

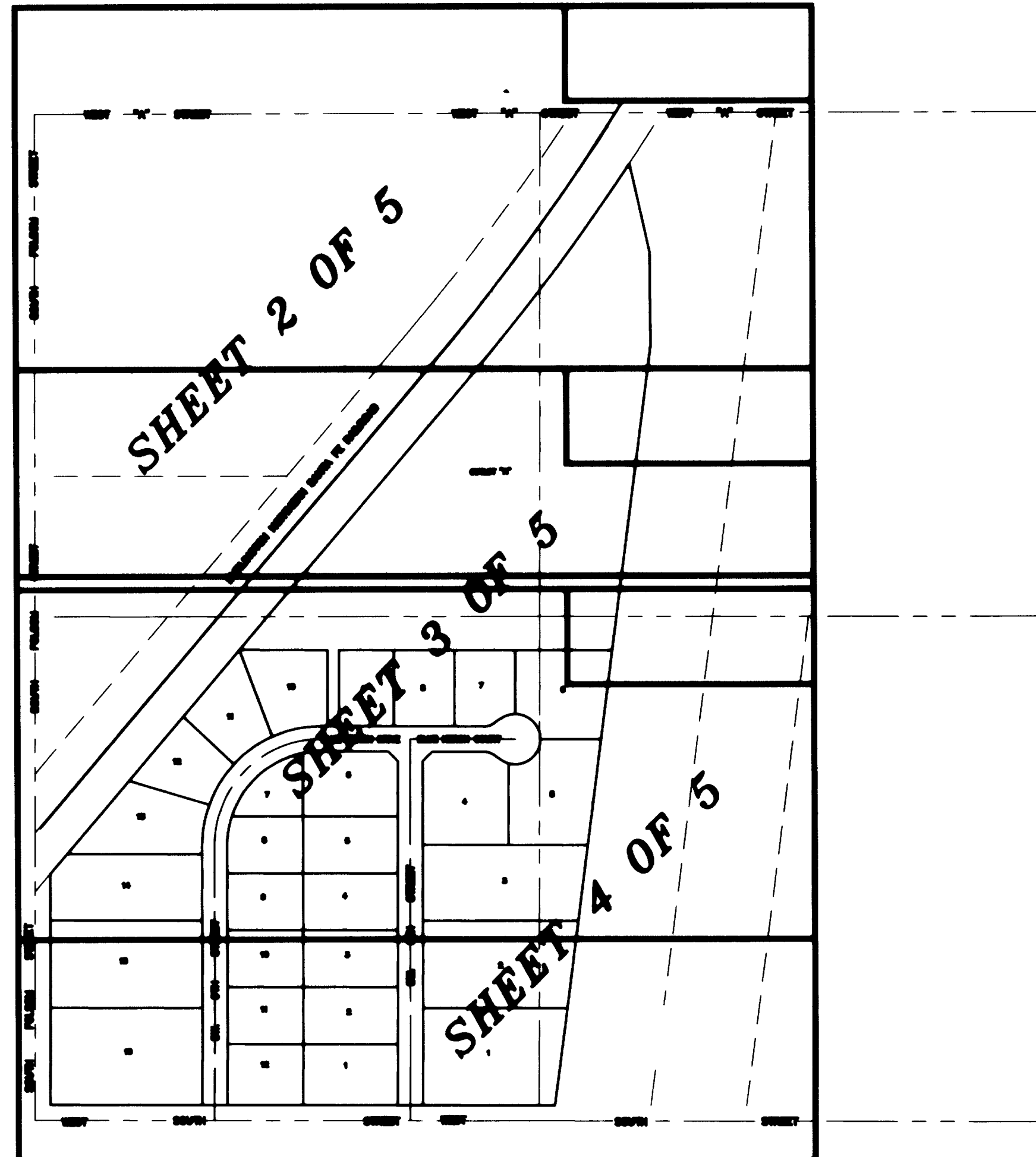
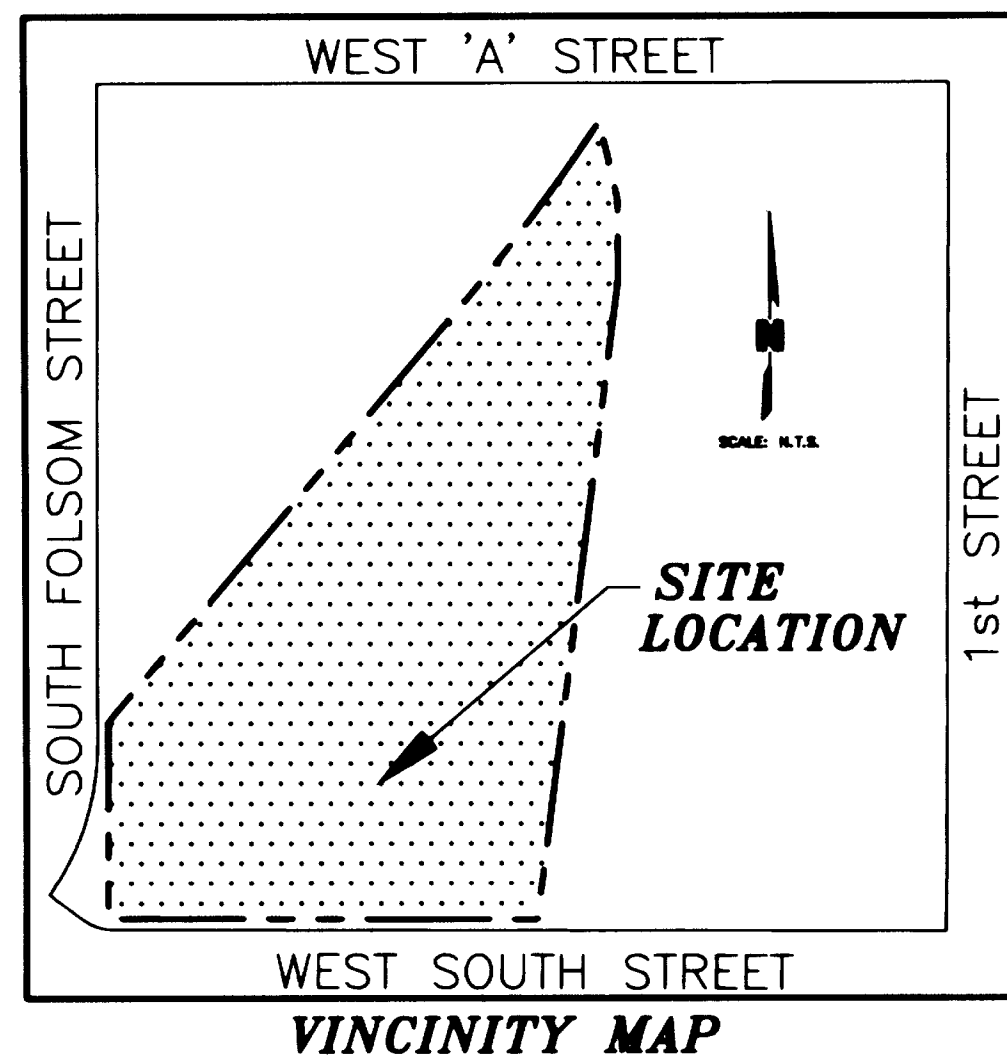
SOUTH STREET BUSINESS PARK ADDITION FINAL PLAT

Dan Folte
REGISTER OF DEEDS
2000 DEC -8 A 11: 52
LANCASTER COUNTY, NE

INST. No 2000 #11500 BLOCK
059070
#3545
CODE
SOUTH ST
CHECKED
ENTERED
EDITED

INDEX OF SHEETS

- SHEET 1- COVER SHEET, INDEX, VICINITY MAP
- SHEET 2 - FINAL PLAT DRAWING,
PLANNING COM. APPROVAL
- SHEET 3 - FINAL PLAT DRAWING
- SHEET 4 - FINAL PLAT DRAWING
- SHEET 5 - SURVEYORS CERTIFICATE, DEDICATION,
LIEN HOLDER CONSENT AND SUBORDINATION
AND ACKNOWLEDGEMENTS



***SOUTH STREET BUSINESS PARK
ADDITION
FINAL PLAT***

NW CORNER, NE4
34-10-6

WEST - - "A" - - STREET

WEST - "A" STREET

WEST — "A" — STREET

LEWIS STREET - FOLSOM - SOUTH BLVD

SPIRAL CURVE DATA

(A) X=199.99
 Y=-1.16
 L=200.00
 CB=N40°05'14"E
 CL=201.74

"Any development on this final plat shall be in compliance with the floodplain information provided with South Street Business Park Preliminary Plat No. 00019"

© X=199.99
Y=1.16
L=200.00
CB=N33°38'17"E
CL=3.68

CURVE DATA

① $\Delta=05^{\circ}46'00''$
 $R=5829.58'$
 $T=293.61'$
 $L=586.73'$
 $LC=586.48'$
 $CB=N36^{\circ}32'20''E$

⑤ $\Delta = 20^{\circ}48'30''$
 $R = 122.50'$
 $T = 22.49'$
 $L = 44.49'$
 $LC = 44.24'$
 $CB = N10^{\circ}33'33''E$

① $\Delta = 90^{\circ}00'00''$
 $R = 280.00'$
 $T = 280.00'$
 $L = 439.82'$
 $LC = 395.98'$
 $CB = N45^{\circ}09'18''E$

ⓕ $\Delta = 32^{\circ}02'39''$
 $R = 130.00'$
 $T = 37.33'$
 $L = 72.71'$
 $LC = 71.76'$
 $CB = N16^{\circ}09'33''E$

SCALE: 1"=100'

EXHIBIT 'A'
N.T.S.

3.64

PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 16TH DAY OF NOVEMBER BY RESOLUTION NO. 00649.

ATTEST: 
CHAIR

HAS APPROVED THIS
THIS 15th DAY OF

[Signature]

BURLINGTON NORTHERN SANTA FE RAILROAD

N40°25'20"E 1623.23'W
852.51'

OUTLOT "A"
BLANKET UTILITY EASEMENT
OPEN GREEN SPACE
WETLANDS BANKING AREA
AREA=15.23 AC.±
=663,439.71 SF.±

MATCH LINE

SEE SHEET 3

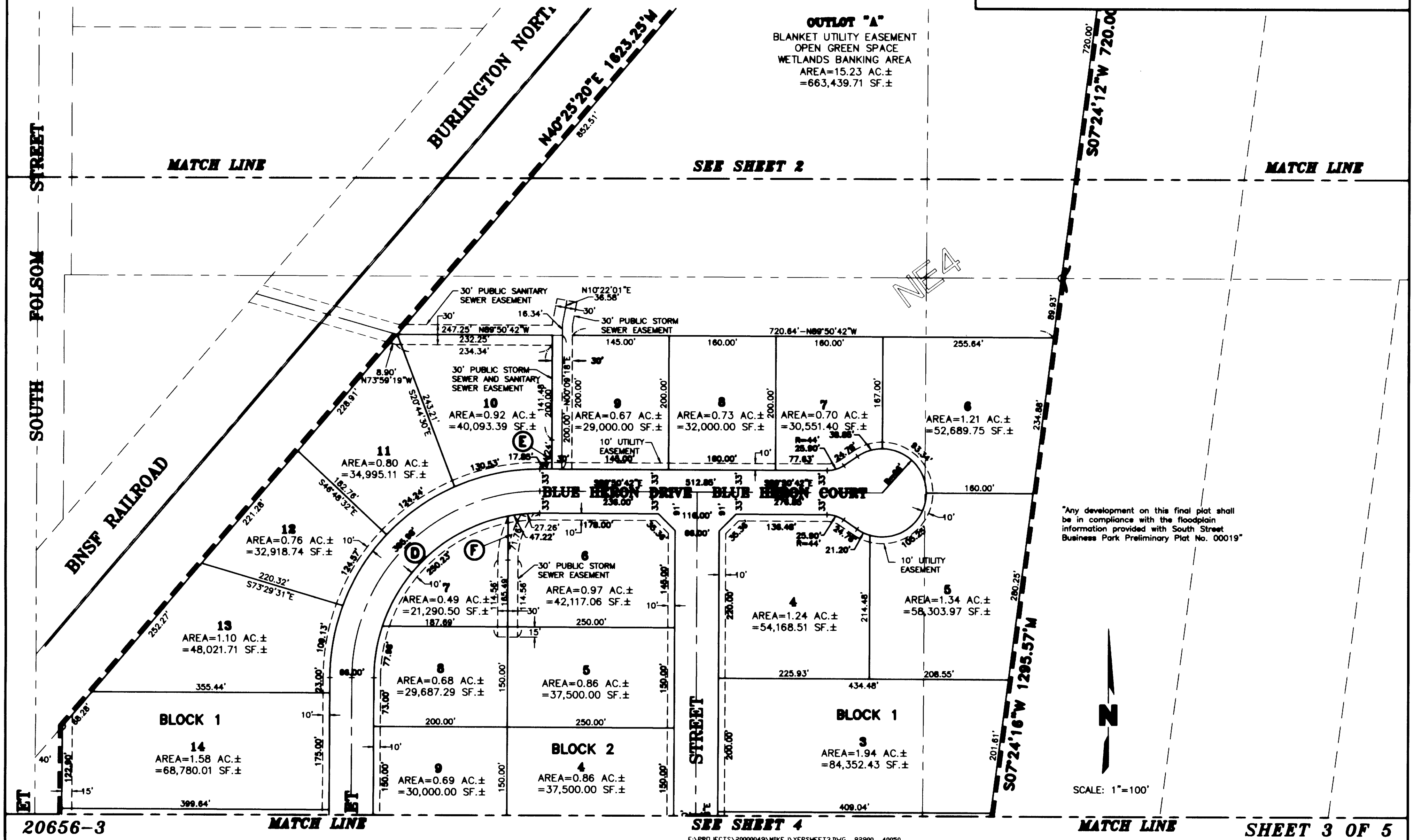
MATCH LINE

20656-2

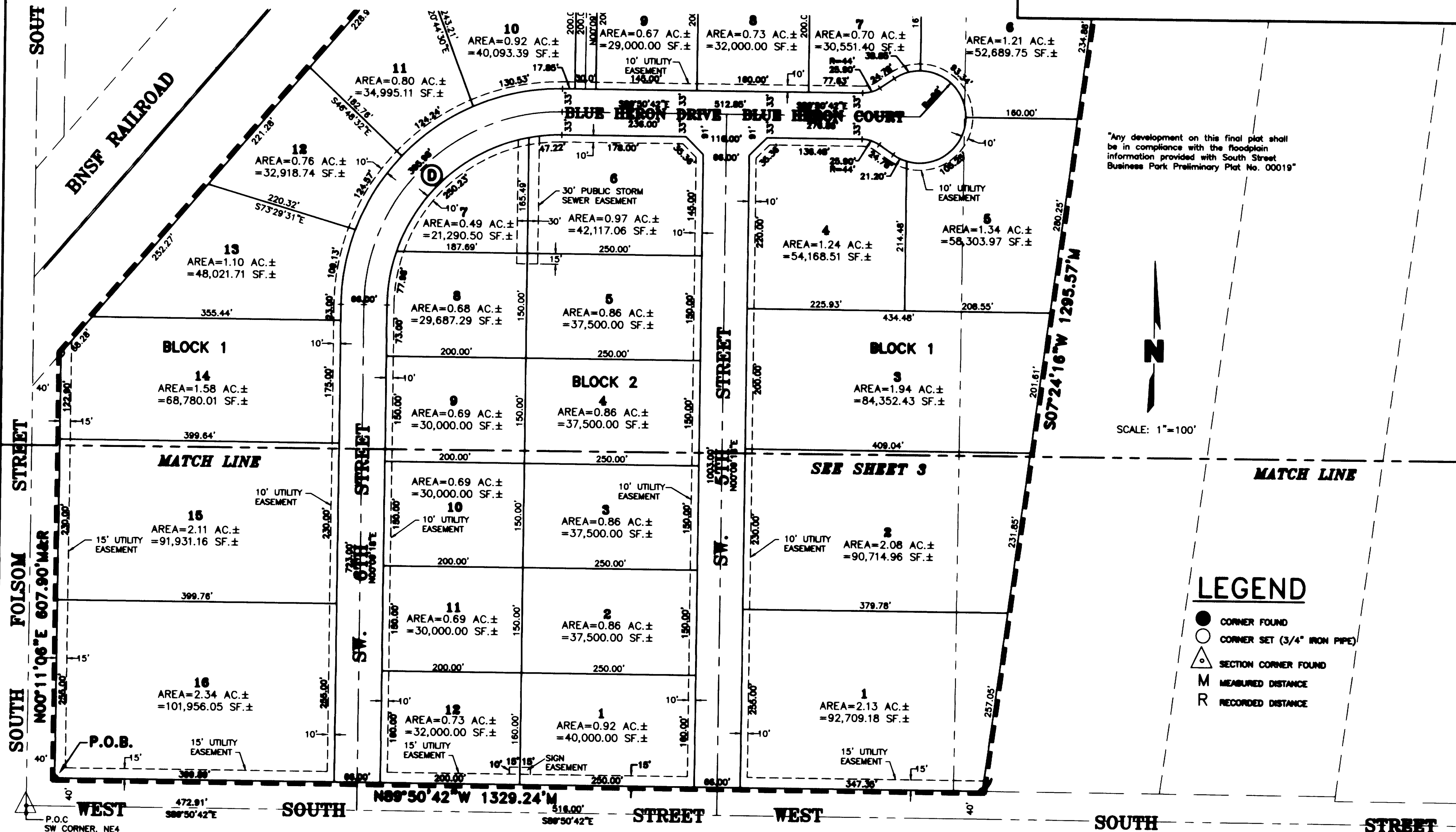
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SHEET 2 OF 5

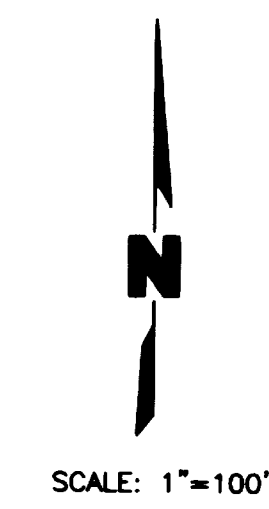
***SOUTH STREET BUSINESS PARK
ADDITION
FINAL PLAT***



SOUTH STREET BUSINESS PARK ADDITION FINAL PLAT



"Any development on this final plat shall be in compliance with the floodplain information provided with South Street Business Park Preliminary Plat No. 00019"



LEGEND

- CORNER FOUND
- CORNER SET (3/4" IRON PIPE)
- △ SECTION CORNER FOUND
- M MEASURED DISTANCE
- R RECORDED DISTANCE

20656-4

SOUTH STREET BUSINESS PARK ADDITION FINAL PLAT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS SOUTH STREET BUSINESS PARK. A SUBDIVISION COMPOSED OF LOTS 133, 167, 169 I.T., AND THE REMAINING PORTION OF LOT 168 I.T., CITY OF LINCOLN, LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, THENCE EASTERLY ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 50 MINUTES 42 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 40.02 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 18 SECONDS EAST, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING SAID POINT BEING THE SOUTHWEST CORNER OF SAID REMAINING PORTION OF LOT 168; THENCE NORTH 00 DEGREES 11 MINUTES 06 SECONDS EAST, ALONG THE WEST LINE OF SAID REMAINING PORTION OF LOT 168, SAID LINE ALSO BEING 40.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 607.90 FEET, TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE NORTH 40 DEGREES 25 MINUTES 20 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF THE RAILROAD, A DISTANCE OF 1623.25 FEET TO A POINT OF CURVATURE; THENCE ALONG A SPIRAL CURVE TO THE LEFT, HAVING A CHORD BEARING OF NORTH 40 DEGREES 05 MINUTES 14 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF THE RAILROAD, A CHORD DISTANCE OF 201.74 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 5829.58 FEET, AN ARC LENGTH OF 586.73 FEET, A DELTA ANGLE OF 05 DEGREES 46 MINUTES 00 SECONDS, A CHORD BEARING OF NORTH 36 DEGREES 32 MINUTES 20 SECONDS EAST, AND A CHORD LENGTH OF 586.48 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A SPIRAL CURVE TO THE LEFT, HAVING A CHORD BEARING OF NORTH 33 DEGREES 38 MINUTES 17 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF THE RAILROAD, A CHORD DISTANCE OF 3.68 FEET TO A POINT; THENCE SOUTH 12 DEGREES 35 MINUTES 48 SECONDS EAST, ALONG AN EAST LINE OF SAID LOT 133 I.T., A DISTANCE OF 245.00 FEET, TO AN EAST CORNER OF SAID LOT 133 I.T.; THENCE SOUTH 07 DEGREES 24 MINUTES 12 SECONDS WEST, ALONG AN EAST LINE OF SAID LOT 133 I.T., A DISTANCE OF 720.00 FEET, TO A SOUTHEAST CORNER OF SAID LOT 133 I.T.; THENCE SOUTH 07 DEGREES 24 MINUTES 16 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 169 I.T., A DISTANCE OF 1295.57 FEET TO THE SOUTHEAST CORNER OF SAID LOT 169 I.T.; THENCE NORTH 89 DEGREES 50 MINUTES 42 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOTS 169, 167, AND THE REMAINING PORTION OF 168 I.T., SAID LINE ALSO BEING 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1329.24 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 2,191,418.98 SQUARE FEET OR 50.31 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 ON 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.

Oct. 26th 2000
DATE

MICHAEL R. JOHNSON
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508

526
L.S. NUMBER

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS SOUTH STREET BUSINESS PARK ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. QQ-47070 (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.

UNION BANK & TRUST COMPANY

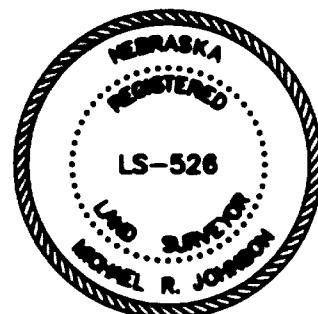
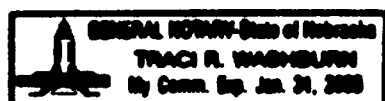
BY: L. G. SEARCEY, V.P.
L. G. SEARCEY, VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF OCT, 2000 BY L. G. SEARCEY, VICE PRESIDENT OF UNION BANK & TRUST COMPANY, ON BEHALF OF SAID BANK.

NOTARY PUBLIC



DEDICATION

THE FOREGOING PLAT, IS KNOWN AS SOUTH STREET BUSINESS PARK ADDITION, A SUBDIVISION COMPOSED OF LOTS 133, 167, 169 I.T., AND THE REMAINING PORTION OF LOT 168 I.T., LOCATED IN THE NORTHEAST QUARTER OF SECTION 34 T10N, R6E, 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, ALLTEL, 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 SOUTH FOLSOM STREET, AND WEST SOUTH STREET FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 20th DAY OF OCTOBER, 2000.

John Hendricks
JOHN HENDRICKS

George Hendricks
GEORGE HENDRICKS

BY: HENDRICKS INVESTMENTS,
A LIMITED LIABILITY COMPANY

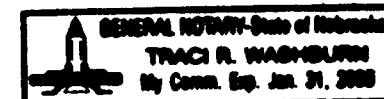
BY: John Hendricks
JOHN HENDRICKS
MANAGING MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 20th DAY OF OCT, 2000 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JOHN HENDRICKS TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

Traci R. Washburn
NOTARY PUBLIC

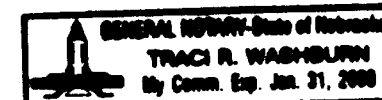


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STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 20th DAY OF OCT, 2000 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GEORGE HENDRICKS TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

Traci R. Washburn
NOTARY PUBLIC



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF OCT, 2000, BY JOHN HENDRICKS, MANAGING MEMBER, ON BEHALF OF HENDRICKS INVESTMENTS, A LIMITED LIABILITY COMPANY.

Traci R. Washburn
NOTARY PUBLIC

