

MUFF 4TH ADDITION

FINAL PLAT

LANCASTER COUNTY, NE
Edna Natta
 REGISTER OF DEEDS

Nov 24 2 10 PM '99

3418

\$43.00

INST. NO 99

062057

BLOCK

CODE

EF-4

CHECKED

REFER

EDITED

S89°49'38"E
 175.80'

175.80'

SUSAN
 SUBDIVISION
 OUTLOT "B"

LOT 1
 BLOCK 1

BLANKET UTILITY EASEMENT
 (EXCLUDING BUILDING ENVELOPE)
 AS SHOWN ON THE APPROVED
 PRELIMINARY PLAT AND C.U.P.

574.60'



SCALE: 1"=50'

LOT AREA TABLE

BLOCK 1

LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	113,390.00 SF.	2.60 AC.

BLOCK 2

LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	7,963.38 SF.	0.18 AC.
LOT 2	2,901.50 SF.	0.07 AC.

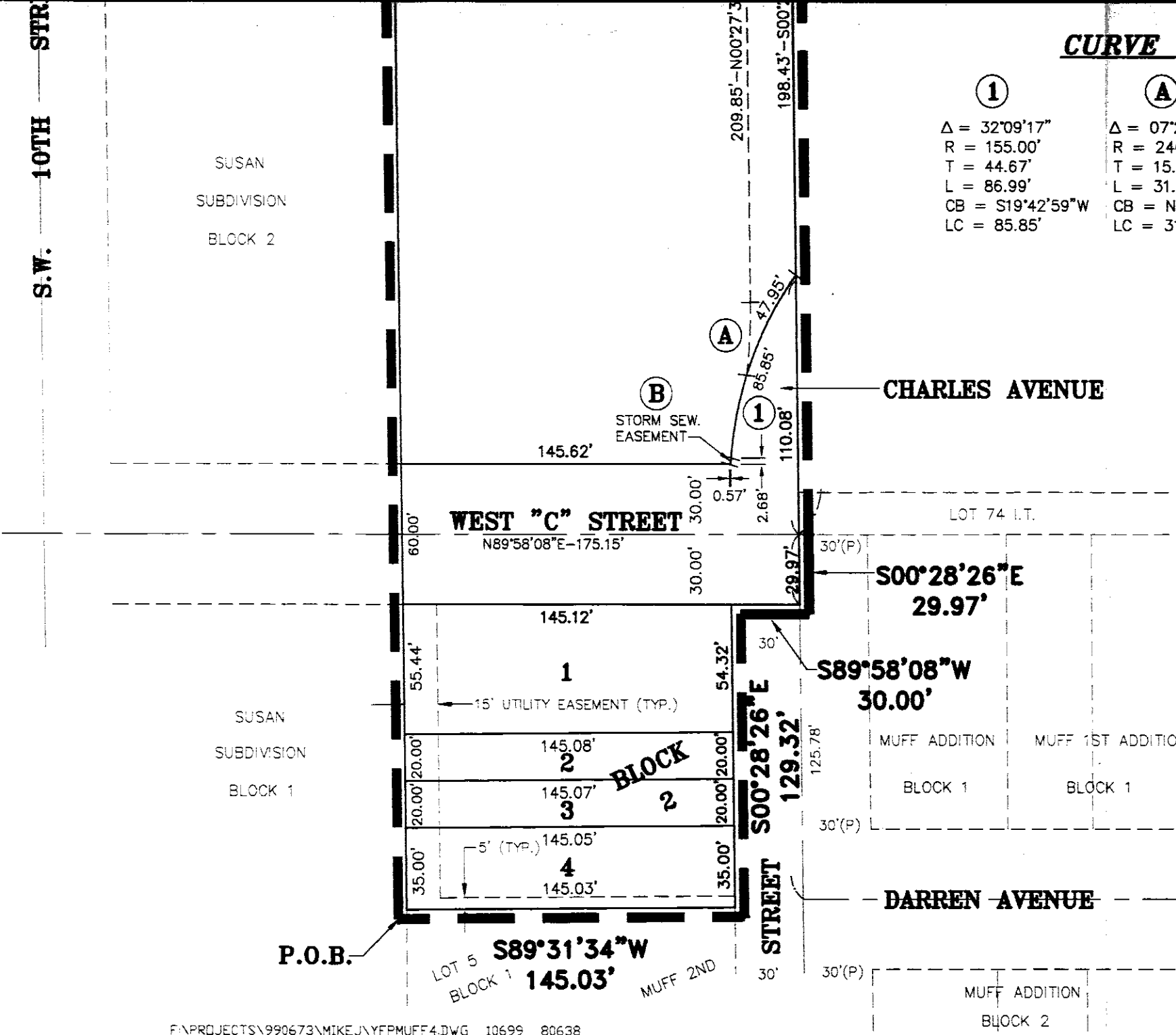
S.W. 10TH STR

SUSAN
SUBDIVISION
BLOCK 2

SUSAN
SUBDIVISION
BLOCK 1

CURVE TABLE

①	Ⓐ	Ⓑ
$\Delta = 32^{\circ}09'17''$	$\Delta = 07^{\circ}27'46''$	$\Delta = 00^{\circ}39'54''$
$R = 155.00'$	$R = 240.00'$	$R = 240.00'$
$T = 44.67'$	$T = 15.65'$	$T = 1.39'$
$L = 86.99'$	$L = 31.26'$	$L = 2.79'$
$CB = S19^{\circ}42'59''W$	$CB = N03^{\circ}16'22''E$	$CB = N15^{\circ}57'26''E$
$LC = 85.85'$	$LC = 31.24'$	$LC = 2.79'$



20586-1

SHEET 1 OF 2

MUFF 4TH ADDITION

FINAL PLAT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS MUFF 4TH ADDITION. A SUBDIVISION COMPOSED OF OUTLOT "A", MUFF 2ND ADDITION, LOCATED IN THE SOUTHWEST QUARTER (SW4) OF SECTION 27, T10N, R6E OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT "A"; THENCE ON A ASSUMED BEARING NORTH 00 DEGREES 30 MINUTES 46 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 845.73 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "A"; THENCE SOUTH 89 DEGREES 49 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 175.80 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "A"; THENCE SOUTH 00 DEGREES 27 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 684.68 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 28 MINUTES 26 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 29.97 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 58 MINUTES 08 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 30.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 28 MINUTES 26 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 129.32 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "A"; THENCE SOUTH 89 DEGREES 31 MINUTES 34 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 145.03 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 3.31 ACRES, OR 144,284.29 SQUARE FEET MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS MUFF 4TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "A", MUFF 2ND ADDITION, LOCATED IN THE SOUTHWEST QUARTER (SW4) OF SECTION 27, T10N, 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, ALIANT COMMUNICATIONS, 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 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.

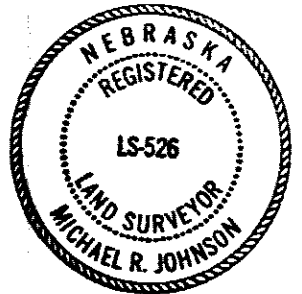
THE CITY OF LINCOLN, ITS SUCCESSORS OR ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

THE STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. THE ACCESS EASEMENTS AND THE PEDESTRIAN WAY EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

10th October 2000

LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION ON OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

DATE Oct. 7th 1999 [Signature] 526
MICHAEL R. JOHNSON
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508
L.S. NUMBER



LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS MUFF 4TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 99-30975 AND 99-30976 (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.

M & S CONSTRUCTION, INC., TRUSTOR
BY: Paul S Muff
TITLE: PRESIDENT

CORNHUSKER BANK, TRUSTEE AND BENEFICIARY
BY: [Signature]
TITLE: Executive Vice President

ACKNOWLEDGEMENT OF NOTARY

THE STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. THE ACCESS EASEMENTS AND THE PEDESTRIAN WAY EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

WITNESS MY HAND THIS 7th DAY OF October, 1999

Paul S Muff
PAUL MUFF, PRESIDENT OF
M & S CONSTRUCTION, INC.
A NEBRASKA CORPORATION

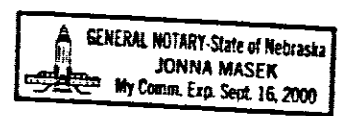
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 7th DAY OF October, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PAUL MUFF, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF M & S CONSTRUCTION, INC., A NEBRASKA CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES ON THE 16th DAY OF September 2000 A.D.

Jonna Masek
NOTARY PUBLIC



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF October, 1999, BY PAUL MUFF, OF PRESIDENT OF M & S CONSTRUCTION, INC., TRUSTOR, ON BEHALF OF SAID CORPORATION.

MY COMMISSION EXPIRES ON THE 16th DAY OF September 2000 A.D.

Jonna Masek
NOTARY PUBLIC



SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 99-30975 AND 99-30976 (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.

M & S CONSTRUCTION, INC., TRUSTOR

BY: Paul S Muff
TITLE: PRESIDENT

CORNHUSKER BANK, TRUSTEE AND BENEFICIARY

BY: J Amastera
TITLE: Executive Vice President

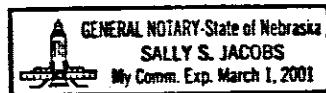
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF October, 1999 BY J Amastera, CORNHUSKER BANK, ON BEHALF OF SAID BANK.

MY COMMISSION EXPIRES ON THE 1st DAY OF March 2001 A.D.

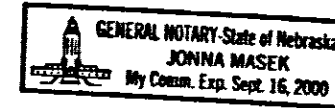
Sally S Jacobs
NOTARY PUBLIC



PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME PAUL MUFF, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS PRESIDENT OF M & S CONSTRUCTION, INC., A NEBRASKA CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES ON THE 16th DAY OF September 2000 A.D.

Jonna Masek
NOTARY PUBLIC



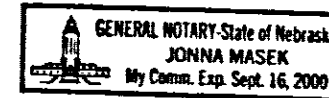
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF October, 1999, BY PAUL MUFF, OF PRESIDENT OF M & S CONSTRUCTION, INC., TRUSTOR, ON BEHALF OF SAID CORPORATION.

MY COMMISSION EXPIRES ON THE 16th DAY OF September 2000 A.D.

Jonna Masek
NOTARY PUBLIC



PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 3rd DAY OF November 1999 BY RESOLUTION NO. PC-00552.

ATTEST: Paul S Muff
CHAIR