

STONE BRIDGE CREEK 5TH ADDITION

FINAL PLAT
BASED ON STONE BRIDGE CREEK AMENDMENT
TO SPECIAL PERMIT (C.U.P.) #04004



04047637

2004 JUL 19 P 2:33

LANCASTER COUNTY, NE

INST. NO 200

047637

#3988

Chy EDC

BLOCK

CODE

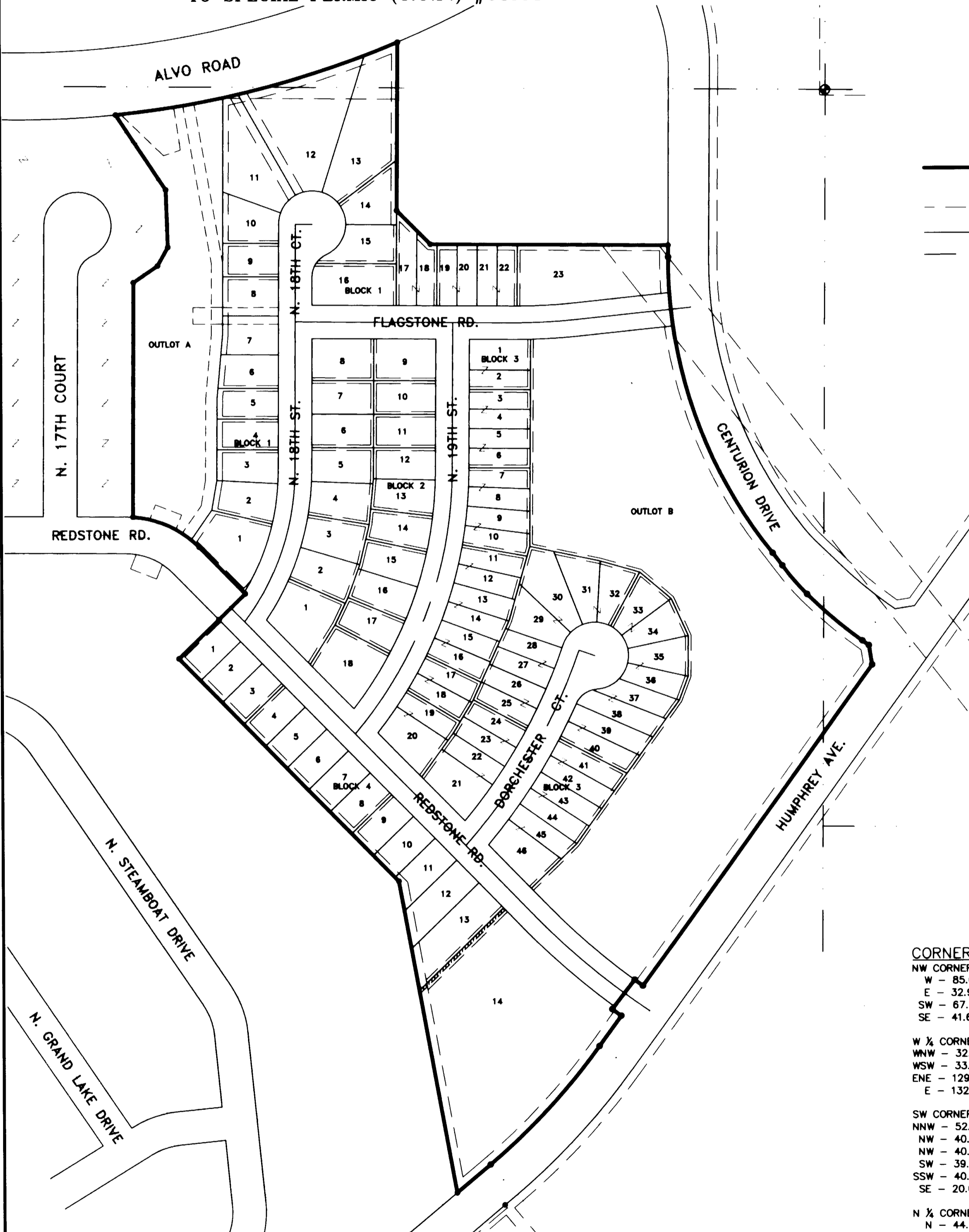
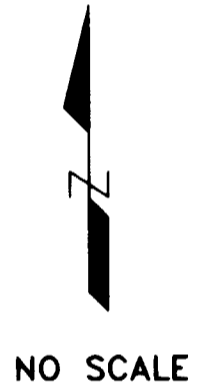
STBRCS
CHECKED

ENTERED

EDITED

LEGEND

- CORNER FOUND (#5 REBAR UNLESS OTHERWISE NOTED)
- CORNER SET (3/8" X 24" 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
- ∟ COMMON LOT LINE



INDEX OF SHEETS

SHEET 1 - COVER SHEET

SHEET 2 & 3 - FINAL PLAT AND CURVE TABLE

SHEET 4 - LOT AREA TABLES, SURVEYORS CERTIFICATE,
PLANNING DIRECTOR APPROVAL, DEDICATION
AND ACKNOWLEDGMENT AND LIEN HOLDER CONSENT
AND SUBORDINATION AND ACKNOWLEDGMENT

CORNER TIES

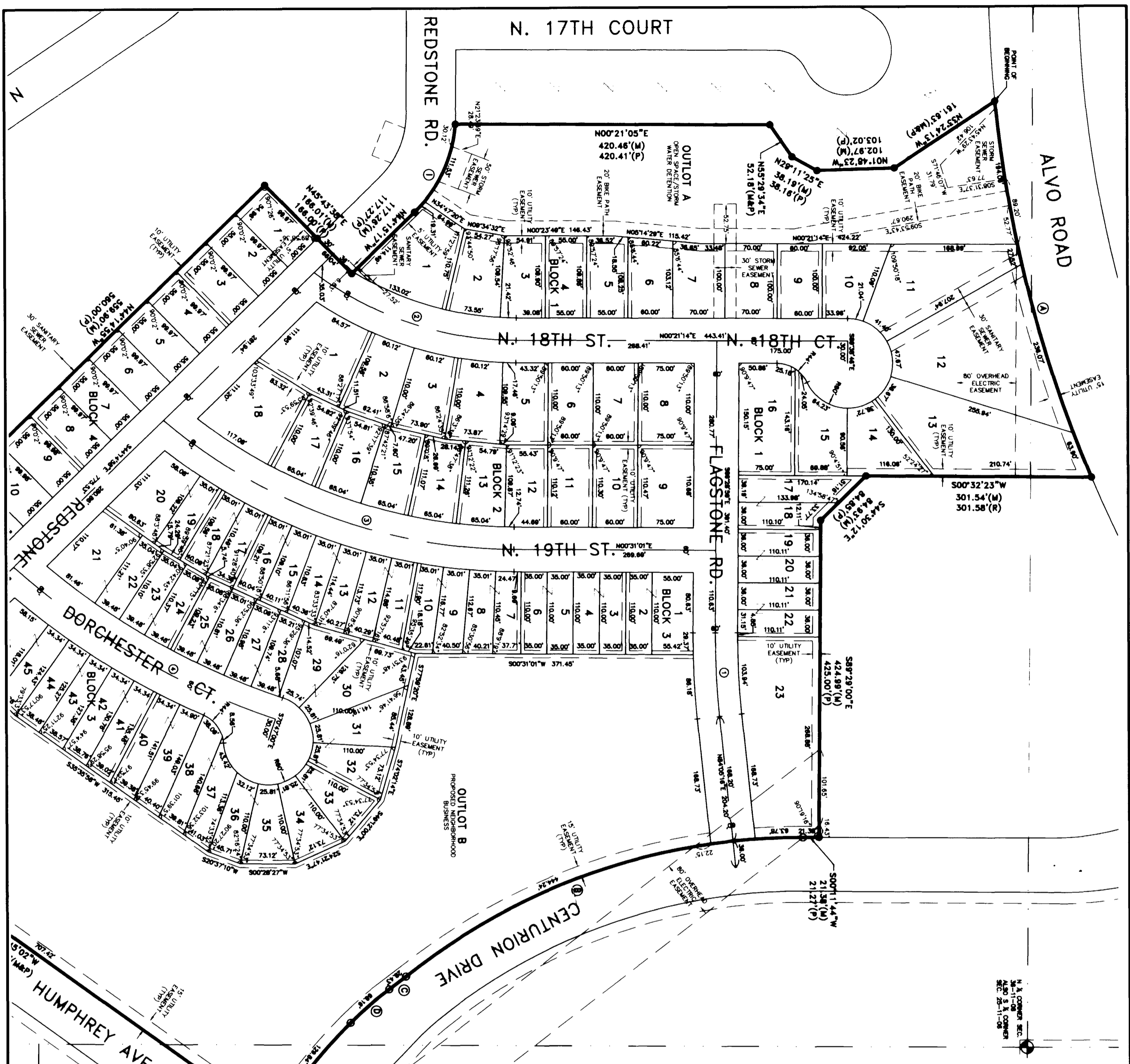
NW CORNER 36-11-06 - FND. 1 1/2" SQUARE PIPE
W - 85.01' TO PK NAIL IN NORTH SIDE PPOL
E - 32.98' TO PK NAIL IN NORTH SIDE PPOL
SW - 67.04' TO PK NAIL IN NORTH SIDE PPOL
SE - 41.64' TO PK NAIL IN NORTH SIDE PPOL

W 1/4 CORNER 36-11-06 - FND. 1 1/2" SQUARE PIPE
WNW - 32.82' TO PK NAIL IN TOP FENCE POST
WSW - 33.91' TO PK NAIL IN TOP FENCE POST
ENE - 129.50' TO #5 REBAR
E - 132.96' TO #5 REBAR CITY POT

SW CORNER 36-11-06 - FND. 1" PIPE WITH ALUM. CAP
NNW - 52.25' TO PK NAIL IN TOP OF GUARD RAIL
NW - 40.47' TO PK NAIL IN TOP OF GUARD RAIL
NN - 40.97' TO PK NAIL IN TOP OF GUARD RAIL
SW - 39.51' TO PK NAIL IN TOP OF GUARD RAIL
SSW - 40.47' TO PK NAIL IN TOP OF GUARD RAIL
SE - 20.00' TO PK NAIL IN TOP OF GUARD RAIL

N 1/4 CORNER 36-11-06 - FND. 2" ALUM. CAP
N - 44.90' TO #5 REBAR
E - 35.15' TO #5 REBAR
SW - 40.80' TO #5 REBAR
NW - 72.90' TO #5 REBAR

CENTER SECTION 36-11-06 - FND. #5 REBAR
SET NE - 50.00' TO #5 REBAR
SET NW - 50.00' TO #5 REBAR
SET SW - 50.00' TO #5 REBAR
SET SE - 50.00' TO #5 REBAR



N. & CORNER SEC. 34-11-08
ALVO S. & CORNER SEC. 28-11-08

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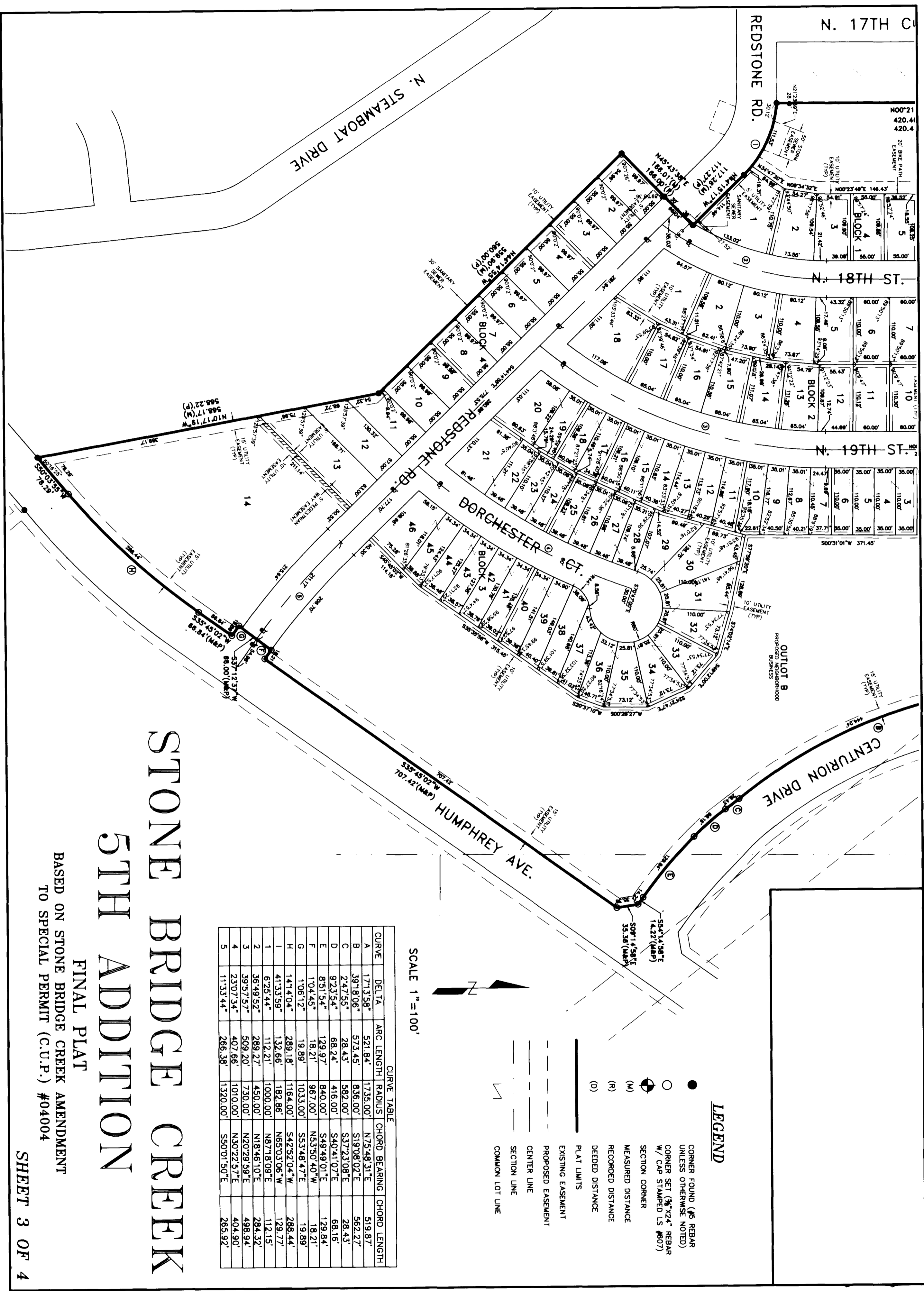
CURVE	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
A	177°35'58"	521.84'	1735.00'	N75°48'31"E	519.87'
B	39°18'06"	573.45'	836.00'	S19°08'02"E	562.27'
C	2°47'55"	28.43'	582.00'	S37°23'08"E	28.43'
D	9°23'54"	68.24'	416.00'	S49°41'07"E	68.16'
E	8°51'54"	129.97'	840.00'	S49°49'01"E	129.84'
F	1°04'45"	18.21'	967.00'	N53°50'40"W	18.21'
G	1°06'12"	19.89'	1033.00'	S53°48'47"E	19.89'
H	14°14'04"	289.18'	1164.00'	S42°52'04"W	288.44'
I	41°33'59"	132.66'	182.86'	N65°03'06"W	129.77'
1	6°25'44"	112.21'	1000.00'	N87°18'09"E	112.15'
2	36°49'52"	289.27'	450.00'	N18°46'10"E	284.32'
3	39°57'57"	509.20'	730.00'	N20°29'59"E	498.94'
4	23°07'34"	407.66'	1010.00'	N30°22'57"E	404.90'
5	11°33'44"	266.38'	1320.00'	S80°01'50"E	265.92'

LEGEND

- CORNER FOUND (#5 REBAR UNLESS OTHERWISE NOTED)
- CORNER SET (¾" X 24" REBAR W/ CAP STAMPED LS #007)
- SECTION CORNER
- MEASURED DISTANCE
- RECORDED DISTANCE
- DEEDED DISTANCE
- PLAT LIMITS
- EXISTING EASEMENT
- PROPOSED EASEMENT
- CENTER LINE
- SECTION LINE
- COMMON LOT LINE

SCALE 1"=100'

SHEET 2 OF 4



STONE BRIDGE CREEK 5TH ADDITION

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 BASED ON STONE BRIDGE CREEK AMENDMENT
 TO SPECIAL PERMIT (C.U.P.) #04004

CURVE	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
A	171°3'58"	521.84'	1735.00'	N75°48'31"E	519.87'
B	391°8'06"	573.45'	836.00'	S19°08'02"E	562.27'
C	2°47'55"	28.43'	582.00'	S37°23'08"E	28.43'
D	9°23'54"	68.24'	416.00'	S40°41'07"E	68.16'
E	8°51'54"	129.97'	840.00'	S49°49'01"E	129.84'
F	1°04'45"	18.21'	967.00'	N53°50'40"W	18.21'
G	1°06'12"	19.89'	1033.00'	S53°48'47"E	19.89'
H	141°4'04"	289.18'	1164.00'	S42°32'04"W	288.44'
I	41°33'59"	132.66'	182.86'	N65°03'06"W	129.77'
1	6°25'44"	112.21'	1000.00'	N87°18'09"E	112.15'
2	36°49'52"	289.27'	450.00'	N18°46'10"E	284.32'
3	39°57'57"	509.20'	730.00'	N20°29'59"E	498.94'
4	23°07'34"	407.66'	1010.00'	N30°22'57"E	404.90'
5	11°33'44"	266.38'	1320.00'	S50°01'50"E	265.92'

SCALE 1"=100'



- LEGEND**
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STONE BRIDGE CREEK 5TH ADDITION

FINAL PLAT

BASED ON STONE BRIDGE CREEK AMENDMENT TO SPECIAL PERMIT (C.U.P.) #04004

DEDICATION

THE FOREGOING PLAT, KNOWN AS STONE BRIDGE CREEK 5TH ADDITION, A SUBDIVISION CONSISTING OF A PORTION OF LOT 43 IRREGULAR TRACT AND OUTLOT C, STONE BRIDGE CREEK 1ST ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25 AND THE NORTH HALF OF SECTION 36, TOWNSHIP 11 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), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, LINCOLN ELECTRIC SYSTEM, ALLTEL COMMUNICATIONS, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AQUILA INC., 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, TELEPHONE AND CABLE TELEVISION AND GAS; 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 EASEMENT OR DRAINAGE EASEMENT THEREON.

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.

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 STREETS AND PEDESTRIAN WAY EASEMENTS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC.

WITNESS MY HAND THIS 18 DAY OF MAY 2004

Robert D. Hampton
ROBERT D. HAMPTON
STONE BRIDGE CREEK, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

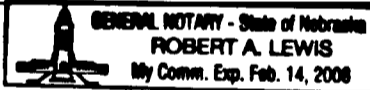
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 18 DAY OF May 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 REPRESENTATIVE OF STONE BRIDGE CREEK L.L.C.

MY COMMISSION EXPIRES ON THE 14th DAY OF February, 2008 A.D.

Robert A. Lewis
NOTARY PUBLIC



LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS STONE BRIDGE CREEK 5TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING FILED IN THE REGISTER OF DEEDS OFFICE, LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 2001-9938, 2001-23127 & 2001-38600 AS MODIFIED BY INSTRUMENT NO. 2002-77045 AS MODIFIED BY INSTRUMENT NO. 2003-115772, (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.

Delmar Williams
DELMAR WILLIAMS, SENIOR VICE PRESIDENT
FIRST FEDERAL LINCOLN BANK NOW KNOWN AS TIERONE BANK

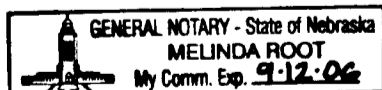
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 24th DAY OF MAY 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DELMAR WILLIAMS, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS SENIOR VICE PRESIDENT OF TIERONE BANK.

MY COMMISSION EXPIRES ON THE 12th DAY OF September, 2006 A.D.

Melinda Root
NOTARY PUBLIC



PLANNING DIRECTOR APPROVAL

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

Ray A. Hill JUNE 10, 2004
DIRECTOR DATE

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 STONE BRIDGE CREEK 5TH ADDITION, A SUBDIVISION COMPOSED OF A PORTION OF LOT 43 IRREGULAR TRACT AND OUTLOT C, STONE BRIDGE CREEK 1ST ADDITION, LOCATED IN THE NORTH HALF OF SECTION 36 AND THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 11 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 NORTHWEST CORNER OF OUTLOT C, STONE BRIDGE CREEK 1ST ADDITION, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ALVO ROAD; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE, EASTERLY ON A 1,735.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 521.84 FEET (LONG CHORD BEARS N75°48'31"E, 519.87 FEET); THENCE S00°32'23"W, 301.54 FEET; THENCE S44°30'12"E, 84.93 FEET; THENCE S89°29'00"E, 424.99 FEET TO THE WEST RIGHT-OF-WAY LINE OF CENTURION DRIVE; THENCE ON SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT 6 CALLS, S00°11'44"W, 21.38 FEET; THENCE SOUTHERLY ON A 836.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 573.45 FEET (LONG CHORD BEARS S19°08'02"E, 562.27 FEET); THENCE SOUTHEASTERLY ON A 582.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 28.43 FEET (LONG CHORD BEARS S37°23'08"E, 28.43 FEET); THENCE SOUTHEASTERLY ON A 416.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 68.24 FEET (LONG CHORD BEARS S40°41'07"E, 68.16 FEET); THENCE SOUTHEASTERLY ON A 840.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 129.97 FEET (LONG CHORD BEARS S49°49'01"E, 129.84 FEET); THENCE S54°14'58"E, 14.22 FEET; THENCE S09°14'58"E, 35.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HUMPHREY AVENUE; THENCE ON SAID NORTH RIGHT-OF-WAY LINE FOR THE NEXT 7 CALLS, S35°45'02"W, 707.42 FEET; THENCE NORTHWESTERLY ON A 967.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 18.21 FEET (LONG CHORD BEARS N53°50'40"W, 18.21 FEET); THENCE S37°12'37"W, 66.00 FEET; THENCE SOUTHEASTERLY ON A 1,033.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 19.89 FEET (LONG CHORD BEARS S53°48'47"E, 19.89 FEET); THENCE S35°45'02"W, 66.84 FEET; THENCE SOUTHWESTERLY ON A 1,164.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 289.18 FEET (LONG CHORD BEARS S42°52'04"W, 288.44 FEET); THENCE S50°03'55"W, 78.29 FEET; THENCE N10°17'19"W, 568.17 FEET; THENCE N44°14'55"W, 559.90 FEET; THENCE N45°43'38"E, 166.01 FEET; THENCE N44°15'17"W, 117.26 FEET; THENCE NORTHWESTERLY ON A 182.86 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 132.66 FEET (LONG CHORD BEARS N65°03'06"W, 129.77 FEET); THENCE N00°21'05"E, 420.46 FEET; THENCE N55°29'34"E, 52.18 FEET; THENCE N29°11'25"E, 38.19 FEET; THENCE N01°48'23"W, 102.97 FEET; THENCE N33°24'13"W, 161.63 FEET TO THE POINT OF BEGINNING, CONTAINING 101 LOTS AND 2 OUTLOTS AND 1,419,338.25 SQUARE FEET (32.58 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 OR 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 L.S. #607
ENGINEERING DESIGN CONSULTANTS
2200 FLETCHER AVE., SUITE 102
LINCOLN, NE 68521

MAY 18, 2004
DATE

LOT AREA TABLE BLOCK 3

LOT NO.	AREA IN SF.
1	6,053.94 SF.
2	3,849.90 SF.
3	3,849.90 SF.
4	3,849.90 SF.
5	3,849.90 SF.
6	3,849.90 SF.
7	3,955.99 SF.
8	4,186.38 SF.
9	4,313.32 SF.
10	4,473.34 SF.
11	4,380.80 SF.
12	4,296.84 SF.
13	4,287.92 SF.
14	4,229.59 SF.
15	4,122.50 SF.
16	4,089.95 SF.
17	4,129.43 SF.
18	4,124.94 SF.
19	4,114.88 SF.
20	7,559.06 SF.
21	7,909.98 SF.
22	4,126.54 SF.
23	4,111.75 SF.
24	4,096.46 SF.
25	4,104.19 SF.
26	4,134.87 SF.
27	4,116.09 SF.
28	4,047.61 SF.
29	6,290.87 SF.
30	8,622.08 SF.
31	6,402.82 SF.
32	5,289.29 SF.
33	5,289.29 SF.
34	5,289.29 SF.
35	5,289.29 SF.
36	4,246.17 SF.
37	4,616.51 SF.
38	5,392.75 SF.
39	5,414.21 SF.
40	5,069.15 SF.
41	4,860.77 SF.
42	4,704.19 SF.
43	4,598.03 SF.
44	4,541.35 SF.
45	4,401.87 SF.
46	7,541.42 SF.

LOT AREA TABLE BLOCK 1

LOT NO.	AREA IN SF.
1	11,956.32 SF.
2	7,090.90 SF.
3	6,340.99 SF.
4	6,043.53 SF.
5	6,026.78 SF.
6	6,341.31 SF.
7	7,057.03 SF.
8	7,000.00 SF.
9	6,000.00 SF.
10	7,427.26 SF.
11	15,752.03 SF.
12	28,754.57 SF.
13	22,565.02 SF.
14	7,553.84 SF.
15	7,576.67 SF.
16	11,213.08 SF.
17	5,502.82 SF.
18	4,249.07 SF.
19	3,964.01 SF.
20	3,964.01 SF.
21	3,964.01 SF.
22	3,963.99 SF.
23	26,903.94 SF.

BLOCK 2

LOT NO.	AREA IN SF.
1	11,528.58 SF.
2	7,338.54 SF.
3	7,318.48 SF.
4	7,301.86 SF.
5	6,887.93 SF.
6	6,600.03 SF.
7	6,600.03 SF.
8	8,250.03 SF.
9	6,622.86 SF.
10	6,622.86 SF.
11	6,612.61 SF.
12	6,209.37 SF.
13	6,649.23 SF.
14	6,632.79 SF.
15	6,636.44 SF.
16	6,627.88 SF.
17	6,618.21 SF.
18	11,112.19 SF.

LOT #	MAX. 100YR FLOOD ELEV.	MIN. F.F.E.
BLOCK 1		
1	1198.00	1199.00
2	1198.11	1199.11
3	1198.25	1199.25
4	1198.55	1199.55
5	1198.70	1199.70
6	1199.25	1200.25
7	1199.60	1200.60
8	1199.95	1200.95
9	1201.19	1202.19
10	1202.13	1203.13
11	1204.00	1205.00
BLOCK 3		
46	1187.27	1188.27
BLOCK 4		
2	1191.66	1192.66
3	1191.42	1192.42
4	1191.19	1192.19
5	1190.95	1191.95
6	1190.71	1191.71
7	1190.48	1191.48
8	1190.24	1191.24
9	1190.01	1191.01
10	1189.56	1190.56
11	1189.10	1190.10
12	1188.66	1189.66
13	1188.20	1189.20
14	1187.75	1188.75

OUTLOT	AREA IN SF.	AREA IN AC.
A	106,166.12 SF.	2.4372 AC.
B	336,791.51 SF.	7.7317 AC.

LOT NO.	AREA IN SF.
BLOCK 4	
1	5,496.14 SF.
2	5,498.42 SF.
3	5,498.46 SF.
4	5,498.50 SF.
5	5,498.53 SF.
6	5,498.57 SF.
7	5,498.61 SF.
8	5,498.64 SF.
9	5,498.68 SF.
10	5,498.71 SF.
11	6,182.37 SF.
12	8,522.52 SF.
13	11,965.51 SF.
14	98,631.61 SF.