

PRAIRIE VILLAGE NORTH FIRST ADDITION

FINAL PLAT
BASED ON PRAIRIE VILLAGE NORTH P.U.D. #05054A

REVEYORS CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as PRAIRIE VILLAGE NORTH FIRST ADDITION, a subdivision of Outlots B,D,E and East 1/4th-3/4th-Block 2 all located in PRAIRIE VILLAGE NORTH ADDITION, located in the Southwest Quarter of Section 11 Township 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described by metes and bounds as follows:

Referring to the Northwest Corner of the Southwest Quarter of said Section 11; Thence in a Northernly direction on the West line of the Northwest Quarter of said Section 11 and on an assumed bearing of North 00 degrees 56 minutes 54 seconds East for a distance of 50.01 feet.
THENCE North 89 degrees 30 minutes 23 seconds East for a distance of 144.29 feet to the POINT OF BEGINNING said point being on the Northernly 50.00 foot right-of-way line of Fremont Street, said point being also the Southwest Corner of said Outlot D.
THENCE North 44 degrees 35 minutes 34 seconds West on the Westernly line of said Lot Outlot D for a distance of 80.01 feet.
THENCE North 00 degrees 30 minutes 21 seconds East on the Westernly line of said Lot Outlot D for a distance of 57.46 feet.
THENCE North 17 degrees 45 minutes 55 seconds East on the Westernly line of said Lot Outlot D for a distance of 103.70 feet.
THENCE North 00 degrees 56 minutes 55 seconds East on the Westernly line of said Lot Outlot D for a distance of 208.63 feet to the Northwest Corner of said Outlot D.
THENCE South 89 degrees 59 minutes 05 seconds East on the Northernly line of said Outlot D for a distance of 1224.46 feet to the Northeast Corner of said Outlot D.
THENCE South 00 degrees 42 minutes 59 seconds West on the East line of said Outlot D for a distance of 421.45 feet.
THENCE South 00 degrees 14 minutes 46 seconds East on the Westernly line of Lot 43 of Irregular Tracts for a distance of 50.00 feet to a point on the North line of the Southwest Quarter of said Section 11.
THENCE North 89 degrees 30 minutes 21 seconds East on the Northernly line of the Southwest Quarter of said Section 11 for a distance of 283.06 feet to the Northwest Corner of Lot 44 of Irregular Tracts.
THENCE South 00 degrees 10 minutes 22 seconds West on the Westernly line of said Lot 44 for a distance of 1281.83 feet to the Southwest Corner of said Lot 44.
THENCE North 58 degrees 26 minutes 49 seconds East on the Southernly line of said Lot 44 for a distance of 783.34 feet.
THENCE South 50 degrees 30 minutes 49 seconds East on the Southernly line of said Lot 44 for a distance of 387.10 to the Southwest Corner of said Lot 44 said point being also on the East line of the Southwest Quarter of said Section 11.
THENCE South 00 degrees 25 minutes 39 seconds West on the East line of the Southwest Quarter of said Section 11 and on the East line of Outlot E for a distance of 121.20 feet to the Northeast Corner of Outlot F.
THENCE North 89 degrees 18 minutes 06 seconds West on the North line of said Outlot F for a distance of 363.80 feet to the Northwest Corner of said Outlot F.
THENCE on a curve turning to the left on the Westernly line of said Outlot F, with an arc length of 84.66 feet, with a radius of 1280.00 feet, with a chord bearing of South 15 degrees 00 minutes 44 seconds East, with a chord length of 84.64 feet, thence with a curve turning to the right and continuing on the Westernly line of said Outlot F, with an arc length of 151.86 feet, with a radius of 620.00 feet, with a chord bearing of South 10 degrees 05 minutes 47 seconds East, with a chord length of 151.86 feet to the point of tangency of said curve.
THENCE South 00 degrees 20 minutes 00 seconds West on the Westernly line of said Outlot F for a distance of 710.08 feet to the Southwest Corner of Outlot E.
THENCE North 89 degrees 17 minutes 06 seconds West on the South line of said Outlot E for a distance of 175.16 feet to the Southwest Corner of said Outlot E.
THENCE North 00 degrees 30 minutes 34 seconds West on the East line of Lot 9, in Block 5, PRAIRIE VILLAGE NORTH ADDITION for a distance of 15.31 feet to the Northwest Corner of said Lot 9.
THENCE North 00 degrees 02 minutes 23 seconds West on the East line of Lots 4 through 8 in said Block 5 for a distance of 305.60 feet to the Northeast Corner of Lot 4, in said Block 5.
THENCE North 03 degrees 57 minutes 48 seconds West on the Easternly line of Lot 3 in said Block 5 for a distance of 82.97 feet to the Northeast Corner of said Lot 3.
THENCE North 11 degrees 36 minutes 10 seconds West on the Easternly line of Lot 2 in said Block 5 for a distance of 86.97 feet to the Northeast Corner of said Lot 2.
THENCE North 18 degrees 56 minutes 24 seconds West on the Easternly line of Lot 1, in said Block 5 for a distance of 86.46 feet to the Northeast Corner of said Lot 1, said point being also on the Southernly right-of-way line of STETSON DRIVE.
THENCE on a curve turning to the left with an arc length of 39.94 feet, with a radius of \$50.00 feet, with a chord bearing of North 55 degrees 52 minutes 30 seconds East, with a chord length of 39.93 feet.
THENCE North 36 degrees 27 minutes 21 seconds West on the Northernly line of Lot 6, extended, in Block 3 in PRAIRIE VILLAGE NORTH ADDITION for a distance of 170.17 feet to the Northeast Corner of said Lot 6.
THENCE South 57 degrees 56 minutes 20 seconds West on the Northwesternly line of said Lot 6 for a distance of 57.46 to the Northwest Corner of said Lot 6.
THENCE South 67 degrees 26 minutes 11 seconds West on the Northwesternly line of Lot 5, in said Block 3 for a distance of 57.46 to the Northwest Corner of said Lot 5.
THENCE South 76 degrees 21 minutes 17 seconds West on the Northernly line of Lot 4, in said Block 3 for a distance of 57.42 to the Northwest Corner of said Lot 4.
THENCE South 85 degrees 40 minutes 19 seconds West on the North line of Lot 3, in said Block 3 for a distance of 57.86 to the Northwest Corner of said Lot 3.
THENCE North 89 degrees 51 minutes 13 seconds West on the North line of Lots 1 and 2 in said Block 3 for a distance of 136.27 feet to the Northwest Corner of said Lot 1.
THENCE South 10 degrees 11 minutes 32 seconds East on the West line of said Lot 1 for a distance of 111.06 feet to the Southwest Corner of said Lot 1.
THENCE South 00 degrees 35 minutes 13 seconds West for a distance of 60.00 to a point on the South line of STETSON DRIVE.
THENCE North 89 degrees 24 minutes 47 seconds West for a distance of 89.44 feet.
THENCE on a curve turning to the left with an arc length of 425.59 feet, with a radius of 2720.00 feet, with a chord bearing of South 45 degrees 26 minutes 22 seconds West, with a chord length of 382.89 feet to the point of tangency of said curve.
THENCE South 00 degrees 54 minutes 35 seconds East for a distance of 201.29 feet.
THENCE on a curve turning to the right with an arc length of 367.25 feet, with a radius of 233.00 feet, with a chord bearing of South 45 degrees 25 minutes 56 seconds West, with a chord length of 350.40 feet to the point of tangency of said curve.
THENCE North 89 degrees 24 minutes 47 seconds West for a distance of 73.19 feet.
THENCE South 45 degrees 35 minutes 13 seconds West for a distance of 35.36 feet.
THENCE South 00 degrees 35 minutes 13 seconds West for a distance of 191.14 feet to a point on the Northernly right-of-way line of Adams Street.
THENCE North 89 degrees 24 minutes 03 seconds West on the Northernly right-of-way line of Adams Street for a distance of 70.48 feet.
THENCE South 41 degrees 39 minutes 42 seconds West on the Northernly right-of-way line of Adams Street for a distance of 56.49 feet.
THENCE South 82 degrees 43 minutes 26 seconds West on the Northernly right-of-way line of Adams Street for a distance of 52.11 feet.
THENCE South 88 degrees 44 minutes 07 seconds West on the Northernly right-of-way line of Adams Street for a distance of 407.23 feet.
THENCE North 79 degrees 11 minutes 09 seconds West on the Northernly right-of-way line of Adams Street for a distance of 42.89 feet.
THENCE South 88 degrees 59 minutes 48 seconds West on the Northernly right-of-way line of Adams Street for a distance of 265.51 feet.
THENCE North 49 degrees 00 minutes 22 seconds West for a distance of 57.54 feet.
THENCE North 07 degrees 00 minutes 33 seconds West on the Easternly right-of-way line of North 64th Street for a distance of 51.05 feet.
THENCE North 00 degrees 06 minutes 57 seconds East on the Easternly right-of-way line of North 64th Street for a distance of 102.99 feet.
THENCE South 89 degrees 53 minutes 03 seconds East for a distance of 11.00 feet.
THENCE North 00 degrees 06 minutes 42 seconds East on the Easternly right-of-way line of North 64th Street for a distance of 369.75 feet.

THENCE North 45 degrees 09 minutes 11 seconds East for a distance of 28.31 feet.
THENCE North 00 degrees 04 minutes 57 seconds East for a distance of 66.00 feet.
THENCE North 44 degrees 56 minutes 52 seconds West for a distance of 26.26 feet.
THENCE North 00 degrees 06 minutes 57 seconds East on the Easternly right-of-way line of North 64th Street for a distance of 525.96 feet.
THENCE North 45 degrees 03 minutes 06 seconds East for a distance of 48.48 to a point on the Southernly 50.00 foot right-of-way line of MARKET DRIVE.
THENCE South 89 degrees 51 minutes 38 seconds East on the Southernly 50.00 foot right-of-way line of MARKET DRIVE for a distance of 310.45 feet.
THENCE South 44 degrees 49 minutes 31 seconds East for a distance of 35.33 feet.
THENCE South 89 degrees 49 minutes 20 seconds East for a distance of 60.00 feet.
THENCE North 00 degrees 10 minutes 17 seconds East on the Easternly right-of-way line of North 65th Street for a distance of 365.02 feet.
THENCE on the Easternly right-of-way line of North 65th Street, on a curve turning to the left with an arc length of 280.89 feet, with a radius of 433.00 feet, with a chord bearing of North 17 degrees 05 minutes 20 seconds West, with a chord length of 256.56 feet to the Northwest Corner of Outlot B in Prairie Village North Addition.
THENCE South 89 degrees 56 minutes 46 seconds East on the North line of said Outlot B for a distance of 852.11 feet to the Southwest Corner of Lot 1, in Block 2, Prairie Village North.
THENCE North 00 degrees 07 minutes 45 seconds East on the East line of said Lot 1 for a distance of 731.44 feet to the Northwest Corner of said Lot 1.
THENCE North 00 degrees 33 minutes 25 seconds West for a distance of 80.00 feet to a point on the Northernly right-of-way line of FREMONT STREET.
THENCE South 89 degrees 39 minutes 21 seconds West on the Northernly 40.00 foot right-of-way line of FREMONT STREET for a distance of 916.36 feet.
THENCE North 44 degrees 41 minutes 03 seconds West on the Northernly right-of-way line of FREMONT STREET for a distance of 35.00 feet.
THENCE North 00 degrees 13 minutes 39 seconds West for a distance of 19.67 feet.
THENCE South 89 degrees 54 minutes 47 seconds West on the Northernly right-of-way line of FREMONT STREET for a distance of 68.00 feet.
THENCE South 00 degrees 52 minutes 36 seconds East for a distance of 10.89 feet.
THENCE South 00 degrees 25 minutes 06 seconds West for a distance of 35.70 feet to a point on the Northernly right-of-way line of FREMONT STREET.
THENCE South 45 degrees 21 seconds West on the Northernly right-of-way line of FREMONT STREET for a distance of 246.79 feet to the POINT OF BEGINNING and containing a calculated area of 80.13 acres 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, and the subdivisor will post a survey to ensure the placing of permanent markers at each lot and block corner and the subdivisor agrees that the placing of permanent markers will be completed prior to the construction on or conveyance of any lot shown on the final plat.

All dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.
Signed this 15th day of October, 2008.

Dennis D. Simmons
Registered Professional Land Surveyor
43-343
Lincoln NE 68516
Ph. (402) 434-2866



DEDICATION

PRAIRIE VILLAGE NORTH FIRST ADDITION, a subdivision of the land within legally described in the Surveyor's Certificate, is made with the approval of the City of Lincoln and the undersigned legal holders. The easements shown on the plat are granted, subject to the terms and conditions of the dedication, in perpetuity to one or more of the following: the City of Lincoln, Nebraska, a municipal corporation; Whitestream Nebraska Inc.; Time Warner Entertainment - Advanced/Newhouse; Aquila and Lincoln Electric System, their successors and assigns to allow entry for the purposes of construction, reconstruction, repair, operation and maintenance of water, cables, conduits, fixtures, any existing poles or towers, pipes and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; water mains and any appurtenances for those uses, over, upon or under the easements as shown on the plat.

The grant of any easement and the dedication of the streets is conditioned upon any easement holder complying at the easement holder's expense with National Pollutant Discharge Elimination System (NPDES) permit requirements and with the easement holder's Storm Water Pollution Prevention Plan (SWPPP) or any SWPPP obtained on the subject real estate by the undersigned, their successors or assigns.

The construction or location of any building or structure, including fences, over, upon or under an easement shall be prohibited. No fence or other improvements shall be constructed so as to obstruct any storm drain or drainage easement shown on the plat.

The City of Lincoln, Nebraska, 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 undersigned, their successors or assigns, are hereby held harmless by any easement holder breaching the NPDES/SWPPP conditions of the granted easement for the costs of compliance and damages or penalties imposed for the breach.

The streets shown on the plat are dedicated to the Public.

Any relocation of existing LES facilities will be at the owner/developers expense.

Any construction or grade changes in LES transmission line easement corridor are subject to LES approval and must be in accordance with LES design and safety standards.

Landscaping material selections within the easement corridors shall follow established guidelines to maintain minimum clearances from utility facilities.

Direct vehicular access to N. 64th Street is relinquished except at the entry point between Market Drive and Adams Streets, Market Drive and Fremont Street. Direct vehicular access to Adams Street is relinquished except at N. 67th Street.

WITNESS OUR HANDS THIS 21st day of October, 2008.

Steven M. Champoux, Manager
Prairie Village North, LLC
Eileen Hall, Wife

ACKNOWLEDGMENT

STATE OF NEBRASKA }
} SS
LANCASTER COUNTY }

On the 21st day of October, 2008, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Steven M. Champoux, Manager, Prairie Village North, LLC and Co-Manager, Dubois, L.L.C., to me personally known to be the identical person whose names are affixed to the dedication of the foregoing plat and he acknowledged the same to be the voluntary act and deed and the voluntary act and deed of said company.

My commission expires the 9th day of Sept., 2011.



ACKNOWLEDGMENT

STATE OF NEBRASKA }
} SS
LANCASTER COUNTY }

On the 21st day of October, 2008, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Eileen Hall, Wife, to me personally known to be the identical persons whose names are affixed to the dedication of the foregoing plat and they acknowledged the same to be their voluntary act and the voluntary act and deed of said company.

My commission expires the 9th day of Sept., 2011.



LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of the certain lien against real property described in the plat known as 'Prairie Village North First Addition', said lien being recorded in the Office of Registrar of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2005-63983, 2005-63984, 2007-36364, 2007-36365, 2007-36366, does hereby consent to the dedication of and subordinate the Lien to any utility (water, sewer, electric, cable TV, telephone, natural gas) easements, or streets, or roads, or parkways, or easements, and access easements and appurtenances of access, dedicated to the public, as set 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.

The One Bank
Trustee of said property
By: Kurt Brostrom The
Name: Kurt Brostrom

ACKNOWLEDGMENT

STATE OF NEBRASKA }
} SS
LANCASTER COUNTY }

The foregoing instrument was acknowledged before me this 17th day of October, 2008 by Kurt Brostrom, Vice President, on behalf of said The One Bank.

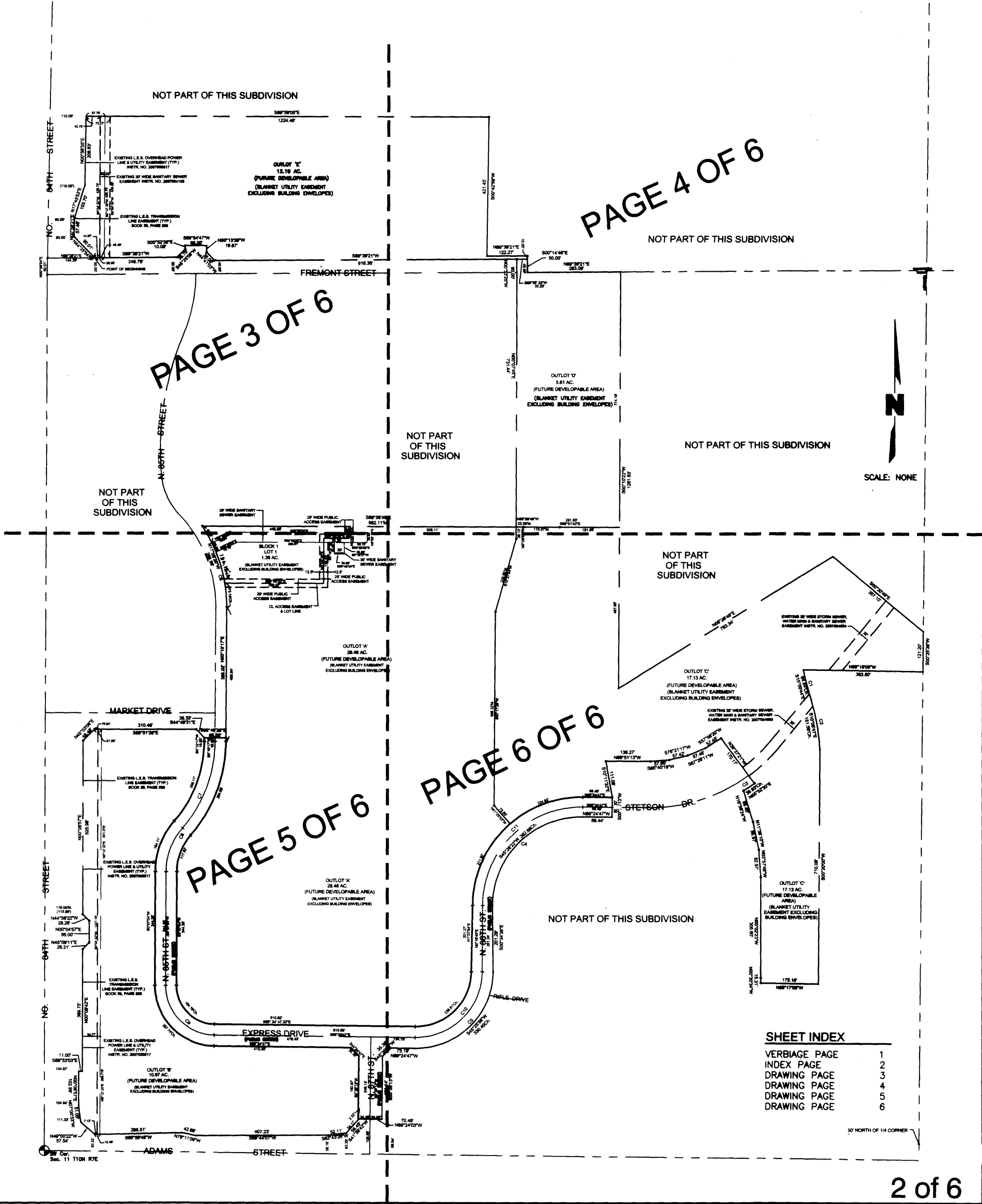
My commission expires the 9th day of Sept., 2011.



PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26-11.080 of the LMC, hereby approves this Final Plat.
December 3, 2008

PRAIRIE VILLAGE
NORTH FIRST ADDITION
FINAL PLAT
BASED ON PRAIRIE VILLAGE NORTH P.U.D. #05054A



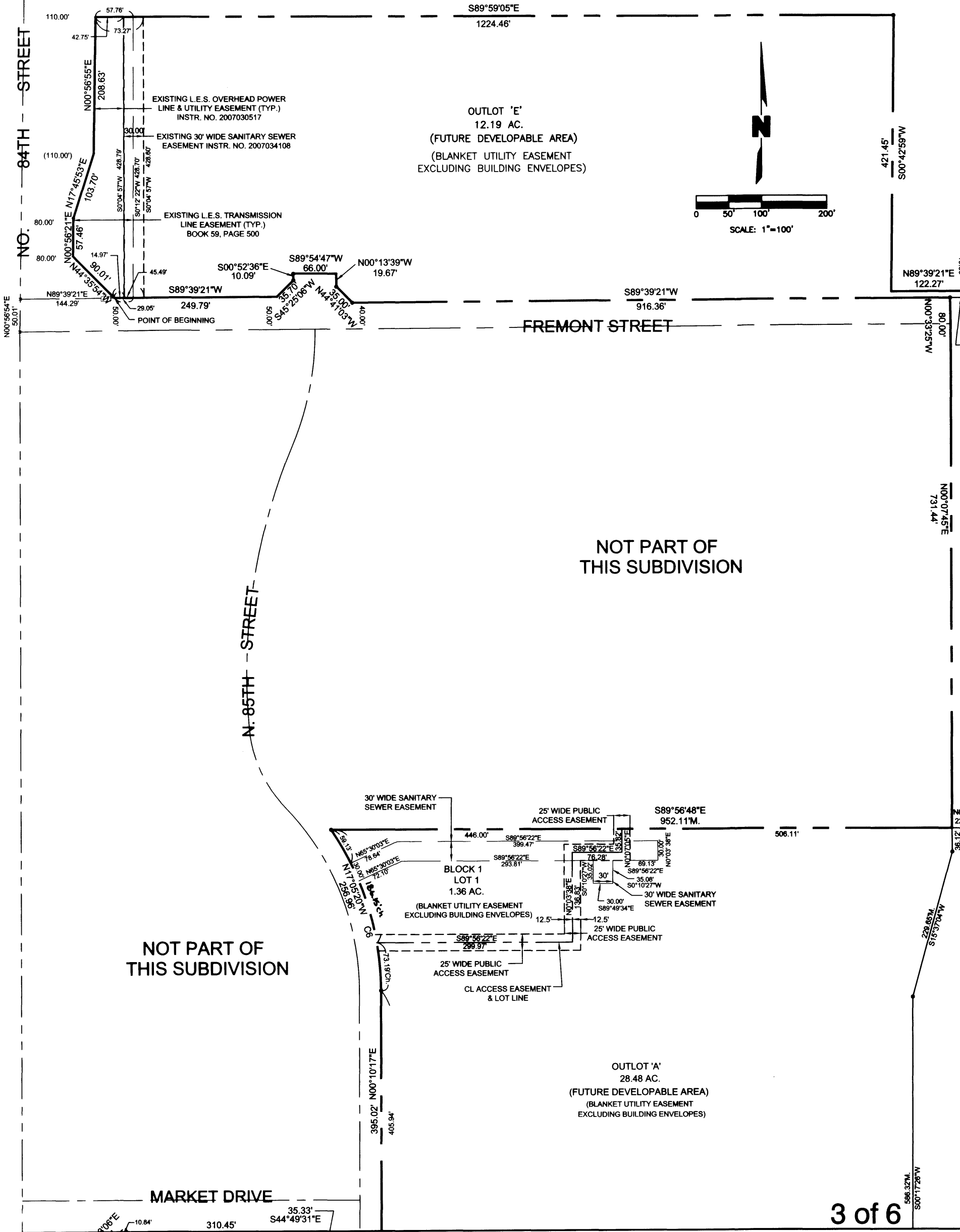
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PRAIRIE VILLAGE NORTH FIRST ADDITION

FINAL PLAT

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NOT PART OF
THIS SUBDIVISION



FINAL PLAT
BASED ON PRAIRIE VILLAGE NORTH P.U.D. #05054A

CURVE TABLE						
Curve	Radius	Angle	Tangent	Length	Ch Dist	Ch Brg
C1	1280.00'	4°14'14"	47.35'	94.66'	94.64'	S15°00'44"E
C2	620.00'	14°02'35"	76.36'	151.96'	151.58'	S10°05'47"E
C3	530.00'	4°19'04"	19.98'	39.94'	39.93'	N55°52'30"E
C4	270.00'	90°18'48"	271.48'	425.59'	382.88'	S45°26'22"W
C5	233.00'	90°18'34"	234.26'	367.25'	330.40'	S45°25'56"W
C6	433.00'	34°31'18"	134.54'	260.89'	256.96'	N17°05'20"W
C7	400.00'	41°11'11"	150.30'	287.53'	281.38'	S20°45'52"W
C8	200.00'	41°14'23"	75.25'	143.95'	140.87'	S20°44'16"W
C9	150.00'	89°31'52"	148.78'	234.39'	211.26'	S44°38'51"E
C10	200.00'	90°18'33"	201.08'	315.24'	283.60'	N45°25'56"E
C11	300.00'	90°18'33"	301.62'	472.86'	425.41'	N45°25'56"E

S89°59'05"E
1224.46'

OUTLOT 'E'
12.19 AC.
(FUTURE DEVELOPABLE AREA)
(BLANKET UTILITY EASEMENT
INCLUDING BUILDING ENVELOPES)

421.45'

NOT PART OF
THIS SUBDIVISION

~~FREMONT STREET~~

OUTLOT 'D'
5.61 AC.
(FUTURE DEVELOPABLE AREA)
(BLANKET UTILITY EASEMENT
EXCLUDING BUILDING ENVELOPES)

NOT PART OF
THIS SUBDIVISION

NOT PART OF
THIS SUBDIVISION

OUTLOT 'A'
28.48 AC.
(FUTURE DEVELOPABLE AREA)
(BLANKET UTILITY EASEMENT
EXCLUDING BUILDING ENVELOPES)

OUTLOT 'C'
17.13 AC.
(FUTURE DEVELOPABLE AREA)
(BLANKET UTILITY EASEMENT
EXCLUDING BUILDING ENVELOPES)

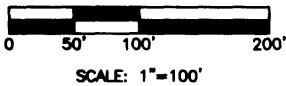
EXISTING 32' WIDE ST
WATER MAIN & SANIT
EASEMENT INSTR. NO

PRAIRIE VILLAGE NORTH FIRST ADDITION

FINAL PLAT
BASED ON PRAIRIE VILLAGE NORTH P.U.D. #05054A

NOT PART OF
THIS SUBDIVISION

OUTLOT 'A'
28.48 AC.
(FUTURE DEVELOPABLE AREA)
(BLANKET UTILITY EASEMENT
EXCLUDING BUILDING ENVELOPES)



MARKET DRIVE

OUTLOT 'A'
28.48 AC.
(FUTURE DEVELOPABLE AREA)
(BLANKET UTILITY EASEMENT
EXCLUDING BUILDING ENVELOPES)

EXPRESS DRIVE

OUTLOT 'B'
10.97 AC.
(FUTURE DEVELOPABLE AREA)
(BLANKET UTILITY EASEMENT
EXCLUDING BUILDING ENVELOPES)

NOT PART OF
THIS SUBDIVISION

STREET NO. 84TH

N. 85TH ST.
(PUBLIC STREET)

N. 87TH ST.
(PUBLIC STREET)

N. 88TH ST.
(PUBLIC STREET)

RIFLE D

SW Cor.
Sec. 11 T10N R7E

ADAMS

STREET

FINAL PLAT
BASED ON PRAIRIE VILLAGE NORTH P.U.D. #05054A

