

# PIONEER BUSINESS PARK 1ST ADDITION

## FINAL PLAT

BASED UPON PIONEER BUSINESS PARK  
ADDITION PRELIMINARY PLAT #03002



04068698

INST. NO 2004

2004 OCT 20 P 2: 54

068698

LANCASTER COUNTY, NE

#4020

BLOCK

CODE

PIBUPA/

CHECKED

ENTERED

EDITED

CURVE TABLE					
CURVE	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
A	19°44'09"	166.37'	483.00'	S09°48'34"E	165.55'
B	23°40'16"	48.34'	117.00'	S78°09'09"W	47.99'
1	90°03'05"	235.75'	150.00'	S44°58'23"E	212.23'
2	22°29'04"	176.59'	450.00'	S15°28'18"W	175.46'

### CORNER TIES

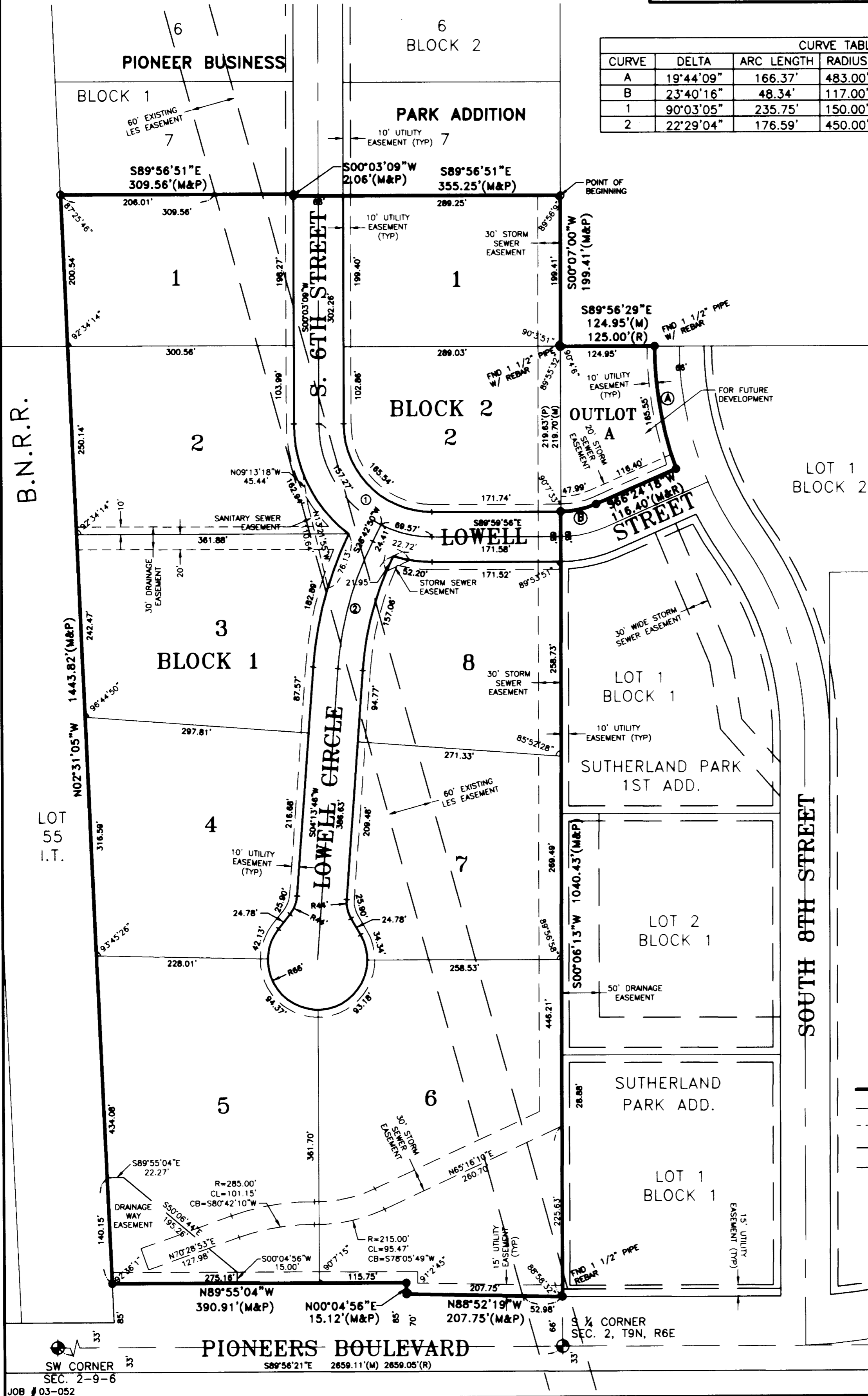
S 1/4 CORNER SEC. 2-9-6  
FND. ALUMINUM CAP  
SSE - 31.26' TO "x" NAILS WEST FACE  
N - 65.74' TO 1/2" PIPE  
NNE - 51.90' TO CENTER OF BOX CULVERT  
NNW - 46.50' TO C. OF DRIVE TO THE NORTH  
N - 0.60' TO C. OF ROAD

SW CORNER SEC. 2-9-6  
FND. ALUMINUM CAP  
N - 84.40' TO #5 REBAR  
S - 88.80' TO #5 REBAR  
NE - 48.00' TO #5 REBAR  
SW - 44.10' TO #5 REBAR

SCALE: 1"=100'

### LEGEND

- CORNER FOUND (3/4"x24" REBAR W/ CAP 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



# PIONEER BUSINESS PARK 1ST ADDITION FINAL PLAT

BASED UPON PIONEER BUSINESS PARK  
ADDITION PRELIMINARY PLAT #03002

## 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 1ST ADDITION, A SUBDIVISION COMPOSED OF LOT 94 AND OUTLOT A, SUTHERLAND PARK 1ST ADDITION AND OUTLOT A, PIONEER BUSINESS PARK ADDITION, 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 NORTHEAST CORNER OF SAID OUTLOT A; THENCE S00°07'00"W, 199.41 FEET; THENCE S89°56'29"E, 124.95 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 8TH STREET; THENCE SOUTHERLY ON SAID WEST RIGHT-OF-WAY LINE ON A 483.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 166.37 FEET (LONG CHORD BEARS S09°48'34"E, 165.55 FEET) TO THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SOUTH 8TH STREET AND THE NORTH RIGHT-OF-WAY LINE OF LOWELL STREET; THENCE ON SAID NORTH RIGHT-OF-WAY LINE FOR THE NEXT 2 CALLS, S86°24'18"W, 116.40 FEET; THENCE WESTERLY ON A 117.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 48.34 FEET (LONG CHORD BEARS S78°09'09"W, 47.99 FEET); THENCE S00°06'13"W, 1,040.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 94; THENCE ON THE SOUTHERLY LINE OF SAID LOT 94 FOR THE NEXT 3 CALLS, N88°52'19"W, 207.75 FEET; THENCE N00°04'56"E, 15.12 FEET; THENCE N89°55'04"W, 390.91 FEET; THENCE N02°31'05"W, 1,443.82 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT A; THENCE S89°56'51"E, 309.56 FEET; THENCE S00°03'09"W, 2.06 FEET; THENCE S89°56'51"E, 355.25 FEET TO THE POINT OF BEGINNING, CONTAINING 11 LOTS AND 940,915 SQUARE FEET (21.60 ACRES) MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN PLACED AT EACH OF THE FINAL PLAT CORNERS OR THE PERIPHERY OF THE SUBDIVISION, ON THE CENTERLINE AT EACH STREET INTERSECTION AND AT EACH POINT OF TANGENCY AND CURVATURE. TEMPORARY MARKERS HAVE BEEN PLACED AT EACH LOT AND BLOCK CORNER AND THAT THE SUBDIVIDER WILL FILE A BOND OR ESCROW TO INSURE THE PLACING OF METAL STAKES AT EACH LOT AND BLOCK CORNER AND THE SUBDIVIDER AGREES THAT THE PLACING OF METAL STAKES WILL BE COMPLETED PRIOR TO THE CONSTRUCTION ON OR THE CONVEYANCE OF ANY LOT SHOWN ON THE FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

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

Sept 16, 2004  
DATE

## DEDICATION

THE FOREGOING PLAT, KNOWN AS PIONEER BUSINESS PARK 1ST ADDITION, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER, AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ALLTEL, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AQUILA AND LINCOLN ELECTRIC SYSTEM, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FIXTURES, 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.

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 EASEMENTS OR DRAINAGE EASEMENT THEREON.

THE CITY OF LINCOLN, NEBRASKA, ITS SUCCESSORS AND 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 STREETS SHOWN THEREON ARE HEREBY DEDICATED TO THE PUBLIC.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO PIONEERS BOULEVARD FROM LOTS 5 & 6, BLOCK 1 ABUTTING SAID STREET IS HEREBY RELINQUISHED.

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.

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

OWNER: LOT 94 & OUTLOT A, PIONEER BUSINESS PARK ADDITION

WITNESS MY HAND THIS 17 DAY OF September, 2004.

ROBERT D. HAMPTON, MANAGING MEMBER  
PIONEER BUSINESS PARK, L.L.C.

## ACKNOWLEDGMENT OF NOTARY

STATE OF )  
COUNTY OF ) SS.

ON THIS 17th DAY OF SEPTEMBER, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME ROBERT D. HAMPTON TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF PIONEER BUSINESS PARK, L.L.C., AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF PIONEER BUSINESS PARK, L.L.C.

GENERAL NOTARY - State of Nebraska  
CHRISTINE K. MIDDLETON  
My Comm. Exp. March 20, 2007

Christine K. Middleton  
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 20th DAY OF MARCH, 2007.

OWNER: OUTLOT A, SUTHERLAND PARK 1ST ADDITION

WITNESS MY HAND THIS 22 DAY OF Sept, 2004.

JAMES R. HUTCHINSON, MANAGING AGENT  
SUTHERLAND PARK PARTNERS, L.L.C.

## ACKNOWLEDGMENT OF NOTARY

STATE OF Nebraska )  
COUNTY OF Lancaster ) SS.

ON THIS 22nd DAY OF September, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME JAMES R. HUTCHINSON TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS MANAGING AGENT OF SUTHERLAND PARK PARTNERS, L.L.C., AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SUTHERLAND PARK PARTNERS, L.L.C.

GENERAL NOTARY - State of Nebraska  
CAROL J. STICHLMANN  
My Comm. Exp. Dec. 28, 2004

Carol J. Stichlmann  
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 28th DAY OF December, 2004.

## LOT AREA TABLE

### BLOCK 1

LOT NO.	AREA IN AC.
1	1.40 AC.
2	1.77 AC.
3	1.86 AC.
4	1.94 AC.
5	2.73 AC.
6	3.18 AC.
7	1.77 AC.
8	1.47 AC.

### BLOCK 2

1	1.32 AC.
2	1.39 AC.

## OUTLOT AREA TABLE

A	0.62 AC.
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## MINIMUM BUILDING ELEVATION

BLOCK	LOT	ELEVATION
1	1	1162.7
	2	1163.9
	3	1163.9
	4	1165.1
	5	1165.7
	6	1165.9
	7	1165.7
	8	1164.6
2	1	1163.1
	2	1164.0
OUTLOT A		1164.0

## 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 1ST ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2004-15793 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION AND SUBORDINATE THE 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 IT IS THE HOLDER OF THE LIEN AND HAVE NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

John Arrigo - S.V.P.  
JOHN ARRIGO, SENIOR VICE PRESIDENT  
WEST GATE BANK

## ACKNOWLEDGMENT OF NOTARY

STATE OF Nebraska )  
COUNTY OF Lancaster ) SS.

ON THIS 17th DAY OF September, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME JOHN ARRIGO TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF WEST GATE BANK, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF WEST GATE BANK.

John Arrigo  
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 12th DAY OF April, 2008.

GENERAL NOTARY - State of Nebraska  
NICHOLE HOWE  
My Comm. Exp. April 12, 2008

## PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR PURSUANT TO SECTION 26.11.060 OF THE LINCOLN MUNICIPAL CODE, HEREBY APPROVES THIS FINAL PLAT.

Reg. J. Miller  
PLANNING DIRECTOR

OCTOBER 5, 2004  
DATE