

PARKER'S LANDING 1ST ADDITION

FINAL PLAT

THIS PLAT BASED UPON PRELIMINARY PLAT
NO. 01014 FOR PARKER'S LANDING ADDITION



INST NO 2003 ^{\$101.00} BLOCK

03106047
2003 OCT 23 A 10 32
LANCASTER COUNTY, NE

106047
#3887

APPROVED
PARKER'S LANDING
1ST ADDITION
FINAL PLAT

LOT AREA TABLE		
BLOCK 1		
LOT NUMBER	AREA IN SF	AREA IN AC.
LOT 1	10,320.00 SF	0.2369 AC
BLOCK 2		
LOT 1	9,840.00 SF	0.2259 AC
LOT 2	8,090.50 SF	0.1857 AC
LOT 3	8,593.29 SF	0.1973 AC
LOT 4	10,376.03 SF	0.2382 AC
LOT 5	16,051.90 SF	0.3685 AC
LOT 6	8,650.60 SF	0.1986 AC
LOT 7	8,301.55 SF	0.1906 AC
LOT 8	7,806.11 SF	0.1792 AC
LOT 9	7,802.89 SF	0.1791 AC
LOT 10	8,113.60 SF	0.1863 AC
LOT 11	8,059.68 SF	0.1850 AC
LOT 12	14,519.35 SF	0.3333 AC
LOT 13	12,369.74 SF	0.2840 AC
LOT 14	9,187.22 SF	0.2109 AC
LOT 15	8,935.71 SF	0.2051 AC
LOT 16	9,082.98 SF	0.2085 AC
LOT 17	9,356.65 SF	0.2148 AC
LOT 18	9,527.11 SF	0.2187 AC
LOT 19	9,595.20 SF	0.2203 AC
LOT 20	9,600.00 SF	0.2204 AC
LOT 21	9,600.00 SF	0.2204 AC
LOT 22	9,600.00 SF	0.2204 AC
LOT 23	12,000.00 SF	0.2755 AC

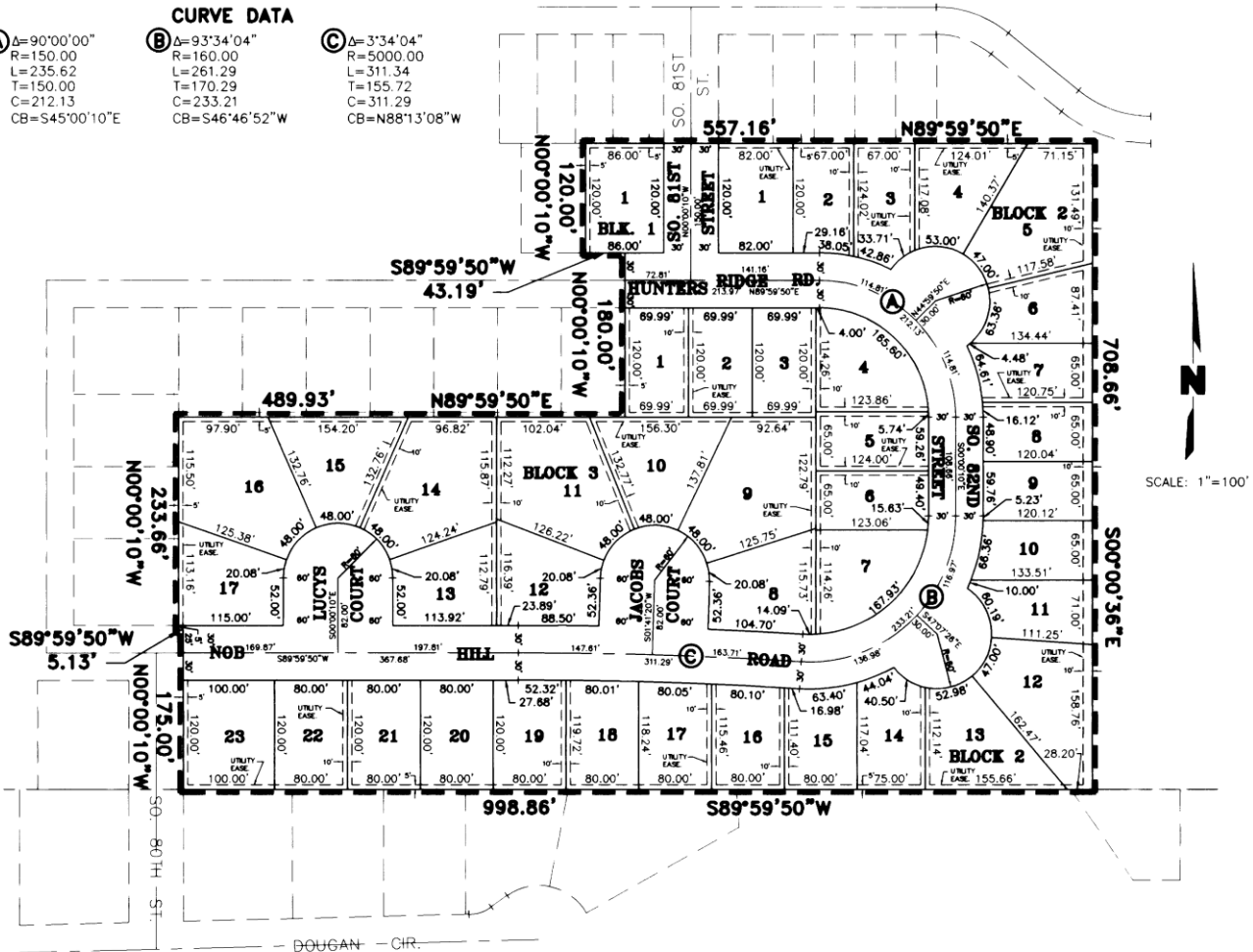
BLOCK 3		
LOT NUMBER	AREA IN SF	AREA IN AC.
LOT 1	8,398.80 SF	0.1928 AC
LOT 2	8,398.80 SF	0.1928 AC
LOT 3	8,398.80 SF	0.1928 AC
LOT 4	11,078.52 SF	0.2543 AC
LOT 5	8,059.74 SF	0.1850 AC
LOT 6	8,055.12 SF	0.1849 AC
LOT 7	10,564.08 SF	0.2425 AC
LOT 8	11,133.66 SF	0.2556 AC
LOT 9	17,675.97 SF	0.4058 AC
LOT 10	12,497.77 SF	0.2869 AC
LOT 11	17,407.56 SF	0.3996 AC
LOT 12	10,788.99 SF	0.2477 AC
LOT 13	10,604.86 SF	0.2435 AC
LOT 14	17,147.20 SF	0.3936 AC
LOT 15	12,139.63 SF	0.2787 AC
LOT 16	17,272.03 SF	0.3965 AC
LOT 17	10,726.76 SF	0.2463 AC

DIRECTOR
PLANNING COMMISSION APPROVAL

THE LINCOLN LANCASTER COUNTY PLANNING COMMISSION HAS
APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION
ON THIS 11TH DAY OF SEPTEMBER, 2003, BY RESOLUTION NO.

ATTEST: *Ray G. Hill, III*
PLANNING CHAIR DIRECTOR

CURVE DATA		
A Δ=90°00'00"	B Δ=93°34'04"	C Δ=3°34'04"
R=150.00	R=160.00	R=5000.00
L=235.62	L=261.29	L=311.34
T=150.00	T=170.29	T=155.72
C=212.13	C=233.21	C=311.29
CB=S45°00'10"E	CB=S46°46'52"W	CB=N88°13'08"W



SCALE: 1"=100'

PARKER'S LANDING 1ST ADDITION

FINAL PLAT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS PARKER'S LANDING 1ST ADDITION. A SUBDIVISION COMPOSED OF OUTLOT "C" PARKER'S LANDING ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT "C", SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "C", A DISTANCE OF 708.66 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "C", THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "C", SAID LINE BEING THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 998.86 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "C", THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "C", A DISTANCE OF 175.00 FEET TO A WEST CORNER OF SAID OUTLOT "C", THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "C", A DISTANCE OF 5.13 FEET TO A WEST CORNER OF SAID OUTLOT "C", THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "C", A DISTANCE OF 233.66 FEET TO A NORTHWEST CORNER OF SAID OUTLOT "C", THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "C", A DISTANCE OF 489.93 FEET TO A WEST CORNER OF SAID OUTLOT "C", THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "C", A DISTANCE OF 180.00 FEET TO A WEST CORNER OF SAID OUTLOT "C", THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "C", A DISTANCE OF 43.19 FEET TO A WEST CORNER OF SAID OUTLOT "C", THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "C", A DISTANCE OF 120.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "C", THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "C", A DISTANCE OF 557.16 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 568,762.23 SQUARE FEET OR 13.06 ACRES 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 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.

August 11th 2003 Michael R. Johnson 526
 DATE MICHAEL R. JOHNSON L.S. NUMBER
 OLSSON ASSOCIATES
 1111 LINCOLN MALL
 LINCOLN, NE. 68508



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
 COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF August, 2003, BY (NAME: Stacy Robertson)
Stacy Robertson, TITLE: General Partner, UNION BANK AND TRUST COMPANY, TRUSTEE AND BENEFICIARY, ON BEHALF OF SAID (BANK).

Stacy Robertson
 NOTARY PUBLIC



DEDICATION

THE FOREGOING PLAT, IS KNOWN AS PARKER'S LANDING 1ST ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "C" PARKER'S LANDING ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 15 TOWNSHIP 9 NORTH, RANGE 7 EAST 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, 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 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.

WITNESS MY HAND THIS 15th DAY OF August, 2003.

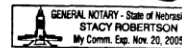
Patrick L. Mooberry
 PATRICK L. MOOBERRY, GENERAL PARTNER
 PARKER GROUND PARTNERSHIP, A NEBRASKA
 GENERAL PARTNERSHIP

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
 COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF August, 2003, BY PATRICK L. MOOBERRY, GENERAL PARTNER, ON BEHALF OF PARKER GROUND PARTNERSHIP, A NEBRASKA GENERAL PARTNERSHIP.

Stacy Robertson
 NOTARY PUBLIC



LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS PARKER'S LANDING 1ST ADDITION (HEREINAFTER "PLAT"). SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 2001-72795, 2002-24005, (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, 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.

UNION BANK AND TRUST COMPANY
 TRUSTEE AND BENEFICIARY

BY: Stacy Robertson
 NAME: Stacy Robertson
 TITLE: General Partner