

CORNHUSKER CROSSING 2ND ADDITION ADMINISTRATIVE FINAL PLAT

\$4150
INST NO 2008
003939
#3797

788 JUN 13 P 1:45
LANCASTER COUNTY, I.E

BLOCK
CORNER
CORNER
CORNER
CORNER
CORNER

PLANNING DIRECTOR'S APPROVAL

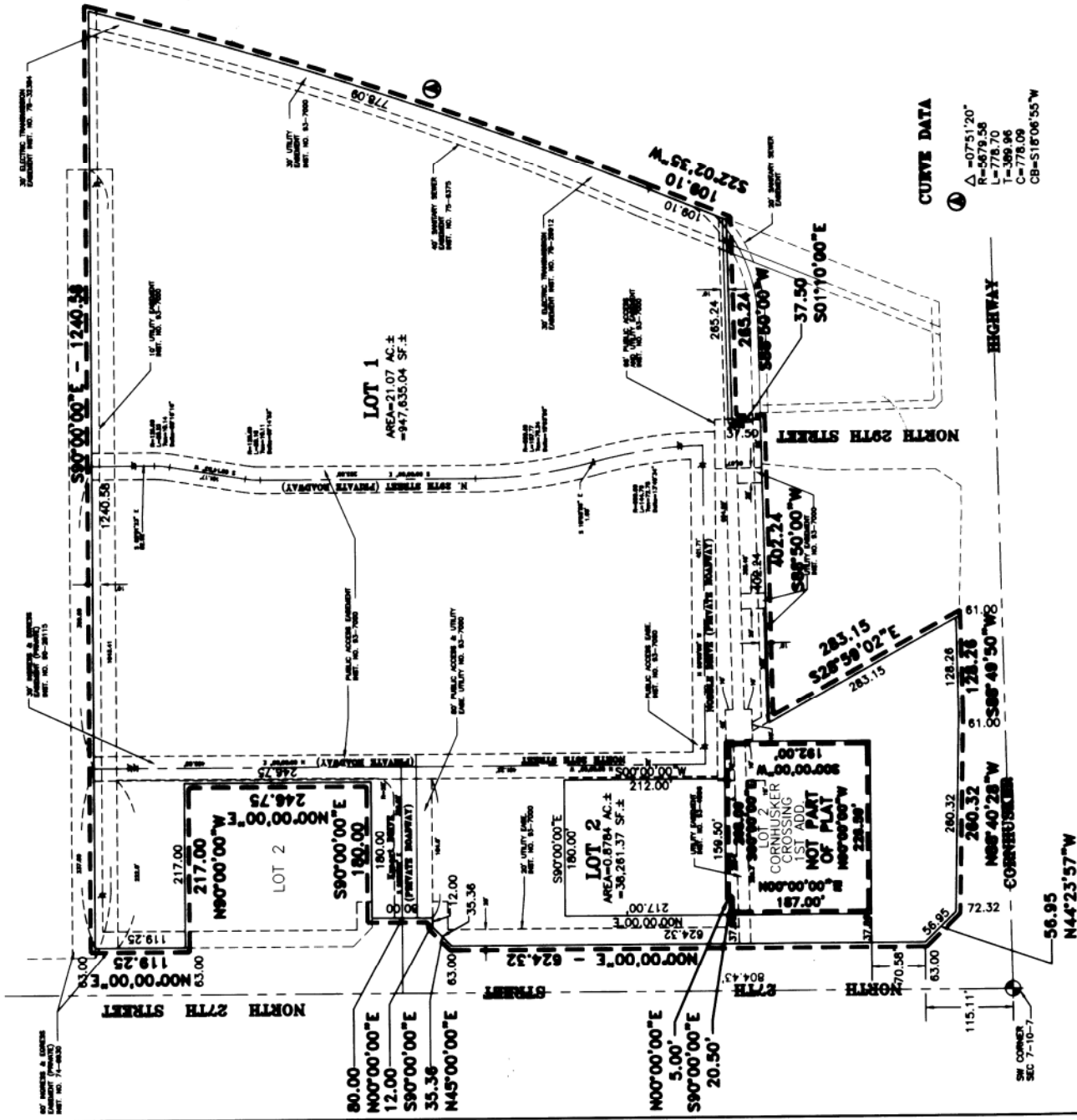
THE PLANNING DIRECTOR, PURSUANT TO SECTION 26.11.015 OF THE L.M.C., HEREBY APPROVES THIS ADMINISTRATIVE FINAL PLAT.

[Signature]
PLANNING DIRECTOR

12/31/02
DATE



SCALE: 1"=100'



CORNHUSKER CROSSING 2ND ADDITION ADMINISTRATIVE FINAL PLAT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS CORNHUSKER CROSSING 2ND ADDITION, A SUBDIVISION COMPOSED OF LOT 1 CORNHUSKER CROSSING 1ST ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, T10N, R7E OF THE 6TH, P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, SAID LINE BEING 63.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER, A THENCE A DISTANCE OF 624.30 FEET TO WEST CORNER SAID LOT 1, THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A WEST LINE OF SAID LOT 1, A DISTANCE OF 35.36 FEET TO A WEST CORNER OF SAID LOT 1, THENCE SOUTH 90 DEGREES 00 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 1, A DISTANCE OF 12.00 FEET TO A WEST CORNER OF SAID LOT 1, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A WEST LINE OF SAID LOT 1, A DISTANCE OF 80.00 FEET TO A WEST CORNER OF SAID LOT 1, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 1, A DISTANCE OF 180.00 FEET TO A WEST CORNER OF SAID LOT 1, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A WEST LINE OF SAID LOT 1, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 1, A DISTANCE OF 217.00 FEET TO A WEST CORNER OF SAID LOT 1, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1, SAID LINE BEING 63.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 25 FEET TO WEST CORNER NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1,240.58 FEET TO NORTHEAST CORNER OF SAID LOT 1, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 5,679.58 FEET, ARC LENGTH OF 778.70 FEET, DELTA ANGLE OF 07 DEGREES 51 MINUTES 20 SECONDS, A CHORD BEARING OF SOUTH 18 DEGREES 06 MINUTES 55 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, AND A CHORD LENGTH OF 778.09 FEET TO A EAST CORNER OF SAID LOT 1, THENCE SOUTH 22 DEGREES 02 MINUTES 35 SECONDS WEST ALONG A EAST LINE OF SAID LOT 1, A DISTANCE OF 109.10 FEET TO A EAST CORNER OF SAID LOT 1, THENCE SOUTH 88 DEGREES 50 MINUTES 00 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 1, A DISTANCE OF 283.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 88 DEGREES 49 MINUTES 50 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 1, A DISTANCE OF 128.26 FEET TO A SOUTH CORNER OF SAID LOT 1, THENCE NORTH 88 DEGREES 40 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 260.32 FEET TO A SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 44 DEGREES 23 MINUTES 57 SECONDS WEST ALONG A SOUTH WEST LINE OF SAID LOT 1, A DISTANCE OF 56.95 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 999,864.12 SQUARE FEET OR 22.95 ACRES, MORE OR LESS.

EXCEPT THE FOLLOWING:

A TRACT OF LAND COMPOSED OF LOT 2 CORNHUSKER CROSSING 1ST ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, T10N, R7E OF THE 6TH, P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT BEARING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUME BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 187.00 FEET TO A NORTHWEST CORNER OF SAID LOT 2, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 2, A DISTANCE OF 20.50 FEET TO A NORTH CORNER OF SAID LOT 2, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A WEST LINE OF SAID LOT 2, A DISTANCE OF 5.00 FEET TO A NORTH CORNER OF SAID LOT 2, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 208.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 192.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 28.59 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 43,767.71 SQUARE FEET OR 1.01 ACRES, MORE OR LESS.

SAID TRACT CONTAINS A CALCULATED AREA OF 955,896.41 SQUARE FEET OR 21.94 ACRES MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, LOT CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THIS ADMINISTRATIVE FINAL PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

January 14th 2002
DATE
MICHAEL P. JOHNSON
SURVEYOR
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508

6246
L.S. NUMBER



DEDICATION

THE FOREGOING PLAT IS KNOWN AS CORNHUSKER CROSSING 2ND ADDITION A SUBDIVISION COMPOSED OF LOT 1 CORNHUSKER CROSSING 1ST ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, T10N, R7E OF THE 6TH PM, CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY 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, ALTEL, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, PEOPLES 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 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 EASEMENT OR DRAINAGE EASEMENT SHOWN THEREON.

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 SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. THE ACCESS EASEMENTS AND THE PEDESTRIAN WAY EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO NORTH 27TH STREET AND CORNHUSKER HIGHWAY FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 28th DAY OF JANUARY, 2002.



ROBERT ROULEAU, GENERAL PARTNER,
EUSTIS ASSOCIATES LIMITED PARTNERSHIP,
A DELAWARE LIMITED PARTNERSHIP.

ACKNOWLEDGMENT OF NOTARY

STATE OF Florida
COUNTY OF Bay

ON THIS 28th DAY OF JANUARY, 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR THE STATE OF FLORIDA, PERSONALLY TO ME ROBERT ROULEAU, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS A GENERAL PARTNER FOR EUSTIS ASSOCIATES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID LIMITED PARTNERSHIP.


NOTARY PUBLIC

