



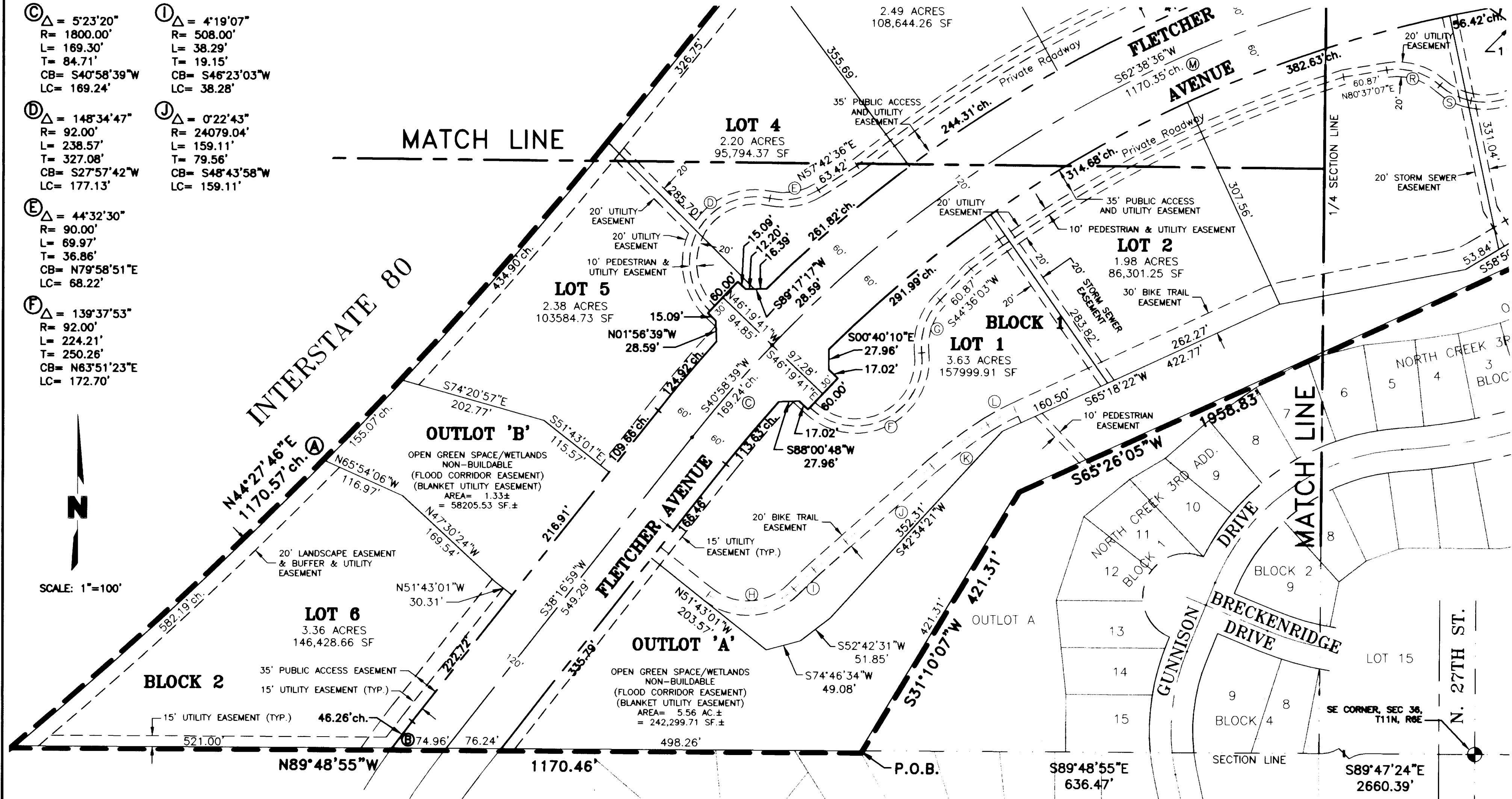
# NORTH CREEK BUSINESS PARK

## FINAL PLAT

### NORTH CREEK TRADE CENTER PRELIMINARY PLAT #00014

#### CURVE DATA

<p><b>(A)</b> <math>\Delta = 11^{\circ}22'39''</math>  <math>R = 5904.58'</math>  <math>L = 1172.50'</math>  <math>T = 588.18'</math>  <math>CB = N44^{\circ}27'46''E</math>  <math>LC = 1170.57'</math></p>	<p><b>(G)</b> <math>\Delta = 50^{\circ}33'37''</math>  <math>R = 90.00'</math>  <math>L = 79.42'</math>  <math>T = 42.50'</math>  <math>CB = S19^{\circ}19'14''W</math>  <math>LC = 76.87'</math></p>	<p><b>(K)</b> <math>\Delta = 8^{\circ}11'52''</math>  <math>R = 674.00'</math>  <math>L = 96.43'</math>  <math>T = 48.30'</math>  <math>CB = S53^{\circ}01'15''W</math>  <math>LC = 96.35'</math></p>
<p><b>(B)</b> <math>\Delta = 2^{\circ}30'03''</math>  <math>R = 1060.00'</math>  <math>L = 46.27'</math>  <math>T = 23.14'</math>  <math>CB = S37^{\circ}01'57''W</math>  <math>LC = 46.26'</math></p>	<p><b>(H)</b> <math>\Delta = 84^{\circ}03'29''</math>  <math>R = 89.00'</math>  <math>L = 130.57'</math>  <math>T = 80.22'</math>  <math>CB = N86^{\circ}15'14''E</math>  <math>LC = 119.17'</math></p>	<p><b>(L)</b> <math>\Delta = 8^{\circ}11'11''</math>  <math>R = 304.00'</math>  <math>L = 43.44'</math>  <math>T = 21.76'</math>  <math>CB = S61^{\circ}12'47''W</math>  <math>LC = 43.40'</math></p>
<p><b>(C)</b> <math>\Delta = 5^{\circ}23'20''</math>  <math>R = 1800.00'</math>  <math>L = 169.30'</math>  <math>T = 84.71'</math>  <math>CB = S40^{\circ}58'39''W</math>  <math>LC = 169.24'</math></p>	<p><b>(I)</b> <math>\Delta = 4^{\circ}19'07''</math>  <math>R = 508.00'</math>  <math>L = 38.29'</math>  <math>T = 19.15'</math>  <math>CB = S46^{\circ}23'03''W</math>  <math>LC = 38.28'</math></p>	
<p><b>(D)</b> <math>\Delta = 148^{\circ}34'47''</math>  <math>R = 92.00'</math>  <math>L = 238.57'</math>  <math>T = 327.08'</math>  <math>CB = S27^{\circ}57'42''W</math>  <math>LC = 177.13'</math></p>	<p><b>(J)</b> <math>\Delta = 0^{\circ}22'43''</math>  <math>R = 24079.04'</math>  <math>L = 159.11'</math>  <math>T = 79.56'</math>  <math>CB = S48^{\circ}43'58''W</math>  <math>LC = 159.11'</math></p>	
<p><b>(E)</b> <math>\Delta = 44^{\circ}32'30''</math>  <math>R = 90.00'</math>  <math>L = 69.97'</math>  <math>T = 36.86'</math>  <math>CB = N79^{\circ}58'51''E</math>  <math>LC = 68.22'</math></p>		
<p><b>(F)</b> <math>\Delta = 139^{\circ}37'53''</math>  <math>R = 92.00'</math>  <math>L = 224.21'</math>  <math>T = 250.26'</math>  <math>CB = N63^{\circ}51'23''E</math>  <math>LC = 172.70'</math></p>		



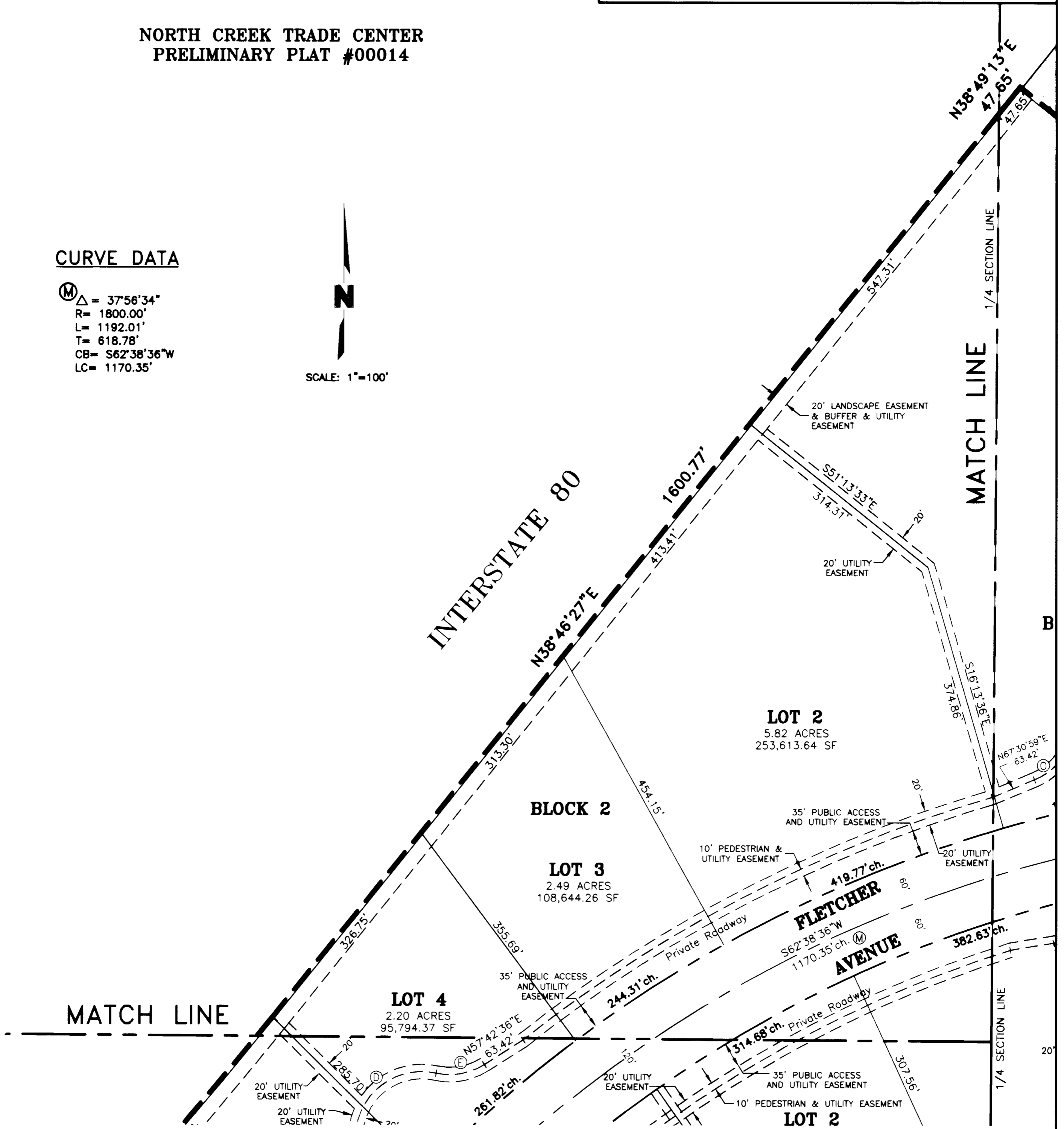
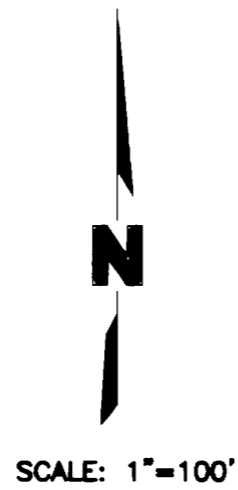
# NORTH CREEK BUSINESS PARK

FINAL PLAT

NORTH CREEK TRADE CENTER  
PRELIMINARY PLAT #00014

## CURVE DATA

$\textcircled{M} \Delta = 37^{\circ}56'34''$   
 $R = 1800.00'$   
 $L = 1192.01'$   
 $T = 618.78'$   
 $CB = S62^{\circ}38'36''W$   
 $LC = 1170.35'$





# NORTH CREEK BUSINESS PARK

## FINAL PLAT

NORTH CREEK TRADE CENTER  
PRELIMINARY PLAT #00014

### DEDICATION

THE FOREGOING PLAT, IS KNOWN AS NORTH CREEK BUSINESS PARK, A SUBDIVISION COMPOSED OF LOT 42 I.T., OUTLOT B, NORTH CREEK COMMERCIAL PARK ADDITION, ALL LOCATED IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 6 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 8 DAY OF August 2001

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

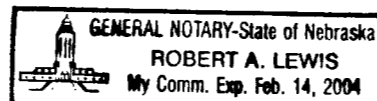
### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 8 DAY OF August 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 14th DAY OF February 2004 A.D.

Robert A. Lewis  
NOTARY PUBLIC



### PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 14th DAY OF November BY RESOLUTION NO. 12-00721

ATTEST: [Signature]  
CHAIR

### SURVEYOR'S CERTIFICATE

A LEGAL DESCRIPTION OF LOT 42 IRREGULAR TRACT, OUTLOT B, NORTH CREEK COMMERCIAL PARK, ALL LOCATED IN THE SOUTH HALF OF 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 SOUTHEAST CORNER OF SAID SECTION 36; THENCE: N89°47'24"W, (AN ASSUMED BEARING), ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 2660.39 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36; THENCE: N89°48'55"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, A DISTANCE OF 636.47 FEET TO THE POINT OF BEGINNING; THENCE: CONTINUING N89°48'55"W, A DISTANCE OF 1170.46 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 80 AND THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 11°22'39", A RADIUS OF 5904.58 FEET, AN ARC LENGTH OF 1172.50 FEET, A CHORD BEARING N44°27'46"E AND A CHORD LENGTH OF 1170.57 FEET; THENCE: ON SAID CURVE TO THE LEFT, A DISTANCE OF 1172.50 FEET TO THE POINT OF TANGENCY; THENCE: N38°46'27"E, ON SAID WESTERLY LINE A DISTANCE OF 1600.77 FEET; THENCE: N38°49'13"E, A DISTANCE OF 47.65 FEET; THENCE: S51°53'18"E, A DISTANCE OF 209.96 FEET; THENCE: S14°56'07"E, A DISTANCE OF 199.71 FEET; THENCE: S52°05'24"E, A DISTANCE OF 116.58 FEET; THENCE: S63°13'56"E, A DISTANCE OF 295.69 FEET; THENCE: S47°07'20"E, A DISTANCE OF 239.64 FEET; THENCE: S00°12'36"W, A DISTANCE OF 256.99 FEET; THENCE: S89°47'24"E, A DISTANCE OF 570.46 FEET; THENCE: THENCE: S65°26'05"W, A DISTANCE OF 1958.83 FEET; THENCE: S31°10'07"W, A DISTANCE OF 421.31 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 55.527 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

L5516

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

L.S. NO. 516

### LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS NORTH CREEK BUSINESS PARK (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. \_\_\_\_\_ (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: Lynette Nelson  
LYNETTE NELSON

TITLE: LOAN OFFICER

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF September 2001, BY LYNETTE NELSON, LOAN OFFICER AT PINNACLE BANK, ON BEHALF OF SAID BANK.

MY COMMISSION EXPIRES ON THE 23rd DAY OF June 2002 A.D.

Lynette L. Earnest  
NOTARY PUBLIC

