

# NORTH CREEK COMMERCIAL PARK

FINAL PLAT

NORTH CREEK COMMERCIAL CENTER  
PRELIMINARY PLAT #01003

#3641

\$ 148.<sup>00</sup>

*Denjette*  
REGISTER OF DEEDS

2001 OCT 24 P 4: 09

LANCASTER COUNTY, NE

INST. NO 2001  
062376



**INDEX OF SHEETS**

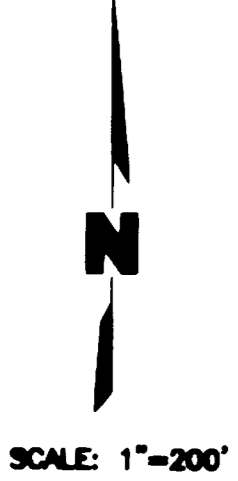
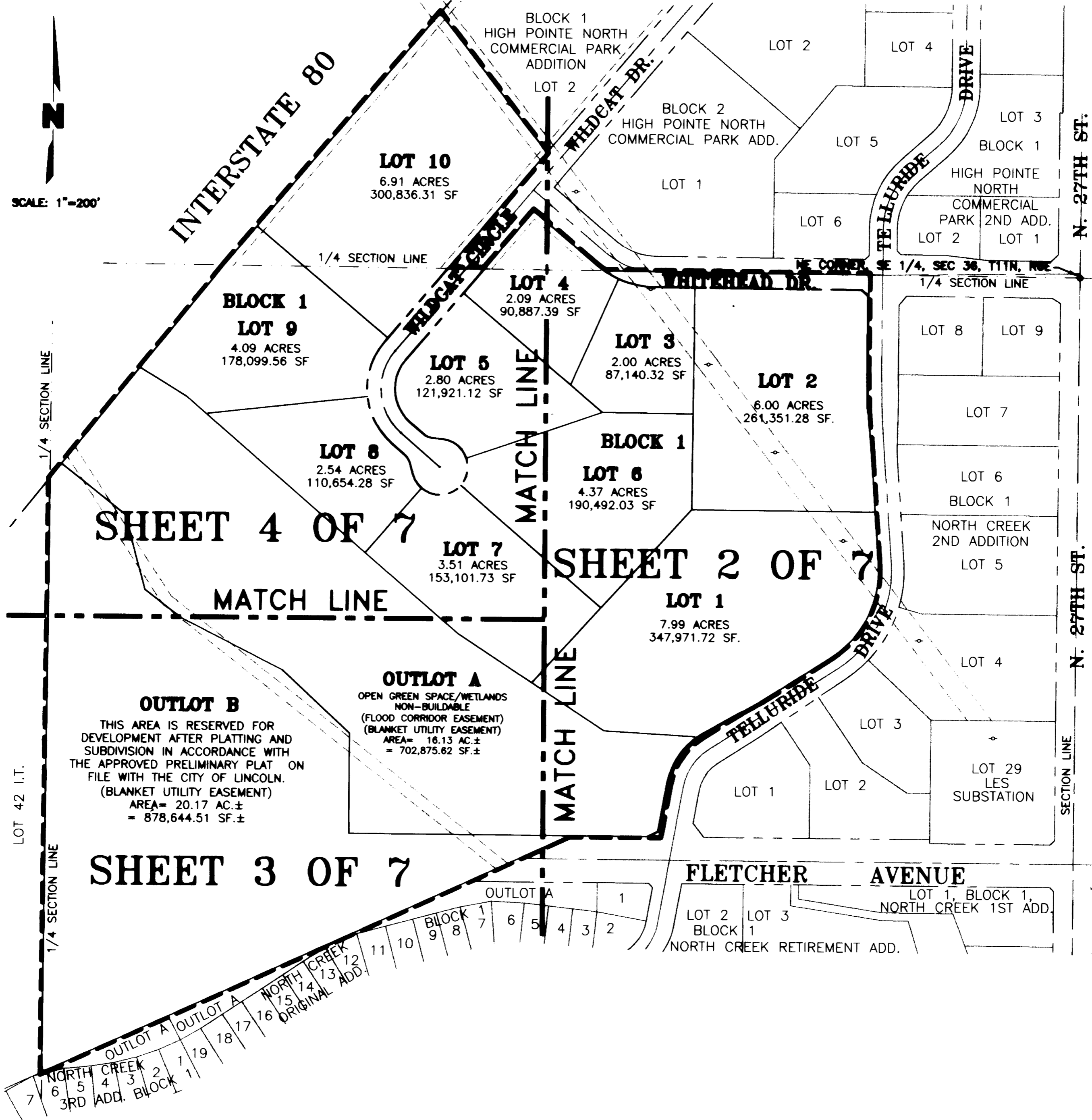
**SHEET 1 - COVER SHEET**

**SHEET 2, 3, & 4**  
- FINAL PLAT

**SHEET 5 - DEDICATION AND ACKNOWLEDGEMENTS**

**SHEET 6 - LIEN HOLDER CONSENT AND SUBORDINATION AND ACKNOWLEDGEMENTS.**

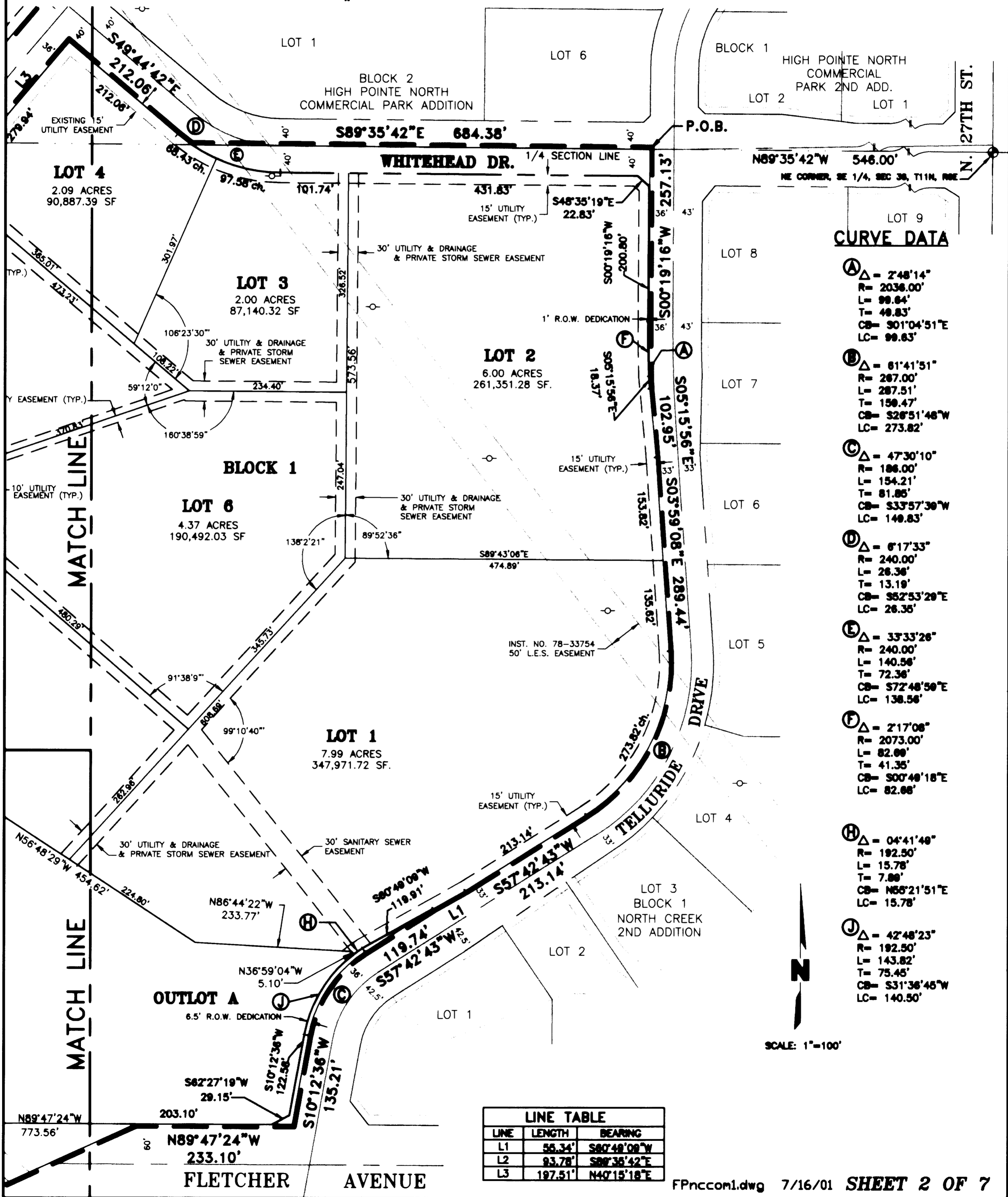
**SHEET 7 - SURVEYORS CERTIFICATE AND PLANNING COMMISSION APPROVAL.**



# NORTH CREEK COMMERCIAL PARK

FINAL PLAT

NORTH CREEK COMMERCIAL CENTER  
PRELIMINARY PLAT #01003



## CURVE DATA

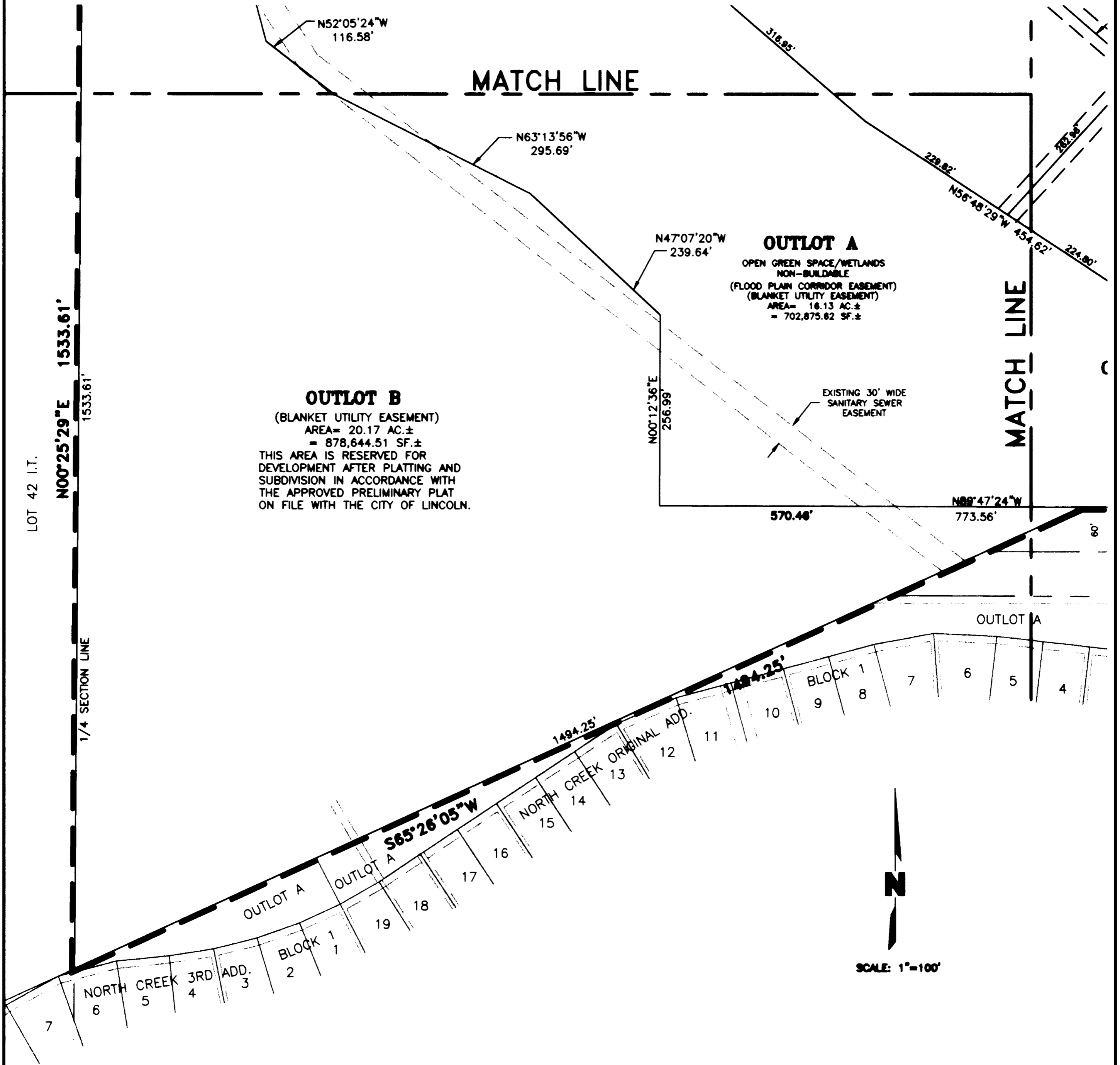
- A** Δ = 248'14"  
 R = 2036.00'  
 L = 99.84'  
 T = 48.83'  
 CB = S01°04'51"E  
 LC = 99.83'
- B** Δ = 61'41'51"  
 R = 267.00'  
 L = 267.51'  
 T = 156.47'  
 CB = S26°51'46"W  
 LC = 273.82'
- C** Δ = 47'30'10"  
 R = 186.00'  
 L = 154.21'  
 T = 81.85'  
 CB = S33°57'30"W  
 LC = 148.83'
- D** Δ = 6'17'33"  
 R = 240.00'  
 L = 28.36'  
 T = 13.19'  
 CB = S52°53'29"E  
 LC = 28.36'
- E** Δ = 33°33'26"  
 R = 240.00'  
 L = 140.56'  
 T = 72.36'  
 CB = S72°48'50"E  
 LC = 138.56'
- F** Δ = 2'17'08"  
 R = 2073.00'  
 L = 82.80'  
 T = 41.35'  
 CB = S00°48'18"E  
 LC = 82.86'
- H** Δ = 04'41'48"  
 R = 192.50'  
 L = 15.78'  
 T = 7.89'  
 CB = N65°21'51"E  
 LC = 15.78'
- J** Δ = 42'48'23"  
 R = 192.50'  
 L = 143.82'  
 T = 75.45'  
 CB = S31°36'45"W  
 LC = 140.50'

LINE TABLE		
LINE	LENGTH	BEARING
L1	55.34'	S80°48'09"W
L2	93.78'	S88°36'42"E
L3	197.51'	N40°15'18"E

# NORTH CREEK COMMERCIAL PARK

FINAL PLAT

NORTH CREEK COMMERCIAL CENTER  
PRELIMINARY PLAT #01003



# NORTH CREEK COMMERCIAL PARK

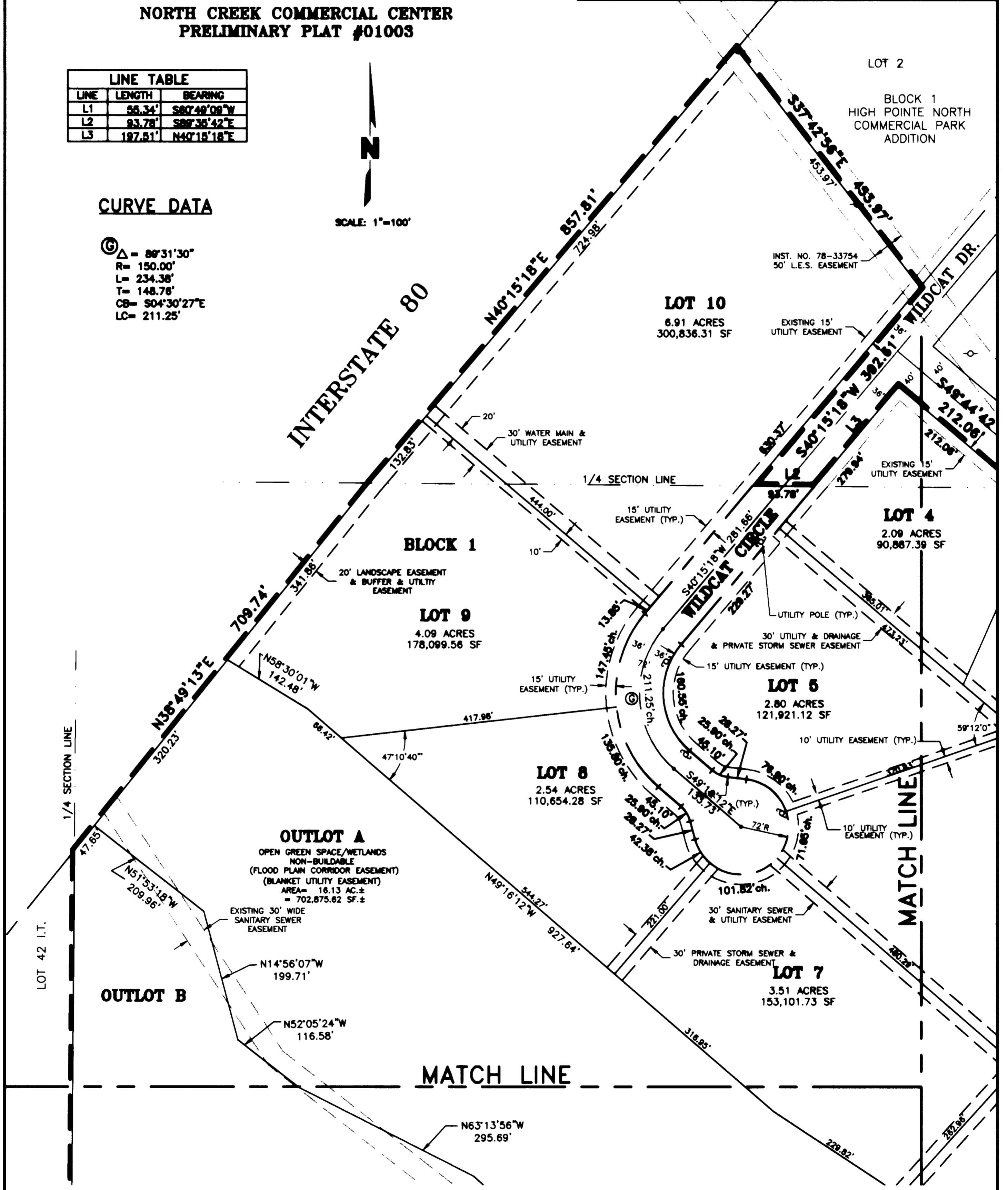
FINAL PLAT

NORTH CREEK COMMERCIAL CENTER  
PRELIMINARY PLAT #01003

LINE TABLE		
LINE	LENGTH	BEARING
L1	55.34'	S80°48'08"W
L2	83.78'	S89°36'42"E
L3	197.51'	N40°15'18"E

## CURVE DATA

Ⓒ Δ = 89°31'30"  
 R = 150.00'  
 L = 234.38'  
 T = 148.78'  
 CB = S04°30'27"E  
 LC = 211.25'



# NORTH CREEK COMMERCIAL PARK

## FINAL PLAT

NORTH CREEK COMMERCIAL CENTER  
PRELIMINARY PLAT #01003

### DEDICATION

THE FOREGOING PLAT, IS KNOWN AS NORTH CREEK COMMERCIAL PARK, A SUBDIVISION COMPOSED OF LOT 41 I.T., OUTLOT A, NORTH CREEK 2ND ADDITION, LOT 3, BLOCK 1 AND LOT 1, BLOCK 4, HIGH POINTE NORTH COMMERCIAL PARK ADDITION, ALL LOCATED IN SECTION 36, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., 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, ALLTEL COMMUNICATIONS, 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 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 INTERSTATE 80 FROM LOTS 9, 10, OUTLOT A, AND OUTLOT B, BLOCK 1, IS HEREBY RELINQUISHED.

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

WITNESS MY HAND THIS 20 DAY OF September 2001

Robert D. Hampton  
ROBERT D. HAMPTON, MANAGING MEMBER  
LINCOLN NORTH CREEK, L. L. C.  
A NEBRASKA LIMITED LIABILITY COMPANY

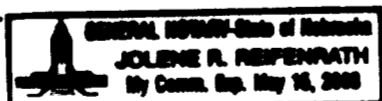
### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 20 DAY OF Sept 2001, 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 MANAGING MEMBER OF LINCOLN NORTH CREEK, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES ON THE 15 DAY OF May 2003 A.D.

Jolene R. Ruffenath  
NOTARY PUBLIC



### DEDICATION (CONTINUED)

WITNESS MY HAND THIS 22 DAY OF September 2001

Virgil Ehusen  
VIRGIL EHUSEN, PRESIDENT  
HIGH POINTE INC.

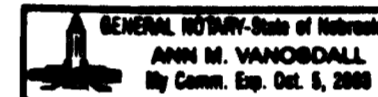
### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 22 DAY OF September 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME VIRGIL EHUSEN, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF HIGH POINTE INC.

MY COMMISSION EXPIRES ON THE 5 DAY OF October 2003 A.D.

Ann M. Vanosdall  
NOTARY PUBLIC



# NORTH CREEK COMMERCIAL PARK

## FINAL PLAT

NORTH CREEK COMMERCIAL CENTER  
PRELIMINARY PLAT #01003

### LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS NORTH CREEK COMMERCIAL PARK ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 99-42829 (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 OR STREETS, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS 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.

PINNACLE BANK

BY: [Signature]  
LYNETTE NELSON

TITLE: LOAN OFFICER

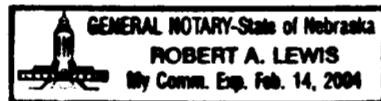
### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF September 2001, BY LYNETTE NELSON, LOAN OFFICER AT PINNACLE BANK, ON BEHALF OF SAID BANK.

MY COMMISSION EXPIRES ON THE 14 DAY OF February 2004 A.D.

[Signature]  
NOTARY PUBLIC



### LIEN HOLDER CONSENT AND SUBORDINATION (CONTINUED)

→ REFER TO DEED OF TRUST INSTRUMENT NO. 2001-013701

FIRST AMERICAN TITLE INSURANCE COMPANY  
TRUSTEE

BY: [Signature]

TITLE: Reg. Vice President

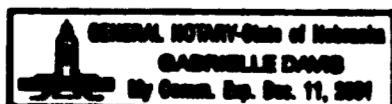
### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>th</sup> DAY OF August 2001, BY [Signature] OF AMERICAN TITLE INSURANCE COMPANY, TRUSTEE, ON BEHALF OF SAID COMPANY. first

MY COMMISSION EXPIRES ON THE 11 DAY OF October 2001 A.D.

[Signature]  
NOTARY PUBLIC



### LIEN HOLDER CONSENT AND SUBORDINATION (CONTINUED)

→ REFER TO DEED OF TRUST INSTRUMENT NO. 2001-013701

GENERAL MOTORS ACCEPTANCE COMPANY  
BENEFICIARY

BY: [Signature]

TITLE: Assistant Secretary

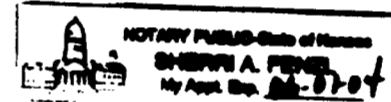
### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA-KANSAS  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF August 2001, BY [Signature] OF GENERAL MOTORS ACCEPTANCE COMPANY, BENEFICIARY, ON BEHALF OF SAID COMPANY.

MY COMMISSION EXPIRES ON THE 01 DAY OF June 2004 A.D.

[Signature]  
NOTARY PUBLIC



# NORTH CREEK COMMERCIAL PARK

## FINAL PLAT

NORTH CREEK COMMERCIAL CENTER  
PRELIMINARY PLAT #01003

### SURVEYOR'S CERTIFICATE

A LEGAL DESCRIPTION OF LOT 41 IRREGULAR TRACT, OUTLOT A, NORTH CREEK 2ND ADDITION, LOT 3, BLOCK 1 AND LOT 1, BLOCK 4, HIGH POINTE NORTH COMMERCIAL PARK ADDITION ALL IN SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE: N89°35'42"W, (AN ASSUMED BEARING), ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 548.00 FEET TO THE POINT OF BEGINNING; THENCE: S00°19'16"W, DISTANCE OF 257.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°48'14", A RADIUS OF 2036.00 FEET, AN ARC LENGTH OF 99.64 FEET, A CHORD LENGTH OF 99.63 FEET AND A CHORD BEARING S01°04'51"E; THENCE: ON SAID CURVE, A DISTANCE OF 99.64 FEET; THENCE: S05°15'56"E, A DISTANCE OF 102.95 FEET; THENCE: S03°59'08"E, A DISTANCE OF 289.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 61°41'51", A RADIUS OF 267.00 FEET, AN ARC LENGTH OF 287.51 FEET, A CHORD LENGTH OF 273.82 FEET AND A CHORD BEARING S26°51'48"W; THENCE: ON SAID CURVE, A DISTANCE OF 287.51 FEET TO THE POINT OF TANGENCY; THENCE: S57°42'43"W, A DISTANCE OF 213.14 FEET; THENCE: S60°49'09"W, A DISTANCE OF 55.34 FEET; THENCE: S57°42'43"W, A DISTANCE OF 119.74 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°30'10", A RADIUS OF 186.00 FEET, AN ARC LENGTH OF 154.21 FEET, A CHORD LENGTH OF 149.83 FEET AND A CHORD BEARING S33°57'39"W; THENCE: ON SAID CURVE, A DISTANCE OF 154.21 FEET TO THE POINT OF TANGENCY; THENCE: S10°12'36"W, A DISTANCE OF 135.21 FEET; THENCE: N89°47'24"W, A DISTANCE OF 233.10 FEET; THENCE: S85°26'05"W, A DISTANCE OF 1494.25 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 36; THENCE: N00°25'29"E, ON SAID LINE, A DISTANCE OF 1533.61 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 80; THENCE: N38°49'13"E, ON SAID LINE, A DISTANCE OF 709.74 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36; THENCE: N40°15'18"E, ON SAID LINE, A DISTANCE OF 857.81 FEET; THENCE: S37°42'56"E, A DISTANCE OF 453.97 FEET; THENCE: S40°15'18"W, A DISTANCE OF 392.61 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE: S89°35'42"E, ON SAID LINE, A DISTANCE OF 93.78 FEET; THENCE: N40°15'18"E, A DISTANCE OF 197.51 FEET; THENCE: S48°44'42"E, A DISTANCE OF 212.06 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°17'33", A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 28.36 FEET, A CHORD LENGTH OF 28.35 FEET AND A CHORD BEARING S52°53'29"E; THENCE: ON SAID CURVE, A DISTANCE OF 28.36 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER AND THE POINT OF TANGENCY; THENCE: S89°35'42"E, ON SAID LINE A DISTANCE OF 884.38 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 80.600 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 WILL 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 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.

August 9, 2001

DATE



R. RUSSELL ORR

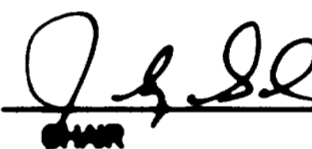
RUSSELL ORR LAND SURVEYING  
7130 MORTON ST.  
LINCOLN, NE 68507

L.S. NO. 516

### PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 3 DAY OF October BY RESOLUTION NO. 16-0010.

ATTEST:

  
CHAIR