80 BUSINESS PARK 1ST ADDITION
PRELIMINARY PLAT NO. 01008

SURVEYORS CERTIFICATE

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOTS 40 I.T., 41 I.T., 64 I.T., 71 I.T., AND 78 I.T., ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 6 EAST OF 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20, THENCE ON AN ASSUMED BEARING OF NORTH 80 DEGREES 37 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 38.43 FEET TO A POINT, THENCE NORTH 00 DEGREES 22 MINUTES 40 SECONDS EAST, A DISTANCE OF 78.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 71 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 88 DEGREES 50 MINUTES 58 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 71 I.T., A DISTANCE OF 295.24 FEET TO A POINT OF DEFLECTION, THENCE NORTH 63 DEGREES 56 MINUTES 41 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID LOT 71 I.T., A DISTANCE OF 141.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT 40 I.T., THENCE NORTH 88 DEGREES 33 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 40 I.T., A DISTANCE OF 197.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 41 I.T., THENCE NORTH 88 DEGREES 33 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 41 I.T., A DISTANCE OF 71.50 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 1046.80 FEET, ARC LENGTH OF 831.52 FEET, DELTA ANGLE OF 34 DEGREES 36 MINUTES 43 SECONDS, A CHORD BEARING OF NORTH 70 DEGREES 11 MINUTES 13 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 41 I.T., AND A CHORD LENGTH OF 821.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 41 I.T., THENCE NORTH 00 DEGREES 40 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 41 I.T., A DISTANCE OF 180.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 41 I.T., THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 8663.90 FEET, ARC LENGTH OF 628.08 FEET, DELTA ANGLE OF 06 DEGREES 30 MINUTES 17 SECONDS, A CHORD BEARING OF NORTH 80 DEGREES 22 MINUTES 05 SECONDS EAST AND A CHORD LENGTH OF 628.44 FEET, THENCE ALONG THE NORTH LINE OF SAID LOT 41 I.T. TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 53 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 41 I.T., A DISTANCE OF 82.31 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 41 I.T., AND LOT 78 I.T., A DISTANCE OF 258.40 FEET TO A POINT OF DEFLECTION, THENCE NORTH 74 DEGREES 18 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 78 I.T., A DISTANCE OF 324.33 FEET TO A POINT OF DEFLECTION, THENCE NORTH 71 DEGREES 50 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 78 I.T., A DISTANCE OF 105.84 FEET TO THE NORTHEAST CORNER OF SAID LOT 78 I.T., THENCE SOUTH 00 DEGREES 48 MINUTES 33 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 78 I.T., AND SAID LOT 64 I.T., SAID LINE BEING 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 384.61 FEET TO THE NORTHEAST CORNER OF LOT 38 I.T., THENCE NORTH 88 DEGREES 40 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF LOT 38 I.T., A DISTANCE OF 148.40 FEET TO THE NORTHWEST CORNER OF LOT 38 I.T., THENCE SOUTH 00 DEGREES 47 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF LOT 38 I.T., A DISTANCE OF 119.72 FEET TO THE SOUTHWEST CORNER OF LOT 38 I.T., SAID POINT BEING ON THE NORTH LINE OF SAID LOT 71 I.T., THENCE SOUTH 88 DEGREES 37 MINUTES 42 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 71 I.T., A DISTANCE OF 148.46 FEET TO THE NORTHEAST CORNER OF SAID LOT 71 I.T., THENCE SOUTH 00 DEGREES 48 MINUTES 33 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 71 I.T., SAID LINE BEING 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 79.13 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 08 DEGREES 47 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 71 I.T., A DISTANCE OF 50.43 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 00 DEGREES 48 MINUTES 33 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 71 I.T., A DISTANCE OF 124.23 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 638,752.23 SQUARE FEET, OR 14.88 ACRES AND 14 LOTS MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 28 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

B-29-02 R. Russell Orr LS 516
DATE R. RUSSEL ORR L.S. NO. 51
RUSS ORR LAND SURVEYING
7130 MORTON ST.
LINCOLN, NE 68507



DEDICATION

THE FOREGOING PLAT, IS KNOWN AS I-80 BUSINESS PARK ADDITION, A SUBDIVISION COMPOSED OF LOTS 40 I.T., 41 I.T., 64 I.T., 71 I.T. AND 78 I.T., ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE FULLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, LINCOLN ELECTRIC SYSTEM, AQUILA INC., ALLTEL COMMUNICATIONS, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, PICTURES, POLES, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS; TELEPHONE AND CABLE TELEVISION; WASTEWATER COLLECTORS; STORM DRAINS; WATER MAINS AND ALL APPURTENANCES THERETO, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT.

ANY RELOCATION OF EXISTING LES FACILITIES WILL BE AT OWNER/DEVELOPER'S EXPENSE. ANY CONSTRUCTION OR GRADE CHANGES IN LES TRANSMISSION LINE EASEMENT CORRIDORS ARE SUBJECT TO LES APPROVAL AND MUST BE IN ACCORDANCE WITH LES DESIGN AND SAFETY STANDARDS. LES DOES NOT WARRANT, NOR ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY SUCH DEDICATED EASEMENTS SHOWN ON THIS PLAT.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENT OR DRAINAGE EASEMENT THEREON.

THE CITY OF LINCOLN, ITS SUCCESSORS OR ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

PUBLIC ACCESS EASEMENTS SHOWN THERE ON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

DIRECT VEHICULAR ACCESS TO WEST 'O' STREET AND INTERSTATE 80 ENTRANCE RAMP FROM LOTS 2, 3 AND 4, BLOCK 1, AND LOTS 4, 5, 6 AND 7, BLOCK 2, AND TO NORTHWEST 27TH STREET FROM LOT 1, BLOCK 2, AND LOTS 1 AND 2, BLOCK 1, IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 4 DAY OF September 2002

Robert D. Hampton
ROBERT D. HAMPTON, MANAGING MEMBER
HAMPTON, L. L. C.
A NEBRASKA LIMITED LIABILITY COMPANY
(LOTS 40, 41, PART OF 64, AND 78)

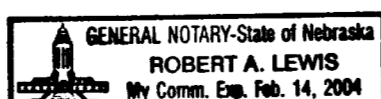
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 4 DAY OF September 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ROBERT D. HAMPTON, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS MANAGING MEMBER OF HAMPTON, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY (LOTS 40, 41, PART OF 64, AND 78).

MY COMMISSION EXPIRES ON THE 14 DAY OF Feb 2004

Robert A. Lewis
NOTARY PUBLIC



DEDICATION (CONT.)

WITNESS MY HAND THIS 2nd DAY OF Sept. 2002

George W. Hendricks
GEORGE W. HENDRICKS, HUSBAND
Barbara J. Hendricks
BARBARA J. HENDRICKS, WIFE

AS JOINT TENANTS (LOT 71)
AS JOINT TENANTS, AND NOT TENANTS IN COMMON
(PART OF LOT 64)

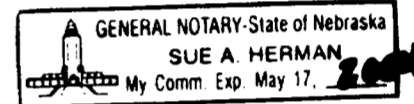
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 2nd DAY OF Sept., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GEORGE W. HENDRICKS, HUSBAND, AND BARBARA J. HENDRICKS, WIFE, WHOM ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THIS PLAT AS JOINT TENANTS (LOT 71) AND AS JOINT TENANTS AND NOT TENANTS IN COMMON (PART OF LOT 64).

MY COMMISSION EXPIRES ON THE 15th DAY OF May 2004

Sue A. Herman
NOTARY PUBLIC



LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF A CERTAIN LIEN AGAINST THE REAL PROPERTY (LOT 71) DESCRIBED IN THE PLAT KNOWN AS I-80 BUSINESS PARK ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING DATED SEPTEMBER 9, 1994 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, ON OCTOBER 3, 1994, AS INSTRUMENT NUMBER 94-43229 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THIS LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS OR STREETS, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT THEY ARE THE HOLDER OF THIS LIEN AND HAS NOT ASSIGNED THIS LIEN TO ANY OTHER PERSON.

UNION BANK & TRUST, TRUSTEE AND BENEFICIARY

BY: L. L. Chancey TITLE: Sr. Vice Pres.

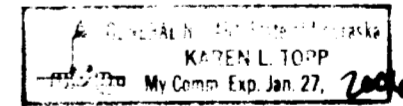
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF September BY L. L. Chancey, Sr. Vice Pres. OF UNION BANK & TRUST, ON BEHALF OF SAID BANK.

MY COMMISSION EXPIRES ON THE 27 DAY OF Jan 2004

Karen L. Topp
NOTARY PUBLIC



LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THESE CERTAIN LIENS AGAINST THE REAL PROPERTY (LOTS 40, 41, 78, AND PART OF LOT 64) DESCRIBED IN THE PLAT KNOWN AS I-80 BUSINESS PARK ADDITION (HEREINAFTER "PLAT"), SAID LIENS BEING DATED AND RECORDED ON JANUARY 3, 2002 AS INSTRUMENT NUMBER 02-483 AND DATED AND RECORDED ON SEPTEMBER 18, 2001 AS INSTRUMENT NUMBER 01-53851 IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA (HEREINAFTER "LIENS"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THESE LIENS TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS OR STREETS, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT THEY ARE THE HOLDER OF THESE LIENS AND HAS NOT ASSIGNED THESE LIENS TO ANY OTHER PERSON.

WEST GATE BANK, TRUSTEE AND BENEFICIARY

BY: Carl J. Sjulín
CARL J. SJULIN, PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF September 2002 BY CARL J. SJULIN, PRESIDENT OF WEST GATE BANK, ON BEHALF OF SAID BANK.

MY COMMISSION EXPIRES ON THE 15th DAY OF August 2004

Darcie Olson
NOTARY PUBLIC

