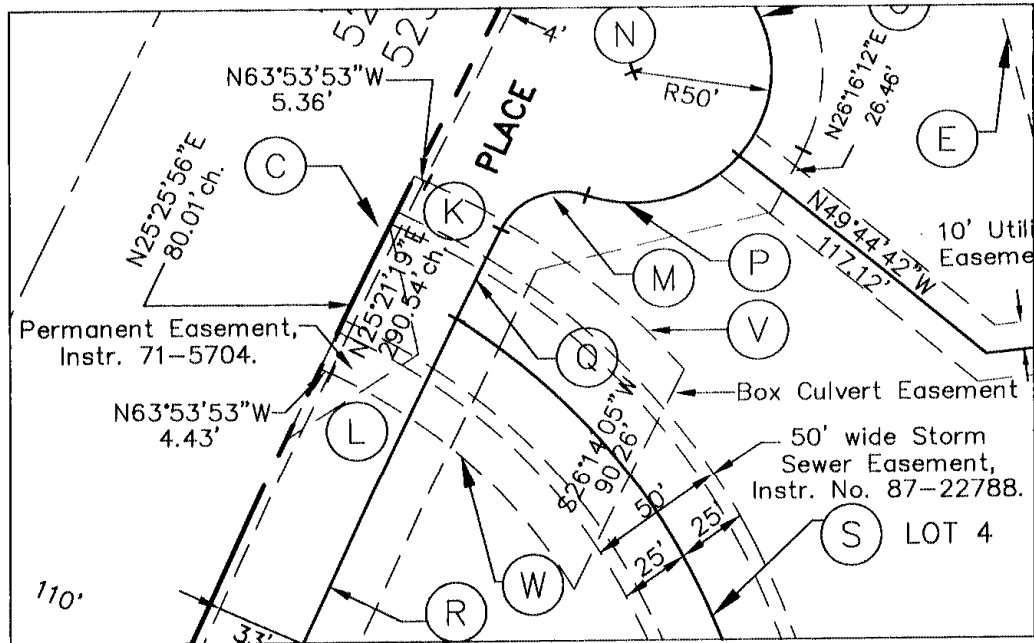


*Dan Jolte*  
 REGISTER OF DEEDS  
 2000 JUL 10 A 9:02  
 LANCASTER COUNTY, NE

#44.00  
 INST. NO 2000  
 029139  
 #3499

BLOCK  
 CORNER  
 SABR2  
 CHECKED  
 ENTERED  
 EDITED  
 X

SAPP BR  
 ADMIN



CURVE DATA						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
A	1°31'45"	7529.44	200.96	100.49	N27°27'52"E	200.96
B	43°37'08"	799.65	608.77	319.98	S02°35'21"W	594.17
C	2°27'02"	7529.44	322.04	161.05	N25°28'28"E	322.02
D	3°58'48"	7529.44	523.01	261.61	N26°14'21"E	522.90
E	12°51'22"	799.65	179.43	90.09	S12°47'32"E	179.05
F	30°45'46"	799.65	429.34	219.98	N09°01'02"W	424.20
G	48°50'12"	76.50	65.21	34.73	N00°00'19"E	63.25
H	48°55'57"	43.50	37.15	19.79	N00°03'11"E	36.03
I	48°42'13"	76.50	65.03	34.82	N00°03'41"W	63.09
J	48°42'13"	43.50	36.98	19.69	N00°03'41"W	35.87
K	2°27'02"	7529.44	322.04	161.05	N25°28'28"E	322.02
L	1°26'56"	7492.44	189.46	94.73	N24°58'25"E	189.45
M	84°09'46"	25.00	36.72	22.57	N67°58'15"E	33.51
N	173°35'27"	50.00	151.49	893.05	N23°03'55"W	99.84
O	103°59'07"	50.00	90.74	63.98	N11°44'15"W	78.79
P	69°36'21"	50.00	60.74	34.75	N75°3'28"E	57.08
Q	0°17'05"	7492.44	37.24	18.62	N25°33'20"E	37.24
R	1°09'50"	7492.44	152.22	76.11	N24°49'52"E	152.21
S	63°04'33"	250.00	275.22	153.43	N25°00'00"W	261.53
T	25°19'24"	250.00	110.49	56.16	N06°07'25"W	109.60
U	1°34'43"	7529.44	207.47	103.74	N27°28'23"E	207.46
V	23°15'10"	290.00	117.69	59.67	S52°16'18"E	116.89
W	32°58'10"	210.00	120.84	62.14	N47°24'48"W	119.18

LOT AREA SUMMARY		
Lot 1	88920.78 S.F.	2.04 AC.
Lot 2	30494.46 S.F.	0.70 AC.
Lot 3	35562.23 S.F.	0.82 AC.
Lot 4	63078.33 S.F.	1.45 AC.
Lot 5	32858.52 S.F.	0.75 AC.
Outlot 'A'	36981.42 S.F.	0.85 AC.

# BROTHERS SECOND ADDITION ADMINISTRATIVE FINAL PLAT

West 1/4 Corner of Section  
4, Township 10 North, Range  
7 East.

N89°26'24"E  
1822.97'(M)



SCALE 1"=100'

50' wide Setback  
Restriction Area  
Instr. No. 98-086

POINT OF  
BEGINNING

N26°14'21"E  
522.90' ch (M)  
523.85' ch (R)

16' Utility  
Easement

Permanent Easement,  
Instr. 71-0704.

N63°53'53"W  
4.43'

(CORNHUSKER HIGHWAY)  
U.S. HIGHWAY No. 6

N24°17'26"E  
473.89'(M)  
474.15'(R)  
477.7'(D)

N24°17'26"E  
383.75'  
N24°17'26"E  
383.75'

N00°03'41"W  
63.09' ch.

N65°27'12"W  
40.01'(M)  
40.00'(R&P)

N65°42'10"W  
4.79'  
N65°42'10"W  
33.00'

N65°42'10"W  
292.04'  
N65°42'10"W  
329.85'(M)  
329.88'(P)  
279.88'(P)

N65°42'10"W  
279.74'(P)

N65°42'10"W  
279.74'(P)

SAPP BROTHERS 1ST ADDITION

B.N.S.F. RAILROAD RIGHT-OF-WAY

LOT 1

LOT 2

LOT 3

LOT 2

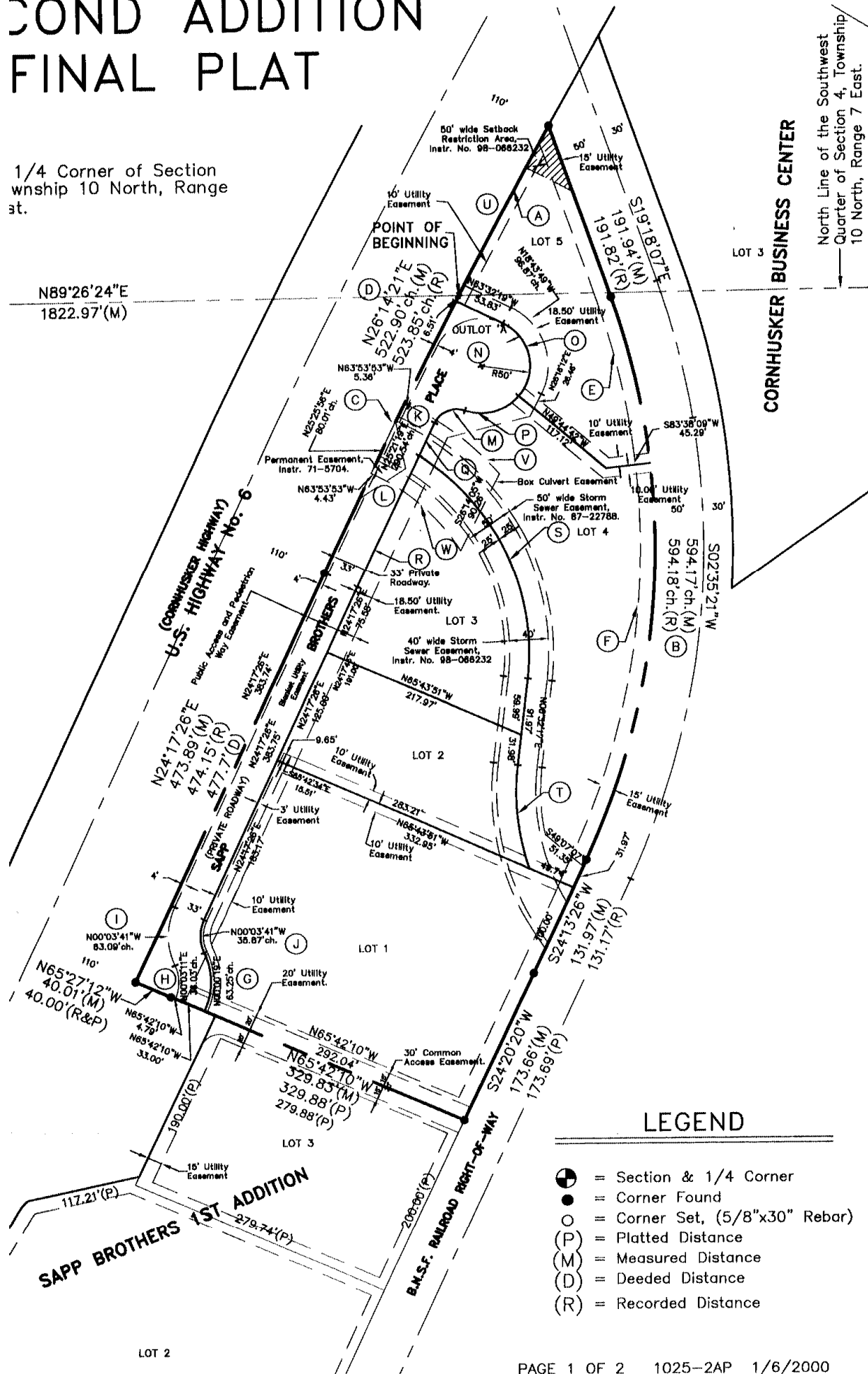
1/4 Corner of Section  
wnship 10 North, Range  
at.

1/4 Corner of Section  
Township 10 North, Range  
East.

LOT 3

CORNHUSKER BUSINESS CENTER

North Line of the Southwest  
Quarter of Section 4, Township  
10 North, Range 7 East.



**LOT 2**

# SAPP BRO ADMIN

## LEGAL DESCRIPTION

I hereby certify that I have accurately surveyed and staked the foregoing as Sapp Brothers Second Addition.

A Legal description of Lot 4, Sapp Brothers 1st Addition and Lot 129, located in the West Half of Section 4, Township 10 North, Range 7 East, Lancaster County, Nebraska and more particularly described by metes and follows:

Referring to the West One-Quarter Corner of Section 4, Township 10 North, Range 7 East, Lancaster County, Nebraska; Thence N 89°26'24" E, ( ) and on the North Line of the Southwest Quarter of said Section 4, a distance of 131.97 feet to a point on the Easterly Right-of-Way Line of U.S. Highway No. 6 or the Easterly Line of Lot 129 Irregular Tract of said Section 4 and also said point of beginning and the POINT OF BEGINNING; Thence on a curve to the right on the Right-of-Way Line of U.S. Highway No. 6 or the Easterly Line of Lot 129 Irregular Tract of said Section 4, having a radius of 7529.44 feet, arc length of 200.96 feet, angle of 1°31'45", with a chord bearing of N 27°27'52" E, a chord distance of 191.94 feet to the Point of Non-tangent Curvature; Thence on a curve to the right on the Easterly Line of Lot 129 Irregular Tract of said Section 4 or the Right-of-Way Line of said Burlington Northern and Santa Fe Railway, 799.65 feet, arc length of 608.77 feet, and a central angle of 43°37'00", bearing of S 02°35'21" W, a chord distance of 594.17 feet to the Point of Beginning; Thence S 24°13'26" W, and on the Easterly Line of Lot 129 Irregular Tract of said Section 4 or the Westerly Right-of-Way Line of said Burlington Northern and Santa Fe Railway, a distance of 131.97 feet to the Southeastern Corner of Lot 129 Irregular Tract of said Section 4 or the Northeastern Corner of Lot 4, Sapp Brothers 1st Addition, Lincoln, Lancaster County, Nebraska; Thence S 24°20'20" W, and on the Lot 4 of said Sapp Brothers 1st Addition or the Westerly Right-of-Way Line of said Burlington Northern and Santa Fe Railway, a distance of 173.66 feet to the Corner of Lot 4 or the Northeastern Corner of Lot 3 of said Sapp Brothers 1st Addition; Thence N 65°42'10" W, and on the Southerly Line of Lot 4 or the Northerly Right-of-Way Line of said Sapp Brothers 1st Addition and the Northerly Right-of-Way Line of U.S. Highway No. 6, a distance of 329.83 feet to the Southwest Corner of Sapp Brothers 1st Addition, or the South-Southeastern Corner of Lot 4 of said Section 4; Thence N 65°27'12" W, and on the Southerly Line of said Section 4 or the Northerly Right-of-Way Line of said U.S. Highway No. 6, a distance of 40.01 feet to the Southwest Corner of Lot 129 Irregular Tract of said Section 4 or the Easterly Right-of-Way Line of said U.S. Highway No. 6; Thence N 24°17'26" E, and on the Easterly Right-of-Way Line of said U.S. Highway No. 6 or the Easterly Line of Lot 129 Irregular Tract of said Section 4, a distance of 322.02 feet to the point of beginning and containing a calculated area of 6.612 acres, more or less.

Permanent monuments have been placed at all lot corners, and all other corners by the City of Lincoln, Kansas Subdivision Ordinance, Title 26 of the Lincoln City Code. All dimensions shown are in feet and decimals of a foot. All Curve distances unless otherwise noted.

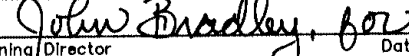
Signed this 20th day of April, 2000.

  
MARK A. STREET

L.S. No. 520

## APPROVAL

The Planning Director, pursuant to Section 26.11.015 of the LMC, hereby approves the Administrative Final Plat.

 John Bradley, for  
Planning Director Date June 30

# BROTHERS SECOND ADDITION ADMINISTRATIVE FINAL PLAT

## SECTION

staked the foregoing Plat, to be known

tion and Lot 129 Irregular Tract,  
North, Range 7 East of the 6th P.M.,  
scribed by metes and bounds as

4, Township 10 North, Range 7 East  
N 89°26'24" E, (an assumed bearing),  
said Section 4, a distance of 1822.97  
f U.S. Highway No. 6 or the Westerly  
I also said point is on a curve to the  
ve to the right and on the Easterly  
sterly Line of Lot 129 Irregular Tract of  
length of 200.96 feet and a central  
2" E, a chord distance of 200.96 feet  
said Section 4 and also said point is  
rthern and Santa Fe Railway; Thence S  
gular Tract of said Section 4 or the  
rn and Santa Fe Railway, a distance of  
Thence on a curve to the right, and  
Id Section 4 or the Westerly  
Santa Fe Railway, having a radius of  
al angle of 43°37'08", with a chord  
feet to the Point of Non-Tangency;  
ot 129 Irregular Tract of said Section  
on Northern and Santa Fe Railway, a  
of Lot 129 Irregular Tract of said  
o Brothers 1st Addition to the City of  
20" W, and on the Easterly Line of  
terly Right-of-way Line of said  
s of 173.66 feet to the Southeasterly  
3 of said Sapp Brothers 1st Addition;  
Lot 4 or the Northerly Line of Lot 3  
Right-of-way Line of said U.S.  
uthwesterly Corner of Lot 4 of said  
erly Corner of Lot 129 Irregular Tract  
e Southerly Line of Lot 129 Irregular  
ay Line of said U.S. Highway No. 6, a  
of Lot 129 Irregular Tract and also said  
J.S. Highway No. 6; Thence N  
of said U.S. Highway No. 6 or the  
lon 4, a distance of 473.89 to the  
to the right and on the Easterly  
e Westerly Line of Lot 129 Irregular  
feet, arc length of 322.04 feet and a  
25°28'28" E, a chord distance of  
g a calculated area of 288,019.24

corners, and all other points required  
the 26 of the Lincoln Municipal Code.  
foot. All Curve dimensions are Chord

of the LMC, hereby approves this

June 30, 2000

## DEDICATION

The foregoing Plat of Sapp Brothers Second Addition, being a subdivision of Lot 4, Sapp Brothers 1st Addition to the City of Lincoln and Lot 129 Irregular Tract, all located in the West Half of Section 4, Township 10 North, Range 7 East of the P.M., Lancaster County, Nebraska, more fully described in the Surveyor's Certificate is made with free consent and in accordance with the desires of the undersigned, sole owners and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation the Alltel, Time Warner Entertainment-Advance/Newhouse, People's Natural Gas, 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 any easements shown on the foregoing Plat. The construction or location of any building or structure, excluding fences, over, upon, or under any easements shown thereon shall be prohibited. A Public Access Easement and Pedestrian Way Easement over Outlot "A" as shown on the Administrative Final Plat is dedicated to the City of Lincoln, Nebraska. Furthermore, the undersigned relinquishes direct vehicular access to Cornhusker Highway from Outlot "A" and Lot 5 as shown on the Administrative Final Plat.

The City of Lincoln, its successors or assign are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon or under any easement shown thereon.

WITNESS MY HAND this 17 day of APRIL, 2000.

Owner of Record: William D Sapp and Lucille M. Sapp, Husband and Wife of Lot 4, Sapp Brothers 1st Addition to the City of Lincoln and Lot 129, Irregular Tract all located in the West Half of Section 4, Township 10 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska.

William D Sapp  
William D. Sapp, Husband

Lucille M Sapp  
Lucille M. Sapp, Wife

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS  
COUNTY OF LANCASTER SS

The foregoing instrument was acknowledged before me this 17 day of APRIL, 2000, by William D. Sapp, Husband.

Allen J. Marsh  
Notary Public

GENERAL NOTARY State of Nebraska  
ALLEN J. MARSH  
Commission Expires June 17, 2000

GENERAL NOTARY  
ALLEN J. MARSH  
My Comm. Exp. 6/17/00

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS  
COUNTY OF LANCASTER SS

The foregoing instrument was acknowledged before me this 17 day of APRIL, 2000, by Lucille M. Sapp, Wife.

Allen J. Marsh  
Notary Public

GENERAL NOTARY State of Nebraska  
ALLEN J. MARSH  
Commission Expires June 17, 2000

GENERAL NOTARY  
ALLEN J. MARSH  
My Comm. Exp. 6/17/00

# COND ADDITION FINAL PLAT

## DEDICATION

of Sapp Brothers Second Addition, being a subdivision of Lot 4, Sapp on to the City of Lincoln and Lot 129 Irregular Tract, all located in the on 4, Township 10 North, Range 7 East of the P.M., Lancaster County, lly described in the Surveyor's Certificate is made with free consent and the desires of the undersigned, sole owners and the easements shown / granted in perpetuity to the City of Lincoln, Nebraska, a municipal tel, Time Warner Entertainment-Advance/Newhouse, People's Natural Gas, nd assigns, to allow entry for the purpose of construction, lacement, repair, operation and maintenance of wires, cables, conduits, ers, pipes and equipment for the distribution of electricity, gas, levision, wastewater collectors, storm drains, water mains, and all eto, over, upon, or under any easements shown on the foregoing Plat. r location of any building or structure, excluding fences, over, upon, or nts shown thereon shall be prohibited. A Public Access Easement and sement over Outlot "A" as shown on the Administrative Final Plat is :ity of Lincoln, Nebraska. Furthermore, the undersigned relinquishes direct o Cornhusker Highway from Outlot "A" and Lot 5 as shown on the l Plat.

its successors or assign are hereby held harmless for the cost of mage to any improvement or vegetation over, upon or under any erson.

this 17 day of APRIL, 2000.

William D Sapp and Lucille M. Sapp, Husband and Wife of Lot 4, Sapp on to the City of Lincoln and Lot 129, Irregular Tract all located in the on 4, Township 10 North, Range 7 East of the 6th P.M., Lancaster

W D Sapp  
usband

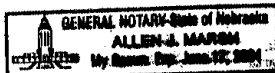
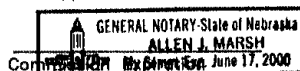
Lucille M Sapp  
Lucille M. Sapp, Wife

## OWLEDGMENT OF NOTARY

A SS  
TER SS

ument was acknowledged before me this 17 day of  
-, 2000, by William D. Sapp, Husband.

Marsh



## OWLEDGMENT OF NOTARY

A SS  
TER SS

ument was acknowledged before me this 17 day of  
-, 2000, by Lucille M. Sapp, Wife.

Marsh

