

PIONEER BUSINESS PARK ADDITION

FINAL PLAT

BASED UPON PIONEER BUSINESS PARK
ADDITION PRELIMINARY PLAT



04028309

2004 MAY -5 A 10:23

LANCASTER COUNTY, NE

\$48.00

INST. NO 2004

028309

#396

BLOCK

CODE

PIBUPA

CHECKED

ENTERED

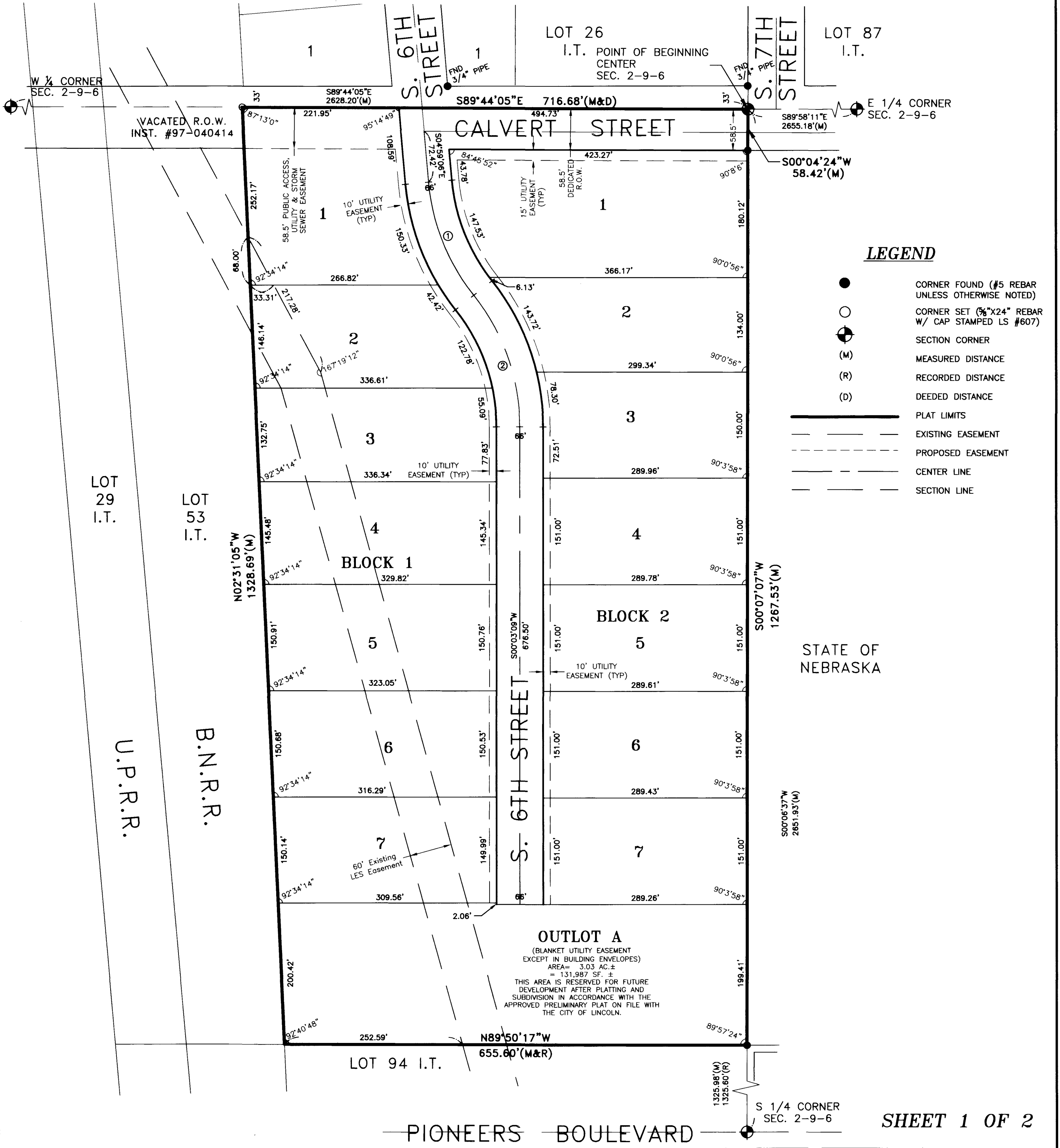
ENG

EXC

#48.00

CURVE TABLE					
CURVE	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
1	33°23'36"	174.85'	300.00'	S21°40'42"E	172.38'
2	38°25'39"	201.21'	300.00'	S19°09'40"E	197.46'

SCALE: 1"=100'



LEGEND

- CORNER FOUND (#5 REBAR UNLESS OTHERWISE NOTED)
- CORNER SET (3/4"X24" REBAR W/ CAP STAMPED LS #607)
- ⊕ SECTION CORNER
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- (D) DEEDED DISTANCE
- PLAT LIMITS
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - CENTER LINE
- - - SECTION LINE

OUTLOT A

(BLANKET UTILITY EASEMENT
EXCEPT IN BUILDING ENVELOPES)
AREA = 3.03 AC. ±
= 131,987 SF. ±
THIS AREA IS RESERVED FOR FUTURE
DEVELOPMENT AFTER PLATTING AND
SUBDIVISION IN ACCORDANCE WITH THE
APPROVED PRELIMINARY PLAT ON FILE WITH
THE CITY OF LINCOLN.

PIONEER BUSINESS PARK ADDITION

FINAL PLAT

BASED UPON PIONEER BUSINESS PARK
ADDITION PRELIMINARY PLAT

DEDICATION

THE FOREGOING PLAT, TO BE KNOWN AS PIONEER BUSINESS PARK ADDITION, A SUBDIVISION COMPOSED OF LOT 54 IRREGULAR TRACT; LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 9 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). THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, LINCOLN ELECTRIC SYSTEM, AQUILA, 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, FIXTURES, POLES, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY, GAS, TELEPHONE, 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 THE OWNER/DEVELOPERS 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.

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

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.

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.

LANDSCAPING MATERIAL SELECTIONS WITHIN EASEMENT CORRIDORS SHALL FOLLOW ESTABLISHED GUIDELINES TO MAINTAIN MINIMUM CLEARANCE FROM UTILITY FACILITIES.

THE STREETS SHOWN THEREON ARE HEREBY DEDICATED TO THE PUBLIC.

OWNER: LOT 54 I.T. SEC. 2-T9N-R6E

WITNESS MY HAND THIS 13 DAY OF April 2004.

Robert D. Hampton
ROBERT D. HAMPTON, MANAGING MEMBER
PIONEER BUSINESS PARK L.L.C.
A NEBRASKA LIMITED LIABILITY COMPANY

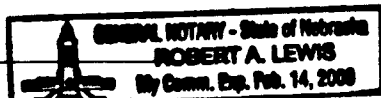
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 13 DAY OF April 2004, 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 PIONEER BUSINESS PARK, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES ON THE 14 DAY OF February 2004.

Robert A. Lewis
NOTARY PUBLIC



LOT AREA TABLE		
BLOCK 1		
LOT NO.	AREA IN AC.	
1	1.35	AC.
2	1.03	AC.
3	1.03	AC.
4	1.11	AC.
5	1.13	AC.
6	1.10	AC.
7	1.08	AC.
BLOCK 2		
1	1.68	AC.
2	1.00	AC.
3	1.00	AC.
4	1.00	AC.
5	1.00	AC.
6	1.00	AC.
7	1.00	AC.

OUTLOT AREA TABLE		
OUTLOT	AREA IN AC.	
A	3.03	AC.

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS PIONEER BUSINESS PARK ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE REGISTER OF DEEDS OFFICE, LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 2004-15793 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONFIRMS THAT THEY ARE THE HOLDER OF THE LIEN AND HAVE NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

John H. Hago
JOHN HAGO, SENIOR VICE PRESIDENT
WEST GATE BANK

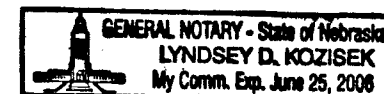
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 15th DAY OF April 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JOHN HAGO, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS SENIOR VICE PRESIDENT OF WEST GATE BANK.

MY COMMISSION EXPIRES ON THE 25th DAY OF June 2006.

Lyndsey D. Kozisek
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I, TERRY L. ROTHANZL, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS PIONEER BUSINESS PARK ADDITION, A SUBDIVISION COMPOSED OF LOT 54 IRREGULAR TRACT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 2, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 54 IRREGULAR TRACT; THENCE S00°04'24"W, 58.42 FEET; THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, S00°07'07"W, 1,267.53 FEET; THENCE N89°50'17"W, 655.60 FEET; THENCE N02°31'05"W, 1,328.69 FEET; THENCE S89°44'05"E, 716.68 FEET TO THE POINT OF BEGINNING, CONTAINING 910,234.04 SQUARE FEET (20.8961 ACRES) 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 26 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER SHALL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION ON OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

Terry L. Rothanzl
TERRY L. ROTHANZL L.S. #607
ENGINEERING DESIGN CONSULTANTS
2200 FLETCHER AVE., SUITE 102
LINCOLN, NE 68521



April 8th, 2004
DATE

CORNER TIES

CENTER SECTION - FND. 3/4" PIPE
SE - 47.32' TO P.O.T. IN C. OF S. 7TH ST. & CALVERT ST.
N - 6.12' TO NAIL IN POWER POLE ON WEST
SW - 24.81' TO MAIL BOX POST (RAILROAD TIE)
S - 58.39' TO #5 REBAR
N - 25.4' TO C. OF CALVERT STREET

EAST 1/4 CORNER - FND. PK NAIL, BROUGHT UP TO SURFACE
NW - 42.43' TO "x" IN SIDEWALK
SW - 55.45' TO "x" IN SIDEWALK
NE - 41.00' TO 3/4" PIPE
SE - 41.50' TO 1" PIPE, C. OF CALVERT ST. & S. 14TH ST.

WEST 1/4 CORNER - FND. ALUMINUM CAP
E - 50.00' TO 1" PIPE
W - 50.00' TO 3/4" PIPE
S - 50.00' TO 3/4" PIPE
N - 30.80' TO NAIL IN 3' POST
SW - 5.62' TO NE CORNER OF PILLAR
SE - 6.51' TO NW CORNER OF PILLAR

SOUTH 1/4 CORNER - FND. ALUMINUM CAP
SSE - 31.26' TO "x" NAILS WEST FACE
N - 65.74' TO 1/2" PIPE
NNE - 51.90' TO CENTER OF BOX CULVERT
NNW - 46.50' TO C. OF DRIVE TO THE NORTH
N - 0.60' TO C. OF ROAD

PLANNING DIRECTOR APPROVAL

THE FOREGOING PLAT WAS APPROVED BY THE LINCOLN-LANCASTER COUNTY PLANNING DIRECTOR PURSUANT TO LMC SECTION 26.11.060.

Ray H. Hago APRIL 21, 2004
DIRECTOR DATE