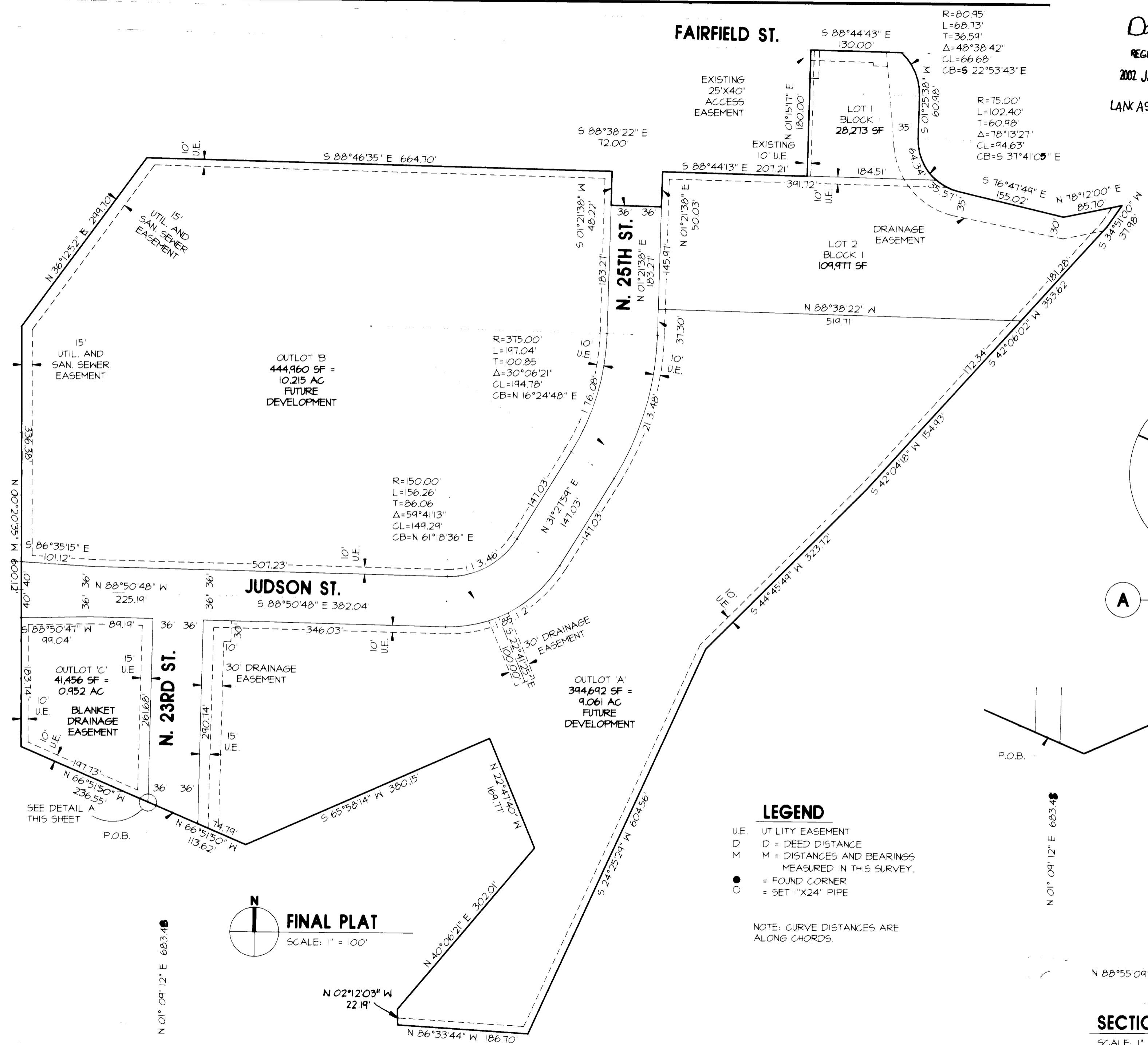


FAIRFIELD ST.

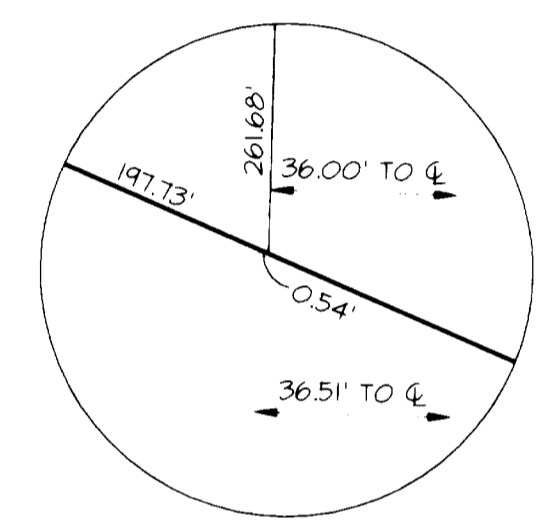
Don Jette  
REGISTER OF DEEDS  
2002 JAN 31 P 1:52  
LANCASTER COUNTY, NE

#43.50  
INST NO 2002  
007591  
#3673

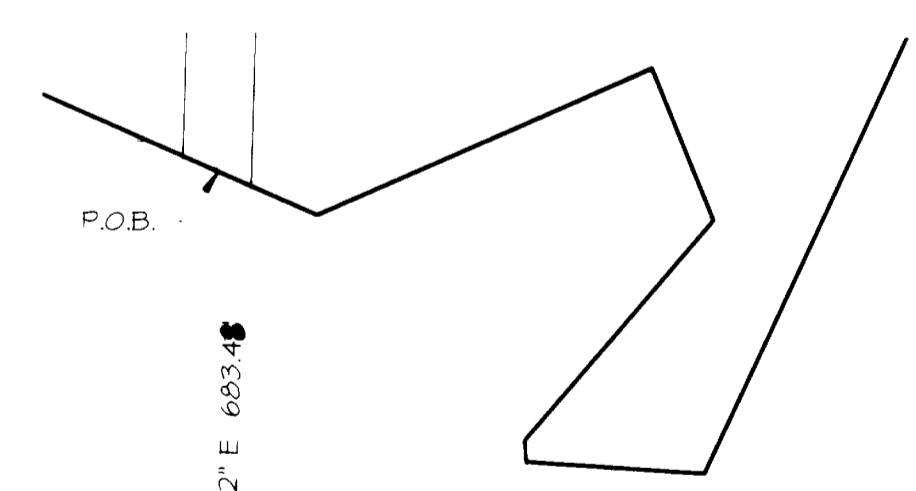
BOOK 1  
CODE FAICE 2  
CHECKED  
ENTERED  
EDITED



# FAIRFIELD CENTRE SECOND ADDITION FINAL PLAT



**A CORNER DETAIL**  
SCALE: 1" = 10'



SOUTHEAST CORNER  
SECTION 12 TION R6E

**SECTION CORNER TIE**  
SCALE: 1" = 200'

**FINAL PLAT**  
SCALE: 1" = 100'

- LEGEND**
- U.E. UTILITY EASEMENT
  - D DEED DISTANCE
  - M DISTANCES AND BEARINGS MEASURED IN THIS SURVEY.
  - FOUND CORNER
  - SET 1"X24" PIPE

NOTE: CURVE DISTANCES ARE ALONG CHORDS.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED, THE SUBDIVISION TO BE KNOWN AS "FAIRFIELD CENTRE 2ND ADDITION", A SUBDIVISION OF OUTLOT "A", FAIRFIELD CENTRE ADDITION, AND LOT 1, J.B.'S 1ST ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH PM, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**FAIRFIELD CENTRE  
SECOND ADDITION  
FINAL PLAT**

REFERRING TO THE SOUTHEAST CORNER OF SAID SECTION 12, TOWNSHIP 10 NORTH, RANGE 6 EAST, THENCE IN A WESTERLY DIRECTION, ALONG THE SOUTH LINE OF SAID SECTION 12, ON AN ASSUMED BEARING OF NORTH 88 DEGREES 55 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 1674.97 FEET (SAID POINT LOCATED ON THE SOUTH SECTION LINE AND CENTERLINE OF NORTH 23RD STREET)

THENCE NORTH 01 DEGREES 09 MINUTES 12 SECONDS EAST (ALONG SAID CENTERLINE) FOR A DISTANCE OF 683.48 FEET TO THE POINT OF BEGINNING

THENCE NORTH 66 DEGREES 51 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 236.55 FEET  
 THENCE NORTH 00 DEGREES 20 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 223.74 FEET TO THE CENTERLINE OF JUDSON STREET  
 THENCE NORTH 00 DEGREES 20 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 376.38 FEET  
 THENCE NORTH 36 DEGREES 12 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 299.70 FEET  
 THENCE SOUTH 88 DEGREES 46 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 664.70 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 25TH STREET  
 THENCE SOUTH 01 DEGREES 21 MINUTES 38 SECONDS WEST (ON SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 25TH STREET) FOR A DISTANCE OF 48.22 FEET  
 THENCE SOUTH 88 DEGREES 38 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 12.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 25TH STREET  
 THENCE NORTH 01 DEGREES 21 MINUTES 38 SECONDS EAST (ON SAID EASTERLY RIGHT-OF-WAY LINE OF NORTH 25TH STREET) FOR A DISTANCE OF 50.03 FEET  
 THENCE SOUTH 88 DEGREES 44 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 207.21 FEET  
 THENCE NORTH 01 DEGREES 15 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 180.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF FAIRFIELD STREET  
 THENCE SOUTH 88 DEGREES 44 MINUTES 43 SECONDS EAST (ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF FAIRFIELD STREET) FOR A DISTANCE OF 130.00 FEET

TO A POINT OF CURVATURE OF AN 80.95 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 48 DEGREES 38 MINUTES 42 SECONDS, A CHORD BEARING OF SOUTH 22 DEGREES 53 MINUTES 43 SECONDS EAST, A CHORD LENGTH OF 66.68 FEET, FOR AN ARC DISTANCE OF 68.73 FEET TO A POINT OF TANGENCY

THENCE SOUTH 01 DEGREES 25 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 60.98 FEET

TO A POINT OF CURVATURE OF A 75.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 78 DEGREES 13 MINUTES 27 SECONDS, A CHORD BEARING OF SOUTH 37 DEGREES 41 MINUTES 05 SECONDS EAST, A CHORD LENGTH OF 94.63 FEET, FOR AN ARC DISTANCE OF 102.40 FEET TO A POINT OF TANGENCY

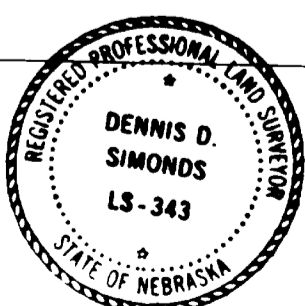
THENCE SOUTH 76 DEGREES 47 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 155.02 FEET  
 THENCE NORTH 78 DEGREES 12 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 85.70 FEET  
 THENCE SOUTH 34 DEGREES 51 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 37.98 FEET  
 THENCE SOUTH 42 DEGREES 06 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 353.62 FEET  
 THENCE SOUTH 42 DEGREES 04 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 154.93 FEET  
 THENCE SOUTH 44 DEGREES 45 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 323.72 FEET  
 THENCE SOUTH 24 DEGREES 25 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 604.56 FEET  
 THENCE NORTH 86 DEGREES 33 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 186.70 FEET  
 THENCE NORTH 02 DEGREES 12 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 22.19 FEET  
 THENCE NORTH 40 DEGREES 06 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 302.01 FEET  
 THENCE NORTH 22 DEGREES 47 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 169.77 FEET  
 THENCE SOUTH 65 DEGREES 58 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 380.15 FEET  
 THENCE NORTH 66 DEGREES 51 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 113.62 TO THE POINT OF BEGINNING

(SAID CENTERLINE OF NORTH 23RD STREET) AND CONTAINING 2 LOTS, 3 OUTLOTS AND A CALCULATED AREA OF 26.0 ACRES, INCLUDING 2.599 ACRES OF DEDICATED RIGHT-OF-WAY MORE OR LESS.

TEMPORARY MARKERS HAVE BEEN PLACED AT BLOCK CORNERS WITHIN THE SUBDIVISION AND AT POINTS OF TANGENCY ALONG THE PERIPHERY OF EACH BLOCK. THE SUBDIVIDER WILL POST A SURETY TO ENSURE THE PLACING OF PERMANENT MARKERS AT EACH LOT AND BLOCK CORNER AND THE SUBDIVIDER AGREES THAT THE PLACING OF PERMANENT MARKERS WILL BE COMPLETED PRIOR TO THE CONSTRUCTION OR CONVEYANCE OF ANY LOT SHOWN ON THE FINAL PLAT. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS OF A FOOT. ALL CURVE DIMENSIONS ARE CHORD DISTANCES UNLESS OTHERWISE NOTED.

SIGNED THIS 9<sup>th</sup> DAY OF July, 2001

*Dennis D. Simonds*  
DENNIS D. SIMONDS



L.S. NO. 343

**APPROVAL OF PLANNING COMMISSION**

THE LINCOLN-LANCASTER PLANNING COMMISSION HAS APPROVED THE FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION.

SIGNED THIS 25<sup>th</sup> DAY OF JULY, 2001

ATTEST: *Russell G. Boyer*

**DEDICATION**

THE FOREGOING PLAT OF THE SUBDIVISION TO BE KNOWN AS "FAIRFIELD CENTRE 2ND ADDITION", A SUBDIVISION OF OUTLOT "A", FAIRFIELD CENTRE ADDITION, AND LOT 1, J.B.'S 1ST ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH PM, IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER.

THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ALL TEL, 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 DISTRIBUTION OF ELECTRICITY, GAS, TELEPHONE, CABLE TELEVISION, WASTEWATER COLLECTORS, STORM DRAINS, WATER MAINS AND ALL APPURTENANCES THERETO, OVER, UPON, OR UNDER ANY EASEMENTS 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.

ANY CONSTRUCTION OR GRADE CHANGES IN LINCOLN ELECTRIC SYSTEM (LES) TRANSMISSION LINE EASEMENT CORRIDORS ARE SUBJECT TO LES APPROVAL AND MUST BE IN ACCORDANCE WITH LES DESIGN AND SAFETY STANDARDS.

THE CITY OF LINCOLN, ITS SUCCESSORS OR ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF ANY REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

RIGHT-OF-WAY AS SHOWN ON THE DRAWING IS HEREBY DEDICATED TO THE CITY OF LINCOLN FOR PUBLIC ACCESS.

WITNESS MY HAND THIS 9<sup>th</sup> DAY OF July, 2001

*Bruce Bailey*

BRUCE BAILEY, MANAGING MEMBER, B.E.G.I., L.L.C.

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA SS  
 COUNTY OF LANCASTER SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRUCE BAILEY, MANAGING MEMBER, B.E.G.I., L.L.C..

THIS 9<sup>th</sup> DAY OF July, 2001

*Barbara K. Robinson*

NOTARY PUBLIC

8-24-2004  
COMMISSION EXPIRES

