

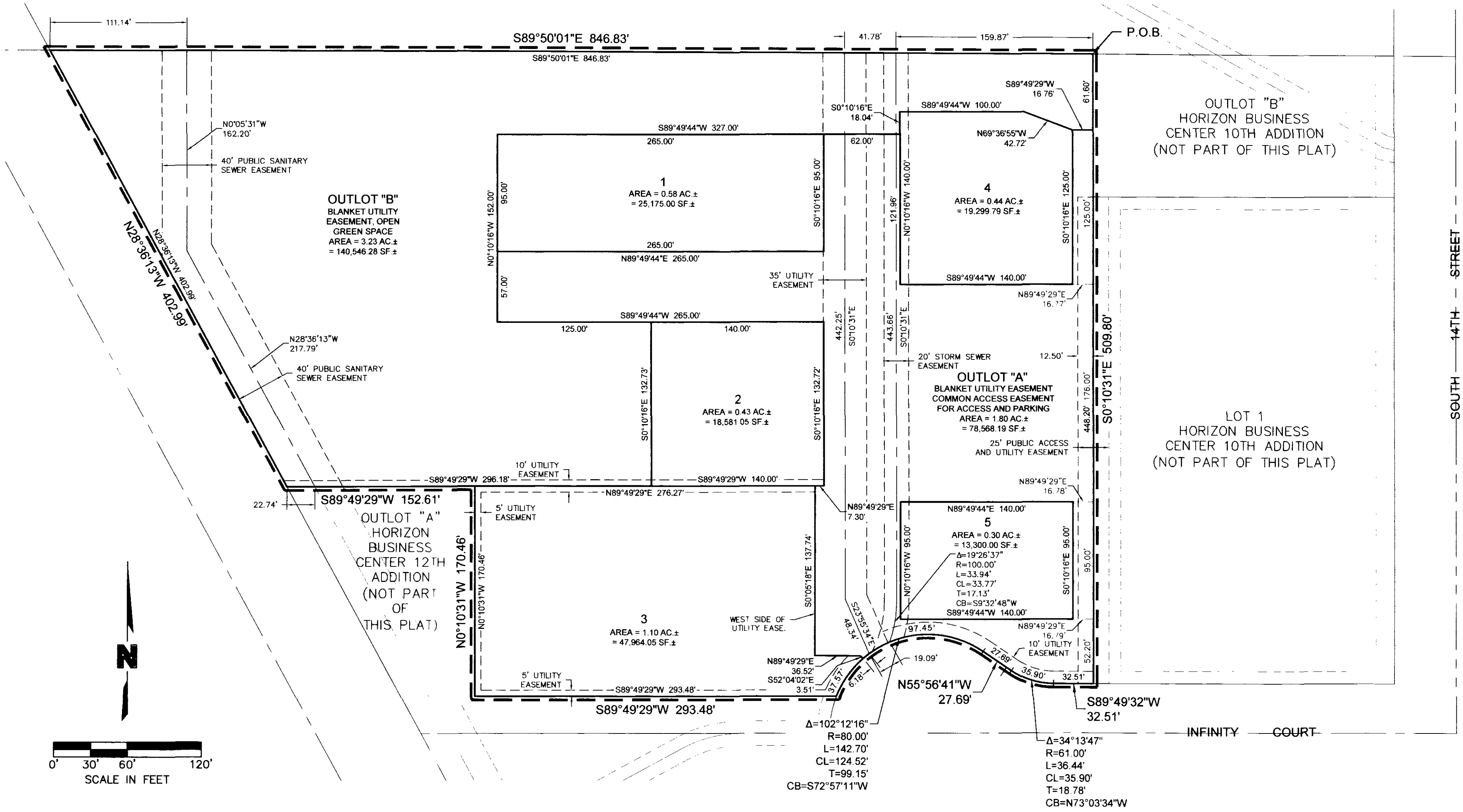
HORIZON BUSINESS CENTER 13TH ADDITION
FINAL PLAT
(THIS PLAT BASED UPON USE PERMIT NO. 117C
FOR HORIZON BUSINESS CENTER)

LOWEST FLOOR ELEVATION TABLE	
LOT NUMBER	MINIMUM OPENING ELEVATION
LOT 1	1180.45
LOT 2	1180.45
LOT 3	1180.53
LOT 4	1180.56
LOT 5	1180.56

Inst # 2013037783 Mon Jul 22 13:56:35 CDT 2013
Filing Fee: \$52.00
Lancaster County, NE Assessor/Register of Deeds
Office PLAT
Pages 2



HCBUC13 #4988



DWG: F:\Projects\013-0445\SRV\Water\K&S\Plats\Drawings\013-0445_HBC13APP.dwg
DATE: Jul 16, 2013 1:46pm
USER: mjohnson
XREFS: MICHAEL JOHNSON.LS_NE

HORIZON BUSINESS CENTER 13TH ADDITION
FINAL PLAT
(THIS PLAT BASED UPON USE PERMIT NO. 117C
FOR HORIZON BUSINESS CENTER)

DEDICATION

THE FOREGOING PLAT, KNOWN AS HORIZON BUSINESS CENTER 13TH ADDITION, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, THE SOLE OWNERS, AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, WINDSTREAM NEBRASKA INC., TIME WARNER CABLE MIDWEST LLC, BLACK HILLS ENERGY, AND LINCOLN ELECTRIC SYSTEM, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, 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, NEBRASKA, ITS SUCCESSORS AND 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 CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENTS OR DRAINAGE EASEMENT SHOWN THEREON.

THE ACCESS EASEMENTS SHOWN THEREON SHALL BE FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

THE COMMON ACCESS EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF THE OWNERS OF LOTS 1, 2, 3, 4, 5, OUTLOT "A" AND OUTLOT "B" AND THEY ARE HEREBY GRANTED THE RIGHT OF SUCH USE.

WITNESS MY HAND THIS 3rd DAY OF July, 2013.

BRESTER CONSTRUCTION, INC.,
A NEBRASKA CORPORATION

WOODBIDGE PROPERTIES, LLC,
A NEBRASKA LIMITED LIABILITY COMPANY

BY: Christopher J. Brester
CHRISTOPHER J. BRESTER,
PRESIDENT

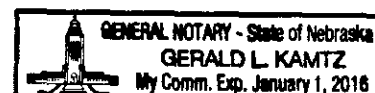
BY: Ronald B. Brester
RONALD B. BRESTER, MANAGER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

ON THIS 3rd DAY OF July, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME CHRISTOPHER J. BRESTER, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS PRESIDENT OF BRESTER CONSTRUCTION, INC., A NEBRASKA CORPORATION, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

Gerald L. Kamtz
NOTARY PUBLIC

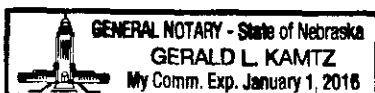


ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

ON THIS 3rd DAY OF July, 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME RONALD B. BRESTER, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS MANAGER OF WOODBRIDGE PROPERTIES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

Gerald L. Kamtz
NOTARY PUBLIC



PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR PURSUANT TO SECTION 26.11.060 OF THE LINCOLN MUNICIPAL CODE, HEREBY APPROVES THIS FINAL PLAT

Steph M. ...
PLANNING DIRECTOR

July 23, 2013
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS HORIZON BUSINESS CENTER 13TH ADDITION, A SUBDIVISION COMPOSED OF LOTS 2 AND 3, HORIZON BUSINESS CENTER 7TH ADDITION, OUTLOT "A", HORIZON BUSINESS CENTER 10TH ADDITION, AND LOTS 1 AND 2, HORIZON BUSINESS CENTER 12TH ADDITION, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT "A", HORIZON BUSINESS CENTER 10TH ADDITION; THENCE SOUTHERLY ON THE EAST LINE OF SAID OUTLOT "A" ON AN ASSUMED BEARING OF S00°10'31"E, A DISTANCE OF 509.80' TO THE SOUTHEAST CORNER OF SAID OUTLOT "A", SAID POINT BEING ON A NORTH RIGHT-OF-WAY LINE OF INFINITY COURT; THENCE S89°49'32"W, ON A SOUTH LINE OF SAID OUTLOT "A", SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 32.51' TO A POINT OF CURVATURE OF A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 34°13'47", A RADIUS OF 61.00', AN ARC LENGTH OF 36.44' ON A SOUTH LINE OF SAID OUTLOT "A", SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 35.90', A TANGENT LENGTH OF 18.78', AND A CHORD BEARING OF N73°03'34"W, TO A POINT; THENCE N55°56'41"W, ON A SOUTH LINE OF SAID OUTLOT "A", SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 27.69' TO A POINT OF CURVATURE OF A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 102°12'16", A RADIUS OF 80.00', AN ARC LENGTH OF 142.70' ON A SOUTH LINE OF SAID OUTLOT "A", AND A SOUTHEAST LINE OF LOTS 1 AND 2, HORIZON BUSINESS CENTER 12TH ADDITION, SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 124.52', A TANGENT LENGTH OF 99.15', AND A CHORD BEARING OF S72°57'11"W, TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S89°49'29"W, ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 293.48' TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°10'31"W, ON THE WEST LINE OF SAID LOT 1, A DISTANCE OF 170.46' TO THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON A SOUTH LINE OF LOT 2, HORIZON BUSINESS CENTER 12TH ADDITION; THENCE S89°49'29"W, ON A SOUTH LINE OF SAID LOT 2, A DISTANCE OF 152.61' TO A SOUTHWEST CORNER OF SAID LOT 2; THENCE N28°36'13"W, ON A WEST LINE OF SAID LOT 2, A DISTANCE OF 402.99' TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE S89°50'01"E, ON THE NORTH LINE OF SAID LOT 2 AND THE NORTH LINE OF OUTLOT "A", HORIZON BUSINESS CENTER 10TH ADDITION, A DISTANCE OF 846.83' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 343,434.35 SQUARE FEET OR 7.88 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED AT EACH OF THE FINAL PLAT CORNER OR THE PERIPHERY OF THE SUBDIVISION, ON THE CENTERLINE AT EACH STREET INTERSECTION AND AT EACH POINT OF TANGENCY AND CURVATURE.

METAL STAKES HAVE BEEN PLACED AT EACH LOT CORNER AND BLOCK CORNER.

ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

July 1st, 2013 Michael R. Johnson 526
DATE SURVEYOR L.S. NUMBER
MICHAEL R. JOHNSON
OLSSON ASSOCIATES
1111 LINCOLN MALL,
SUITE 111
LINCOLN, NE. 68508

