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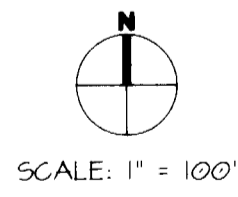
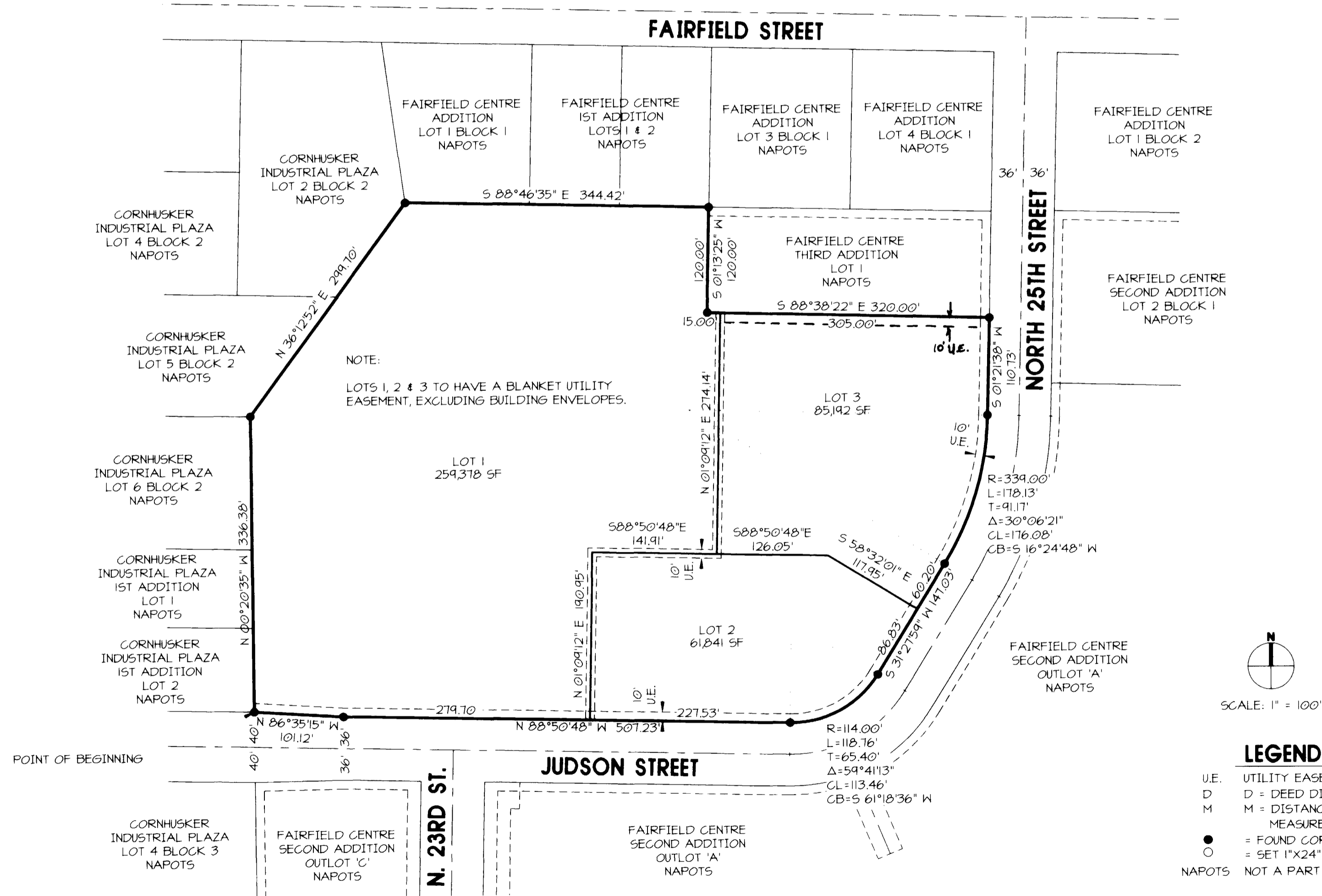
LANCASTER COUNTY, NE 069631

#4021

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# FAIRFIELD CENTRE FOURTH ADDITION FINAL PLAT

FAIRFIELD CENTRE ADDITION PRELIMINARY PLAT NO. 93016



- LEGEND**
- U.E. UTILITY EASEMENT
  - D = DEED DISTANCE
  - M = DISTANCES AND BEARINGS MEASURED IN THIS SURVEY.
  - = FOUND CORNER
  - = SET 1"X24" PIPE
  - NAPOTS NOT A PART OF THIS SURVEY

NOTE: CURVE DISTANCES ARE ALONG CHORDS.

# FAIRFIELD CENTRE FOURTH ADDITION FINAL PLAT

FAIRFIELD CENTRE ADDITION PRELIMINARY PLAT NO. 93016

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED, THE SUBDIVISION TO BE KNOWN AS "FAIRFIELD CENTRE FOURTH ADDITION", A SUBDIVISION OF OUTLOT "A", FAIRFIELD CENTRE THIRD 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:

REFERRING TO THE SOUTHWEST CORNER OF SAID OUTLOT 'A' SAID POINT BEING THE POINT OF BEGINNING

THENCE NORTH 00 DEGREES 20 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 336.38 FEET  
 THENCE NORTH 36 DEGREES 12 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 299.70 FEET  
 THENCE SOUTH 08 DEGREES 46 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 344.42 FEET  
 THENCE SOUTH 01 DEGREES 13 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 120.00 FEET  
 THENCE SOUTH 08 DEGREES 38 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 320.00 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 110.73 FEET

THENCE ON A 339.00 FOOT RADIUS CURVE TO THE RIGHT (ON SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 25TH STREET) WITH A CENTRAL ANGLE OF 30 DEGREES 06 MINUTES 21 SECONDS, A CHORD BEARING OF SOUTH 16 DEGREES 24 MINUTES 48 SECONDS WEST, A CHORD LENGTH OF 176.08 FEET, FOR AN ARC DISTANCE OF 178.13 FEET TO A POINT OF TANGENCY

THENCE SOUTH 31 DEGREES 27 MINUTES 59 SECONDS WEST (ON SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH 25TH STREET) FOR A DISTANCE OF 147.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF JUDSON STREET

THENCE ON A 114.00 FOOT RADIUS CURVE TO THE RIGHT (ON SAID NORTHERLY RIGHT-OF-WAY LINE OF JUDSON STREET) WITH A CENTRAL ANGLE OF 59 DEGREES 41 MINUTES 13 SECONDS, A CHORD BEARING OF SOUTH 61 DEGREES 18 MINUTES 36 SECONDS WEST, A CHORD LENGTH OF 113.46 FEET, FOR AN ARC DISTANCE OF 118.76 FEET TO A POINT OF TANGENCY

THENCE NORTH 08 DEGREES 50 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 507.23 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF JUDSON STREET

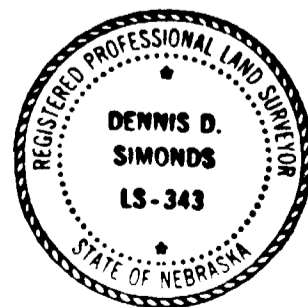
THENCE NORTH 06 DEGREES 35 MINUTES 15 SECONDS WEST (ON SAID NORTHERLY RIGHT-OF-WAY LINE OF JUDSON STREET) FOR A DISTANCE OF 101.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 3 LOTS, AND A CALCULATED AREA OF 9.330 ACRES.

PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL LOT CORNERS, STREET INTERSECTIONS, POINTS OF CURVATURE AND AT ALL OTHER POINTS REQUIRED BY THE CITY OF LINCOLN, LAND SUBDIVISION ORDINANCE, TITLE 26 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS SHOWN OTHERWISE, AND ARE IN FEET OR DECIMALS OF A FOOT.

SIGNED THIS 24th DAY OF August 2004

Dennis D. Simonds  
 DENNIS D. SIMONDS L.S. NO. 343



## DEDICATION

THE FOREGOING PLAT OF THE SUBDIVISION TO BE KNOWN AS "FAIRFIELD CENTRE FOURTH ADDITION", A SUBDIVISION OF OUTLOT "A", FAIRFIELD CENTRE THIRD 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, AQUILA, 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.

ANY RELOCATION OF EXISTING FACILITIES SHALL BE AT OWNER'S/DEVELOPER'S EXPENSE.

WITNESS MY HAND THIS 14th DAY OF SEPTEMBER 2004

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

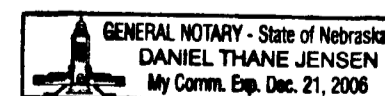
## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA 55  
 COUNTY OF LANCASTER 55

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

THIS 14th DAY OF SEPTEMBER, 2004

Daniel Thane Jensen  
 NOTARY PUBLIC COMMISSION EXPIRES 12-21-2006



## LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS "FAIRFIELD CENTRE FOURTH ADDITION" (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 00-11113 (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.

WITNESS MY HAND THIS 14th DAY OF SEPTEMBER 2004

Leo J. Schumacher  
 LEO J. SCHUMACHER, PRESIDENT  
 LINCOLN FEDERAL SAVINGS BANK

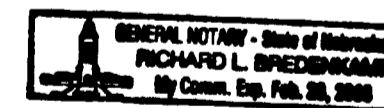
## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA 55  
 COUNTY OF LANCASTER 55

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LEO J. SCHUMACHER, KNOWN TO ME AS, PRESIDENT OF LINCOLN FEDERAL SAVINGS BANK OF NEBRASKA.

THIS 14th DAY OF SEPTEMBER 2004

Richard L. Spredenkamp  
 NOTARY PUBLIC COMMISSION EXPIRES 2-28-05



## APPROVAL OF PLANNING DIRECTOR

THE PLANNING DIRECTOR, PURSUANT TO SECTION 26.11.060 OF THE LMC, HEREBY APPROVES THIS FINAL PLAT.

SIGNED THIS 27th DAY OF SEPTEMBER

ATTEST: Ray A. Miller