

# PIONEER BUSINESS PARK 3RD ADDITION

## FINAL PLAT

BASED ON PIONEER BUSINESS PARK ADDITION PRELIMINARY PLAT #03002

Inst # 2014030341 Mon Aug 11 10:33:04 CDT 2014  
Filing Fee: \$52.00  
Lancaster County, NE Assessor/Register of Deeds Office PLAT  
Pages 2



PIBUPA3

#5101

### SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed the subdivision as required in section 26.19.041 of the Land Subdivision Ordinance to be known as "PIONEER BUSINESS PARK 3RD ADDITION", a subdivision of Lot 3, Block 1, Pioneer Business Park 1st Addition, located in the Southwest Quarter of Section 2, Township 9 North, Range 6 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Commencing at the Southeast Corner of said Southwest Quarter; Thence on the south line of said Southwest Quarter N89°55'28"W, a distance of 594.70 feet; Thence N02°30'22"W, a distance of 835.87 feet to the POINT OF BEGINNING;

Thence on the west line of said Lot 3, N02°30'22"W, a distance of 242.47 feet;

Thence on the north line of said Lot 3, S89°56'08"E, a distance of 361.88 feet to the northeast corner of said Lot 3 and a point on a circular curve to the left, having a radius of 483.00 feet, a central angle of 21°49'36" and whose chord (182.89 feet) bears S15°09'17"W;

Thence on the arc of said circular curve 184.00 feet to the point of tangency;

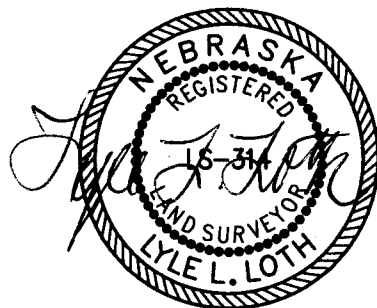
Thence S04°14'29"W, a distance of 87.57 feet;

Thence N85°45'32"W, a distance of 297.81 feet to the POINT OF BEGINNING and containing a calculated area of 81,025.45 square feet or 1.86 acres.

Permanent monuments have been placed at all lot corners, street intersections, points of curvature, centerline points of tangency, and at all other points required by the City of Lincoln, Land Subdivision Ordinance, Title 26 of the Lincoln Municipal Code.

All curvilinear dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this 18<sup>th</sup> day of July, 2014.



Lyle L. Loth, L.S. 314  
Engineering-Surveying-Planning  
601 Old Cheney Road, Suite 'A'  
Lincoln, NE 68512  
402-421-2500

### DEDICATION

The foregoing plat known as "PIONEER BUSINESS PARK 3RD ADDITION", and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, the sole owner, and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, Windstream Nebraska Inc., Time Warner Cable Midwest LLC, Black Hills Energy, and Lincoln Electric System, their successors and assigns, to allow entry for the purposes of construction, reconstruction, replacement, 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 an easement shown thereon shall be prohibited.

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 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 shown thereon.

WITNESS MY HAND

(Signature)  
PIC Development of Grand Island, LLC, a Nebraska limited liability company

By: GARY J. Nickel, Managing Member  
(Print Name)

### ACKNOWLEDGMENT

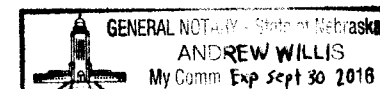
STATE OF Nebraska )  
Lancaster COUNTY ) SS

On this 21<sup>st</sup> day of July, 2014, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally

came GARY J. Nickel, Managing Member of PIC Development of  
(Print Name)

Grand Island, LLC, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he/she acknowledged the same to be his/her voluntary act and deed and the voluntary act and deed of said company.

NOTARY PUBLIC



My commission expires the 30<sup>th</sup> day of September, 2016.

### LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of those certain liens against the real property described in the plat known as "PIONEER BUSINESS PARK 3RD ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2007059065 (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements of streets or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

West Gate Bank  
Trustee & Beneficiary

Executive Vice President  
(Print Title)

By:

(Signature)

(Print name of individual)

### ACKNOWLEDGMENT

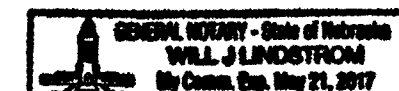
STATE OF NEBRASKA )  
LANCASTER COUNTY ) SS

The foregoing instrument was acknowledged before me this 21 day of

July, 2014, by Will Lindstrom,  
Print Name

Executive Vice President on behalf of said West Gate Bank  
Print Title

NOTARY PUBLIC



My commission expires the 21 day of May, 2017.

### PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26.11.060 of the LMC, hereby approves this Final Plat.

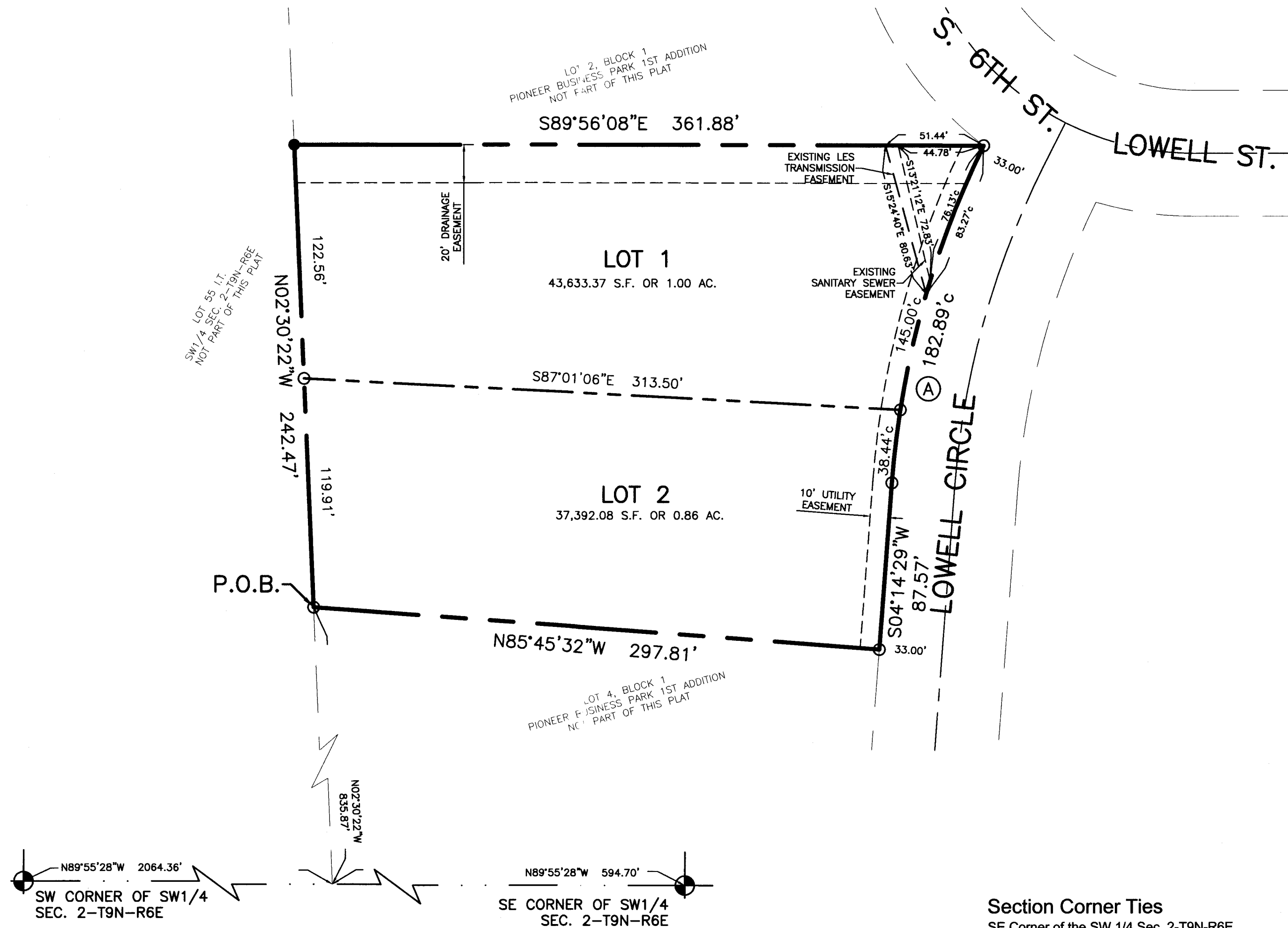
Planning Director

August 11, 2014  
Date

# PIONEER BUSINESS PARK 3RD ADDITION

## FINAL PLAT

BASED ON PIONEER BUSINESS PARK ADDITION PRELIMINARY PLAT #03002



### CURVE DATA:

(A) R = 483.00'  
 $\Delta$  = 21°49'36"  
 T = 93.13'  
 L = 184.00'  
 CH = 182.89'  
 CHBRG = S15°09'17"W

### MINIMUM FLOOR ELEVATIONS

LOT	ELEVATION(NAVD88)
1	1164.0
2	1164.0

Total Lots = 2  
 Total Outlots = 0  
 Total Acres = 1.86

### LEGEND

- CORNER FOUND (Capped Bar)
- CORNER SET (3/4" X 24" BAR W/ CAP)

### Section Corner Ties

SE Corner of the SW 1/4 Sec. 2-T9N-R6E  
 Fnd. Alum. Cap  
 NW 88.65' Fnd. 5/8" Rebar  
 NE 79.93' Fnd. 5/8" Rebar  
 SE 72.42' Fnd. 5/8" Rebar  
 SW 65.12' Fnd. 5/8" Rebar

SW Corner of the SW 1/4 Sec. 2-T9N-R6E  
 Fnd. Alum. Cap  
 NW 45.57' Fnd. 5/8" Rebar  
 N 84.44' Fnd. 5/8" Rebar  
 SE 88.98' Fnd. 5/8" Rebar  
 SW 49.33' Fnd. brass disk in SE end of Hdwl.



SCALE: 1" = 50'