



SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the foregoing plat of "J.B.'s FIRST ADDITION", a subdivision of the remaining portion of Lot 8, Thomas A. Stratton's Subdivision, Lot 1, Block 2, Cornhusker Industrial Plaza and Outlot A of J.B.'s Addition, located in the S.E. 1/4 of Section 12, T.10N., R.6E., of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Commencing at the East 1/4 corner of said Section 12 and extending thence along the east line of said Section 12 (N. 27th Street) on an assumed bearing of S. 00°00'00" W., 987.95 feet, thence S. 78°12'08" W., 315.91 feet to the point of beginning,

thence S. 34°33'27" W., 38.05 feet;
 thence S. 42°06'04" W., 508.62 feet;
 thence S. 44°47'34" W., 323.75 feet;
 thence S. 24°25'21" W., 604.72 feet;
 thence N. 86°29'36" W., 186.98 feet;
 thence N. 02°12'11" W., 22.20 feet;
 thence N. 40°09'24" E., 301.92 feet;
 thence N. 22°46'31" W., 169.95 feet;
 thence S. 66°00'52" W., 379.89 feet;
 thence N. 66°53'32" W., 350.17 feet;
 thence N. 00°19'36" W., 600.27 feet;
 thence N. 36°14'40" E., 299.77 feet;
 thence N. 08°05'23" W., 184.12 feet;
 thence S. 88°44'51" E., 1,103.71 feet to the point of curvature of a circular curve to the right having a central angle of 48°38'42", a radius of 80.95 feet, and whose long chord bears S. 22°53'43" E.
 thence along the arc of said circular curve 68.73 feet to the point of tangency of said circular curve;
 thence S. 01°25'38" W., 61.00 feet to the point of curvature of a circular curve to the left having a central angle of 78°13'30", a radius of 75.00 feet and whose long chord bears S. 37°41'07" E.;
 thence along the arc of said circular curve 102.40 feet to the point of tangency of said circular curve;
 thence S. 76°47'52" E., 155.02 feet;
 thence N. 78°12'08" E., 85.70 feet to the point of beginning, containing an area of 29.99 acres, more or less.

Permanent monuments have been placed at all lot corners, and at all other points required by the City of Lincoln, Land Subdivision Ordinance, Title 26 of the Lincoln Municipal Code.

All dimensions are in feet or decimals of a foot.
 Signed this 10th day of December, 19 93

Lyle L. Toth
 Lyle L. Toth, L.S. 314

(A)	(B)
Δ = 48° 38' 42"	78° 13' 30"
T = 36.59'	60.98'
R = 80.95'	75'
L = 68.73'	102.40'

J.B.'s 1st ADDITION

DEDICATION

The foregoing plat known as "J.B.'s FIRST ADDITION," and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, sole owner, and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, the Lincoln Telephone & Telegraph Company, TV Transmissions, Inc., Peoples Natural Gas, their successors and assigns, to allow entry for the purposes 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 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.

Direct vehicular access to North 27th Street is hereby relinquished, and access to Fairfield is restricted to those locations where access easements are shown on this plat.

WITNESS OUR HANDS THIS 10 day of December, 19 93
John Bordogna John Bordogna, A Single Person
Bill A. Wood Stonegate Manor, Inc.
 Bill A. Wood, President

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
 LANCASTER COUNTY)
 On this 10th day of December, 1993, before me, the undersigned, a Notary Public, duly commissioned, qualified for and residing in said county, personally came John Bordogna, a single person, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed.
Stephen L. Erickson
 NOTARY PUBLIC
 My commission expires the 19th day of November, 19 96

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
 LANCASTER COUNTY)
 On this 10th day of December, 1993, before me, the undersigned, a Notary Public, duly commissioned, qualified for and residing in said county, personally came Bill A. Wood, President, Stonegate Manor, Inc., to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said Stonegate Manor, Inc..
Stephen L. Erickson
 NOTARY PUBLIC
 My commission expires the 19th day of November, 19 93

PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Chapter 26.11.015 of the LMC, hereby approves this Administrative Final Plat.
Lyle L. Toth
 Planning Director
 Date 12-20-93

A-322A #2712
 #2300
 DEC 20 3 00 PM '93
 INST. NO 93 58612

NO
 3851
 9P
 59054