

SAPP BROTHERS THIRD ADDITION

LEGAL DESCRIPTION

I hereby certify that I have accurately surveyed and staked this foregoing Plat, to be known as Sapp Brothers Third Addition.

A Legal description of Lots 1 through 5 and Outlot 'A', Sapp Brothers Second Addition, located in the West Half of Section 4, Township 10 North, Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska and more particularly described by metes and bounds as follows:

Referring to the West One-Quarter Corner of Section 4, Township 10 North, Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska; Thence N 89°26'24" E, (an assumed bearing), and on the North Line of the Southwest Quarter of said Section 4, a distance of 1822.97 feet to a point on the Easterly Right-of-Way Line of U.S. Highway # 6 (Cornhusker Highway) or the Westerly Line of Lot 5, Sapp Brothers Second Addition to the City of Lincoln, located in the West Half of Section 4, Township 10 North, Range 7 East of the Sixth Principal Meridian, Lancaster County, and also said point is on a curve to the right and the POINT OF BEGINNING; Thence on a curve to the right and on the Easterly Right-of-Way Line of U.S. Highway # 6 or the Westerly Line of Lot 5 of said Sapp Brothers Second Addition, having a radius of 7529.44 feet, arc length of 200.96 feet and a central angle of 1°31'45", with a chord bearing of N 27°27'52" E, a chord distance of 200.96 feet to the Northerly Corner of Lot 5 of said Sapp Brothers Second Addition, and also said point is on the Westerly Right-of-way Line of Burlington Northern and Santa Fe Railway; Thence S 19°18'07" E, and on the Easterly Line of Lot 5 of said Sapp Brothers Second Addition, or the Westerly Right-of-way Line of said Burlington Northern and Santa Fe Railway, a distance of 191.94 feet to the Point of Non-tangent Curvature; Thence on a curve to the right, and on the Easterly Line of Lots 4 and 5 of said Sapp Brothers Second Addition or the Westerly Right-of-way Line of said Burlington Northern and Santa Fe Railway, having a radius of 799.65 feet, arc length of 608.77 feet, and a central angle of 43°37'08", with a chord bearing of S02°35'21"W, a chord distance of 594.17 feet to the Point of Non-Tangency; Thence S 24°13'26" W, and on the Easterly Line of Lots 1 and 4 of said Sapp Brothers Second Addition, or the Westerly Right-of-Way Line of said Burlington Northern and Santa Fe Railway, a distance of 131.97 feet; Thence S 24°20'20" W, and on the Easterly Line of Lot 1 of said Sapp Brothers Second Addition or the Westerly Right-of-way Line of said Burlington Northern and Santa Fe Railway, a distance of 173.66 feet to the Southeastery Corner of Lot 1 of said Sapp Brothers Second Addition, or the Northeastery Corner of Lot 3, Sapp Brothers First Addition to the City of Lincoln, located in the West Half of Section 4, Township 10 North, Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska; Thence N 85°42'10" W, and on the Southerly Line of Lot 1 and Outlot 'A' of said Sapp Brothers Second Addition, or the Northerly Line of Lot 3 of said Sapp Brothers First Addition and the Northerly Right-of-way Line of said United States Highway Number 6, a distance of 329.83 feet; Thence N 65°27'12" W, and on the Southerly Line of Outlot 'A' of said Sapp Brothers Second Addition, or the Northerly Right-of-way Line of said U.S. Highway # 6, a distance of 40.01 feet to the Southwestery Corner of Outlot 'A' of said Sapp Brothers Second Addition, and also said point is on the Easterly Right-of-way Line of said U.S. Highway # 6; Thence N 24°17'26" E, and on the Easterly Right-of-way Line of said U.S. Highway # 6 or the Westerly Line of Outlot 'A' of said Sapp Brothers Second Addition, a distance of 473.89 feet to the Point of Non-tangent Curvature; Thence on a curve to the right and on the Easterly Right-of-way Line of said U.S. Highway # 6 or the Westerly Line of Lot 5 and Outlot 'A' of said Sapp Brothers Second Addition, having a radius of 7529.44 feet, arc length of 322.04 feet and a central angle of 2°27'02", with a chord bearing of N 25°28'28" E, a chord distance of 322.02 feet to the point of beginning and containing a calculated area of 288,019.24 square feet or 6.612 acres, more or less.

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

Signed this 23rd day of May, 2002

MARK A. STREET
MARK A. STREET, S.S. No. 520

APPROVAL

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

Planning Director Date JUNE 4, 2002

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Notary

S BROS THIRD ADDITION ATIVE FINAL PLAT

Dan J. Galt
REGISTER OF DEEDS
2002 JUN -5 P 3:
LANCASTER COUNTY

DEDICATION

The foregoing Plat of Sapp Brothers Third Addition, being a subdivision of Sapp Brothers Second Addition to the City of Lincoln, 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 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.

Relinquish direct vehicle access to Cornhusker Highway, except at approved location.

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 15 day of May, 2002.
Owner of Record: William D Sapp and Lucille M. Sapp, Husband and Wife, an undivided 7/10 interest of Lot 1, 2 and 3, Sapp Brothers Second Addition; Sapp Bros. Petroleum, Inc., a Nebraska corporation, an undivided 3/10 interest of Lots 1, 2 and 3, Sapp Brothers Second Addition and William D. Sapp and Lucille M. Sapp, Husband and Wife, Lots 4, 5 and Outlot 'A', Sapp Brothers Second Addition all to the City of Lincoln, all located in the West Half of Section 4, Township 10 North, Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska.

William D. Sapp
William D. Sapp, Husband

Lucille M. Sapp
Lucille M. Sapp, Wife

William D. Sapp
Sapp Bros. Petroleum, Inc., a Nebraska corporation
William D. Sapp, President

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS
COUNTY OF LANCASTER SS

The foregoing instrument was acknowledged before me this 15 day of May, 2002, by William D. Sapp, Husband

Allen J. Marsh
Notary Public

GENERAL NOTARY-STATE OF NEBRASKA
ALLEN J. MARSH
My Comm. Exp. June 17, 2004
Commission Expiration

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS
COUNTY OF LANCASTER SS

The foregoing instrument was acknowledged before me this 15 day of May, 2002, by Lucille M. Sapp, Wife

Allen J. Marsh
Notary Public

GENERAL NOTARY-STATE OF NEBRASKA
ALLEN J. MARSH
My Comm. Exp. June 17, 2004
Commission Expiration

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA SS
COUNTY OF LANCASTER SS

The foregoing instrument was acknowledged before me this 15 day of May, 2002, by William D. Sapp, President of Sapp Bros. Petroleum, Inc., a Nebraska corporation.

Allen J. Marsh
Notary Public

GENERAL NOTARY-STATE OF NEBRASKA
ALLEN J. MARSH
My Comm. Exp. June 17, 2004
Commission Expiration

ON

Dan Jolte
REGISTER OF DEEDS
2002 JUN -5 P 3:41
LINCOLN COUNTY, NE

\$44.00
INST NO 2002
036331
#3712
BLOCK
CODE
SAPBR3
CHECKED
ENTERED
EDITED

ing a subdivision of Sapp Brothers
West Half of Section 4, Township 10
Nebraska, more fully described in the
in accordance with the desires of the
hereon are hereby granted in
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s, their successors and assigns, to
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poles, towers, pipes and equipment
a television, wastewater collectors,
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easements shown thereon shall be

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2002
Husband and Wife, an undivided
and Addition; Sapp Bros. Petroleum,
est of Lots 1, 2 and 3, Sapp
cille M. Sapp, Husband and Wife, Lots
il to the City of Lincoln, all located
ange 7 East of the Sixth Principal

M. Sapp
Sapp, Wife

NOTARY

is this 15 day of

NOTARY-State of Nebraska
ALLEN J. MARSH
Comm. Exp. June 17, 2004
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NOTARY

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OTARY-State of Nebraska
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ident of Sapp Bros. Petroleum, Inc., a

NOTARY-State of Nebraska
ALLEN J. MARSH
mm. Exp. June 17, 2004

piration

N89°26'24"E
1822.97'(M)

LOT 3

CORNHUSKER BUSINESS CENTER

LOT 2

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

LOT 1

LOT 2
50' wide Storm
Sewer Easement,
Tr. No. 87-22768.

Sewer Easement,
Instr. No. 08-060232

594.18' ch. (R) \odot B

15' Utility Easement

SCALE

LE

112.21' (P)








15' Utility Easement

CORNHUSKER INDUSTRIAL CENTER

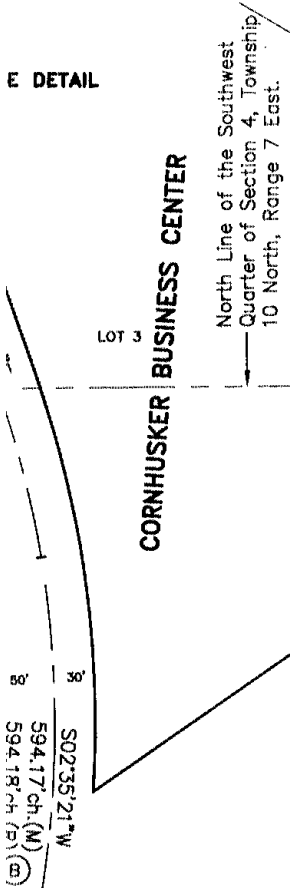
279.74' (P)

LOT 2

208-00' (P)
B.N.S.F. RAILROAD RIGHT-OF-WAY

-  = Section
-  = Corner
-  = Corner
-  = Platted
-  = Measured
-  = Deeded
-  = Record

E DETAIL



CORNHUSKER BUSINESS CENTER

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

SAPP BROTHERS THIRD A ADMINISTRATIVE FINAL

LOT AREA SUMMARY

Lot 1	179,274.60 S.F.
Lot 2	108,744.64 S.F.

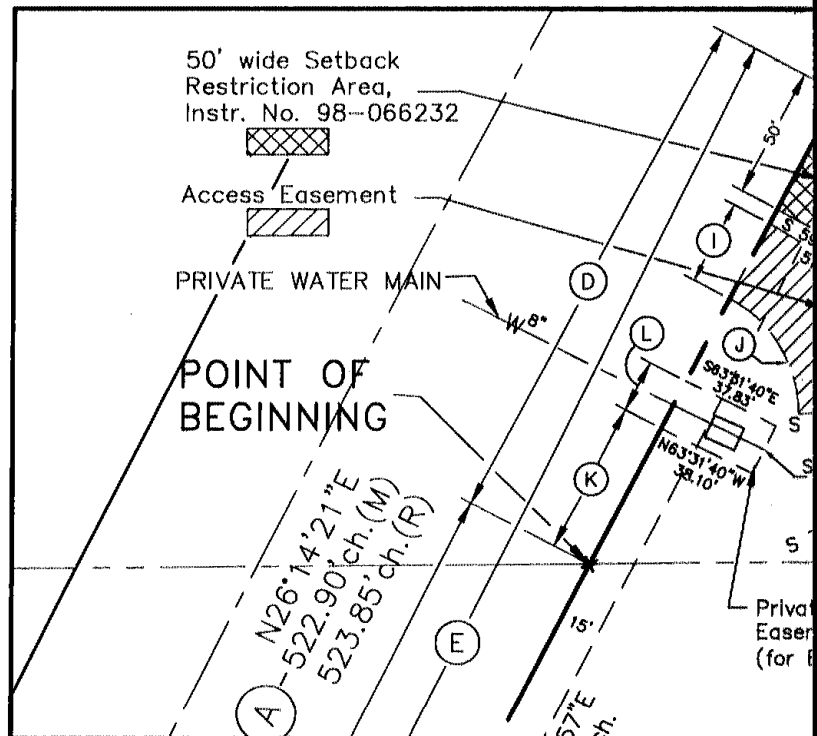
CURVE DATA					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CH
A	3°58'48"	7529.44	523.01	261.61	
B	43°37'8"	799.85	608.77	319.99	
C	2°27'2"	7529.44	322.04	161.05	
D	1°31'45"	7529.44	200.96	100.49	
E	2°47'50"	7529.44	367.60	183.84	
F	40°8'3"	250.00	175.12	91.32	
G	71°34'55"	250.00	312.34	160.25	
H	1°10'57"	7529.44	155.41	77.71	
I	0°14'36"	7529.44	31.97	15.98	
J	62°11'32"	49.00	53.19	29.55	
K	00°26'31"	7529.44	58.08	29.04	
L	00°09'08"	7529.44	20.00	10.00	



SCALE 1"=100'

LEGEND

- = Section & 1/4 Corner
- = Corner Found
- = Corner Set, (5/8"x30" Rebar)
- (P) = Platted Distance
- (M) = Measured Distance
- (D) = Deeded Distance
- (R) = Recorded Distance



DETAIL

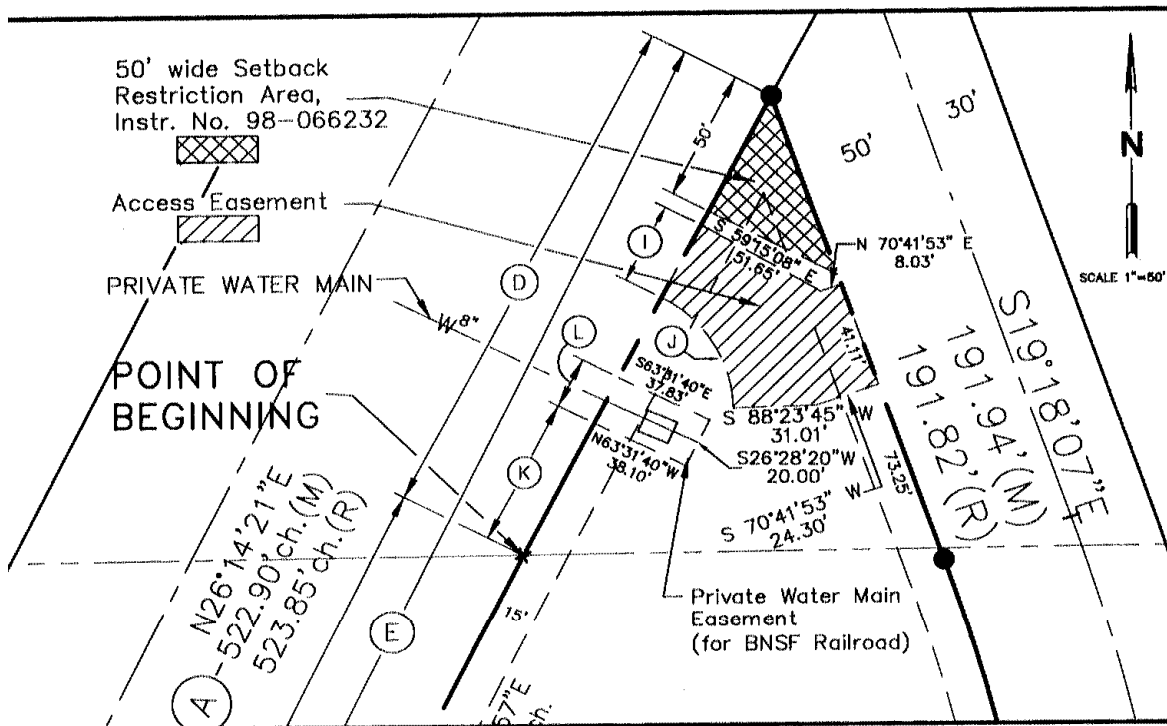
BROTHERS THIRD ADDITION MINISTRATIVE FINAL PLAT

LOT AREA SUMMARY

Lot 1	179,274.60 S.F.	4.12 AC.
Lot 2	108,744.64 S.F.	2.50 AC.

CURVE DATA

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
A	3°58'48"	7529.44	523.01	261.61	N26°14'21"E	522.90
B	43°37'8"	799.65	608.77	319.98	S02°35'21"W	594.17
C	2°27'2"	7529.44	322.04	161.05	N25°28'28"E	322.02
D	1°31'45"	7529.44	200.96	100.49	N27°27'52"E	200.96
E	2°47'50"	7529.44	367.60	183.84	N26°49'50"E	367.56
F	40°8'3"	250.00	175.12	91.32	S13°31'45"E	171.56
G	71°34'55"	250.00	312.34	180.25	S29°15'11"E	292.42
H	1°10'57"	7529.44	155.41	77.71	S24°50'28"W	155.41
I	0°14'36"	7529.44	31.97	15.98	N27°40'52"E	31.97
J	62°11'32"	49.00	53.19	29.55	N31°31'51"W	50.61
K	00°26'31"	7529.44	58.08	29.04	N26°55'15"E	58.08
L	00°09'08"	7529.44	20.00	10.00	N27°13'05"E	20.00



DETAIL