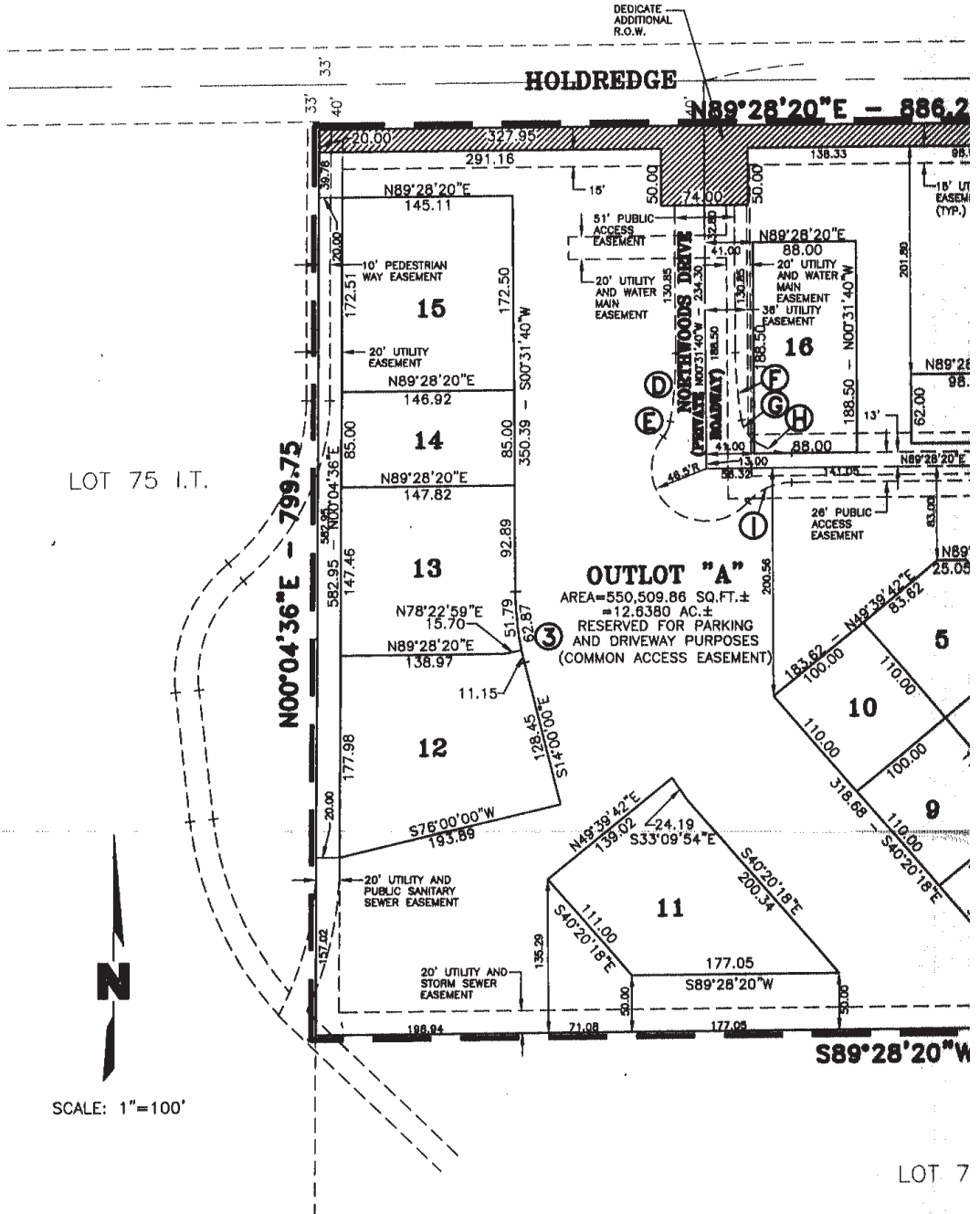


NORTHWOODS PLAZA ADDITION FINAL PLAT

THE LINCOLN
FINAL PLAT
May

NOTE: BLANKET UTILITY EASEMENT OVER ENTIRE PLAT EXCEPT FOR BUILDING ENVELOPES AS SHOWN ON NORTHWOODS PLAZA PRELIMINARY PLAT AND USE PERMIT



20444-1

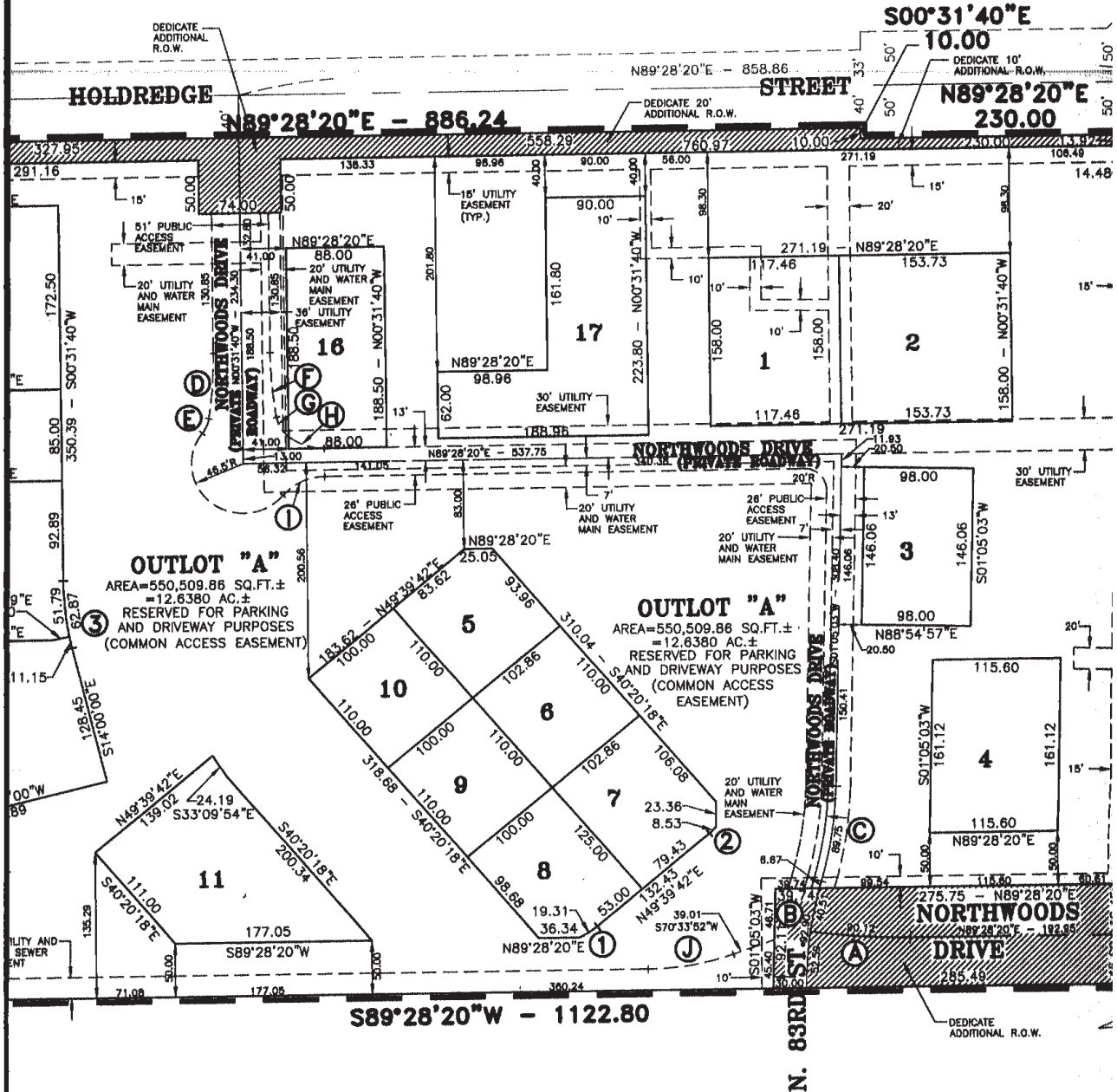
DS PLAZA TION LAT

PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 20th DAY OF May, 1998, BY RESOLUTION NO. PC-00433

ATTEST: *Barbara J. Hines*
CHAIR

T EXCEPT FOR
OODS PLAZA



LOT 76 I.T.

NOVAL

HAS APPROVED THIS
THIS 20th DAY OF

[Signature]

\$49.50

[Signature]
REGISTER OF DEEDS
1998 JUN 11 P 4: 02

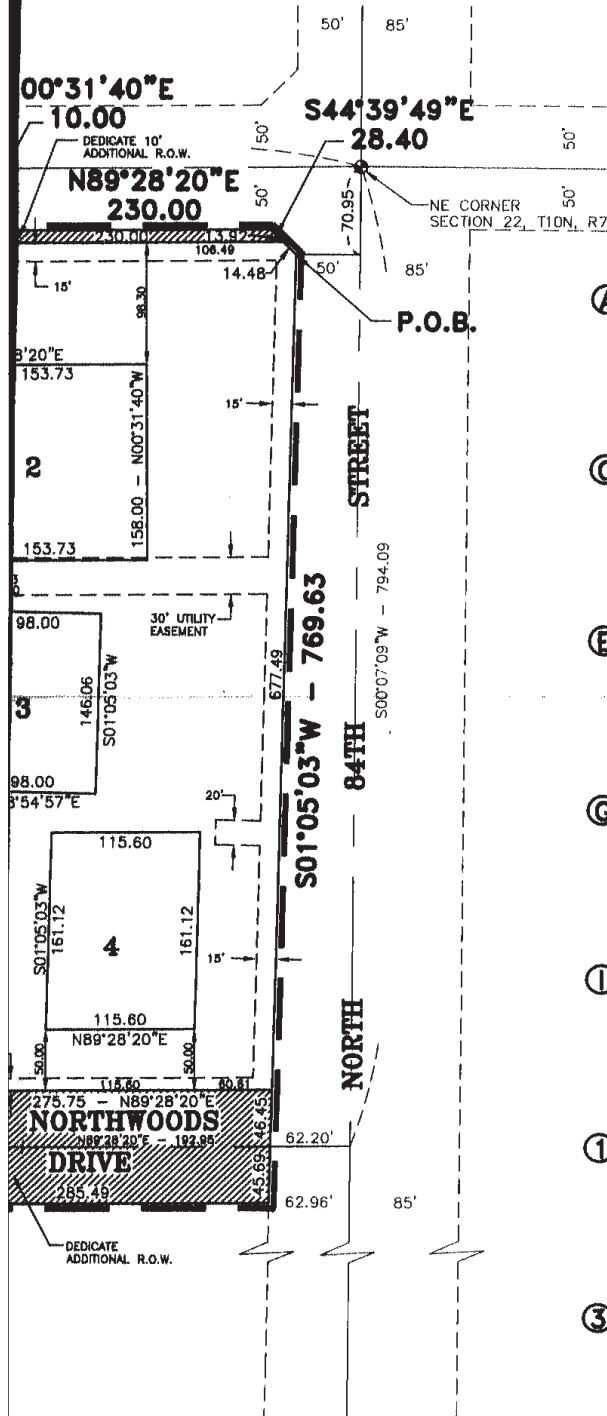
INST. NO 98

028826

3240

BLOCK

CODE
~~NOPL~~
CHECKED
~~ENTERED~~
~~EDITED~~



CURVE DATA

- | | |
|---|---|
| <p>Ⓐ Δ = 08°36'51"
R = 600.00
T = 45.19
L = 90.21
CB = S86°13'14"E
LC = 90.12</p> | <p>Ⓑ Δ = 16°20'39"
R = 350.00
T = 50.26
L = 99.84
CB = S07°38'39"W
LC = 99.50</p> |
| <p>Ⓒ Δ = 14°43'56"
R = 350.00
T = 45.25
L = 89.99
CB = S08°27'01"W
LC = 89.75</p> | <p>Ⓓ Δ = 09°16'21"
R = 378.50
T = 30.69
L = 61.26
CB = N04°06'30"E
LC = 61.19</p> |
| <p>Ⓔ Δ = 29°07'41"
R = 29.50
T = 7.66
L = 15.00
CB = N23°18'31"E
LC = 14.84</p> | <p>Ⓕ Δ = 09°12'22"
R = 378.50
T = 30.47
L = 60.82
CB = N05°07'36"W
LC = 60.75</p> |
| <p>Ⓖ Δ = 38°49'02"
R = 29.50
T = 10.39
L = 19.99
CB = N29°08'18"W
LC = 19.61</p> | <p>Ⓖ Δ = 41°58'51"
R = 49.50
T = 18.99
L = 36.27
CB = N69°32'14"W
LC = 35.46</p> |
| <p>Ⓘ Δ = 49°22'47"
R = 49.50
T = 22.76
L = 42.66
CB = N64°46'56"E
LC = 41.35</p> | <p>Ⓙ Δ = 18°54'28"
R = 236.06
T = 39.31
L = 77.90
CB = S80°01'06"W
LC = 77.55</p> |
| <p>Ⓛ Δ = 17°46'35"
R = 62.50
T = 9.77
L = 19.39
CB = N58°32'59"E
LC = 19.31</p> | <p>Ⓚ Δ = 13°03'52"
R = 37.50
T = 4.29
L = 8.55
CB = N43°07'46"E
LC = 8.53</p> |
| <p>Ⓜ Δ = 13°28'20"
R = 268.00
T = 31.65
L = 63.02
CB = S07°15'50"E
LC = 62.87</p> | |

NORTHWOODS PLAZA ADDITION FINAL PLAT

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS NORTHWOODS PLAZA ADDITION, A SUBDIVISION COMPOSED OF LOT 74 1.T. ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T10N, R7E OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 07 MINUTES 09 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 70.95 FEET TO A POINT, THENCE SOUTH 89 DEGREES 28 MINUTES 20 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 74 1.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE SOUTH 01 DEGREES 05 MINUTES 03 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 74 1.T., SAID LINE BEING THE WEST RIGHT-OF-WAY LINE OF NORTH 84TH STREET, A DISTANCE OF 769.63 FEET TO THE SOUTHEAST CORNER OF SAID LOT 74 1.T., THENCE SOUTH 89 DEGREES 28 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 74 1.T., A DISTANCE OF 1122.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 74 1.T., THENCE NORTH 00 DEGREES 04 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 74 1.T., A DISTANCE OF 799.75 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF HOLDREDGE STREET, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 74 1.T., THENCE NORTH 89 DEGREES 28 MINUTES 20 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, SAID LINE BEING THE NORTH LINE OF SAID LOT 74 1.T., A DISTANCE OF 886.24 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 00 DEGREES 31 MINUTES 40 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 89 DEGREES 28 MINUTES 20 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, SAID LINE BEING THE NORTH LINE OF SAID LOT 74 1.T., A DISTANCE OF 230.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 44 DEGREES 39 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 74 1.T., A DISTANCE OF 28.40 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS NORTHWOODS PLAZA ADDITION, A SUBDIVISION COMPOSED OF LOT 74 1.T., LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T10N, R7E, OF THE 6TH P.M., 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 COMPANY, TV TRANSMISSION, INC., 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

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS NORTHWOODS PLAZA ADDITION, A SUBDIVISION COMPOSED OF LOT 74 1/1, ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T10N, R7E OF THE 6TH, P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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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 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 May 5th 1998



MICHAEL R. JOHNSON
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508

526
L.S. NUMBER



THE FOREGOING PLAT, IS KNOWN AS NORTHWOODS PLAZA ADDITION, A SUBDIVISION COMPOSED OF LOT 74 1/1, LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, T10N, R7E, 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, ALANT COMMUNICATIONS COMPANY, TV TRANSMISSION, INC., 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.

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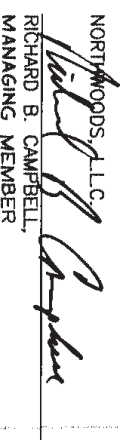
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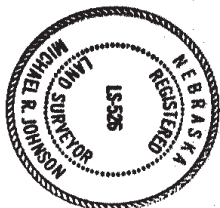
A COMMON ACCESS EASEMENT IS HEREBY GRANTED OVER ALL DRIVES AND PARKING STALLS ON LOTS 1 THRU 17 AND OUTLOT "A", AS SUCH DRIVES AND PARKING STALLS MAY EXIST FROM TIME TO TIME.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO HOLDREDEGE STREET AND NORTH 84TH STREET FROM OUTLOT "A" IS HEREBY RELINQUISHED, EXCEPT AS SHOWN.

WITNESS MY HAND THIS 5th DAY OF May, 1998.

NORTHWOODS, L.L.C.

RICHARD B. CAMPBELL,
MANAGING MEMBER

ACKNOWLEDGMENT OF NOTARY



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 5th DAY OF May, 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME RICHARD B. CAMPBELL, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AS MANAGING MEMBER OF NORTHWOODS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

Sandy Priestert
NOTARY PUBLIC



LOT AREA TABLE		
LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	18,558.41 S.F.	0.4260 AC.
LOT 2	24,289.72 S.F.	0.5576 AC.
LOT 3	14,313.66 S.F.	0.3286 AC.
LOT 4	18,617.88 S.F.	0.4274 AC.
LOT 5	11,160.67 S.F.	0.2562 AC.
LOT 6	11,314.98 S.F.	0.2598 AC.
LOT 7	12,706.46 S.F.	0.2917 AC.
LOT 8	12,073.07 S.F.	0.2772 AC.
LOT 9	11,000.00 S.F.	0.2525 AC.
LOT 10	11,000.00 S.F.	0.2525 AC.
LOT 11	22,844.67 S.F.	0.5244 AC.
LOT 12	27,041.93 S.F.	0.6208 AC.
LOT 13	21,989.11 S.F.	0.5048 AC.
LOT 14	12,526.73 S.F.	0.2876 AC.
LOT 15	25,187.63 S.F.	0.5782 AC.
LOT 16	16,588.00 S.F.	0.3808 AC.
LOT 17	26,276.97 S.F.	0.6032 AC.