

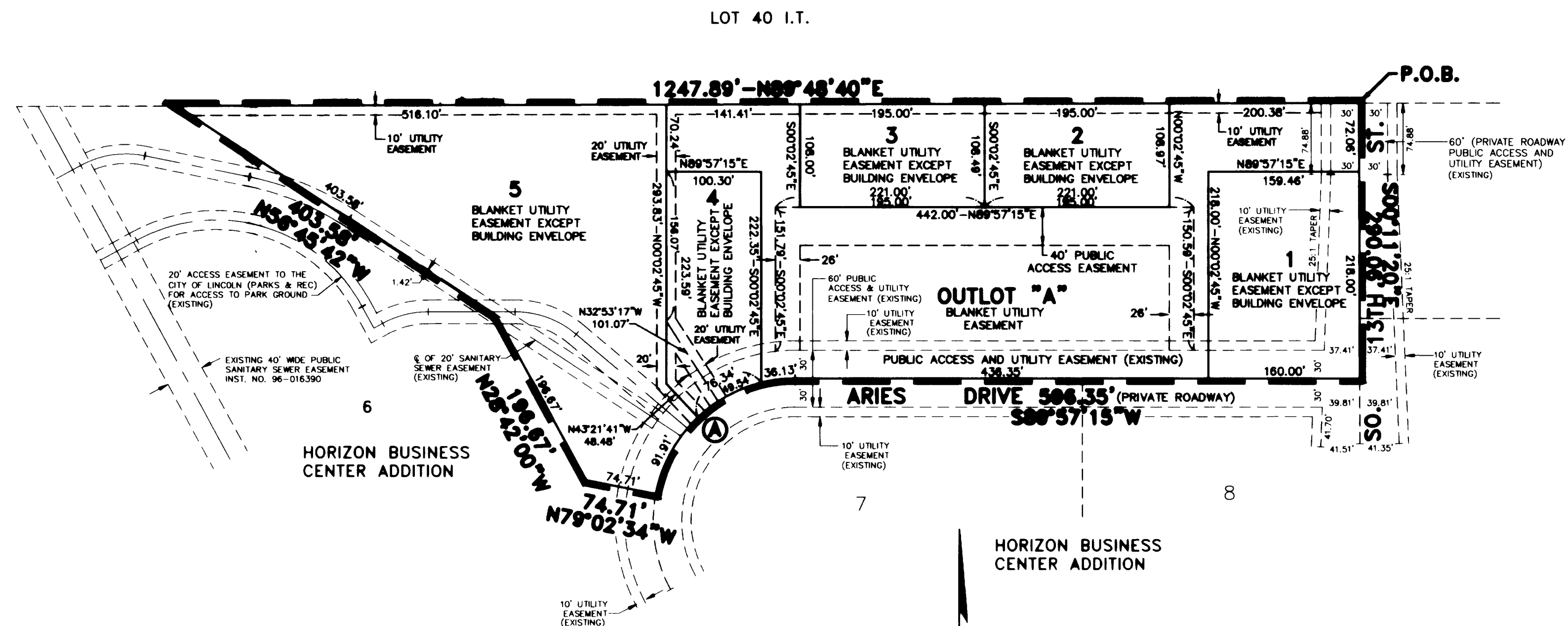
HORIZON BUSINESS CENTER 1ST ADDITION

ADMINISTRATIVE FINAL PLAT

Don Jolte
REGISTER OF DEEDS
2001 MAR -8 P 12:44
LANCASTER COUNTY, NE

#44,50
INST. NO 2001
010793
#3573

BLOCK
CODE
HOBAC1
CHECKED
ENTERED
EDITED



LOT AREA TABLE		
BLOCK 1		
LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	34,820.71 SF.	0.80 AC.
LOT 2	21,202.40 SF.	0.49 AC.
LOT 3	21,107.47 SF.	0.48 AC.
LOT 4	23,900.82 SF.	0.55 AC.
LOT 5	101,699.82 SF.	2.33 AC.
OUTLOT		
OUTLOT "A"	112,758.27 SF.	2.59 AC.

CURVE DATA

① Δ=78°59'49"
R=150.00'
T=123.64'
L=206.81'
LC=190.82'
CB=S50°27'20"W

SCALE: 1"=100'

PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR, PURSUANT TO SECTION 26.11.015 OF THE L.M.C.,
HEREBY APPROVES THIS ADMINISTRATIVE FINAL PLAT.

PLANNING DIRECTOR

DATE 3/07/01

HORIZON BUSINESS CENTER 1ST ADDITION ADMINISTRATIVE FINAL PLAT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS HORIZON BUSINESS CENTER 1ST ADDITION. A SUBDIVISION COMPOSED OF LOTS 3, 4 AND 5 BLOCK 1, HORIZON BUSINESS CENTER ADDITION, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, T9N, R6E OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 11 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 290.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89 DEGREES 57 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 596.35 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 150.00 FEET, ARC LENGTH OF 206.81 FEET, DELTA ANGLE OF 78 DEGREES 59 MINUTES 49 SECONDS, A CHORD BEARING OF SOUTH 50 DEGREES 27 MINUTES 20 SECONDS WEST ALONG A LINE COMMON TO SAID LOTS 4 AND 5, A CHORD LENGTH OF 190.82 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 79 DEGREES 02 MINUTES 34 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID LOT 5, A DISTANCE OF 74.71 FEET TO A SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 28 DEGREES 42 MINUTES 00 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID LOT 5, A DISTANCE OF 196.67 FEET TO A POINT OF DEFLECTION; THENCE NORTH 56 DEGREES 45 MINUTES 42 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID LOT 5, A DISTANCE OF 403.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 89 DEGREES 48 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 5, 4 AND 3, A DISTANCE OF 1247.89 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 7.24 ACRES, OR 315,489.28 SQUARE FEET MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, LOT CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THIS ADMINISTRATIVE FINAL PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

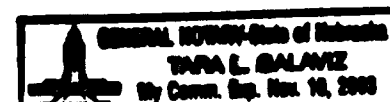
February 15th 2001
DATE
MICHAEL R. JOHNSON
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508
L.S. NUMBER
526
NEBRASKA
REGISTERED
LS-526
MICHAEL R. JOHNSON

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 8th DAY OF February, 2001, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DON LINSOTT, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS MEMBER OF SOUTH INDUSTRIAL PARK, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, AN UNDIVIDED 80% INTEREST, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

Don Linscott
NOTARY PUBLIC



20676-2

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS HORIZON BUSINESS CENTER 1ST ADDITION, SUBDIVISION COMPOSED OF LOTS 3, 4 AND 5 BLOCK 1, HORIZON BUSINESS CENTER ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 T9N, 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 WRES, 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.

ANY RELOCATION OF EXISTING FACILITIES, SHALL BE AT THE OWNERS/DEVELOPERS EXPENSE.

WITNESS MY HAND THIS 8th DAY OF February, 2001.

Don Linscott
DON LINSOTT, MEMBER
SOUTH INDUSTRIAL PARK, L.L.C.,
A NEBRASKA LIMITED LIABILITY COMPANY,
AN UNDIVIDED 80% INTEREST

SECURITY FINANCIAL LIFE INSURANCE COMPANY,
A NEBRASKA CORPORATION,
AN UNDIVIDED 20% INTEREST

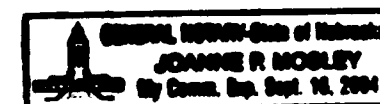
BY: William R. Schmeestle
NAME: William R. Schmeestle
TITLE: Vice President

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF February, 2001, BY NAME: William R. Schmeestle, Vice-President, OF SECURITY FINANCIAL LIFE INSURANCE COMPANY, A NEBRASKA CORPORATION, AN UNDIVIDED 20% INTEREST, ON BEHALF OF THE CORPORATION.

Joanne P. Mosley
NOTARY PUBLIC



LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS HORIZON BUSINESS CENTER 1ST ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO'S. 2000-34895, 2000-34896, 2000-35261 & 2000-54389 (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.

U.S. BANK NATIONAL ASSOCIATION
TRUSTEE AND BENEFICIARY

BY: Brian E. Vahle

NAME: BRIAN E. VAHLE

TITLE: VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA

COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF February, 2001, BY NAME: Brian E. Vahle, TITLE: Vice President, U.S. BANK NATIONAL ASSOCIATION, TRUSTEE AND BENEFICIARY, ON BEHALF OF SAID BANK.

Judy L. North
NOTARY PUBLIC

