DESCRIPTION: (ACCESS & UTILITY EASEMENT)

A TRACT OF LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 7, RANGE 7, IN LANDCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF OLIVE CREEK ROAD; THENCE N02°15'35"W A DISTANCE OF 300.07 FEET; THENCE N87°44'25"E A DISTANCE OF 313.99 FEET TO A 1/2" IRON BAR WITH A 2143F CAP SET; THENCE S89°48'07"E A DISTANCE OF 29.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°48'07"E A DISTANCE OF 20.00 FEET; THENCE S00°11'53"W A DISTANCE OF 142.41 FEET; THENCE S29°56'21"W A DISTANCE OF 56.82 FEET; THENCE S41°23'24"E A DISTANCE OF 37.16 FEET; THENCE S41°23'24"E A DISTANCE OF 23.44 FEET; THENCE S70°34'41"E A DISTANCE OF 40.24 FEET; THENCE S57°19'04""E A DISTANCE OF 58.27 FEET; THENCE S35°07'37"E A DISTANCE OF 6.13'; THENCE N87°21'40"E A DISTANCE OF 30.59 FEET; THENCE N57°19'04"W A DISTANCE OF 36.66 FEET; THENCE N70°34'41"W A DISTANCE OF 43.13 FEET; THENCE 41°23'24"W A DISTANCE OF 41.54 FEET; THENCE N24°12'44"E A DISTANCE OF 51.05 FEET; THENCE N29°56'21"E A DISTANCE OF 52.51 FEET; THENCE N00°11'53"E A DISTANCE OF 137.10' FEET TO THE POINT OF BEGINNING. CONTAINING 7,283 SQUARE FEET, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS NOW OF RECORD.
END OF DESCRIPTION

DESCRIPTION: (LEASE AREA)

A TRACT OF LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 7, RANGE 7, IN LANDCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF OLIVE CREEK ROAD; THENCE N02°15'35"W A DISTANCE OF 300.07 FEET; THENCE N87°44'25"E A DISTANCE OF 313.99 FEET TO A 1/2" IRON BAR WITH A 2143F CAP SET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N00°11'53"E A DISTANCE OF 100.00 FEET; THENCE S89°48'07"E A DISTANCE OF 100.00 FEET; THENCE S00°11'53"W A DISTANCE OF 100.00 FEET; THENCE N89°48'07"W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING CONTAINING 1000 SQUARE FEET, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS NOW OF RECORD.
END OF DESCRIPTION

DESCRIPTION: (GUY ANCHOR EASEMENTS)

A TRACT OF LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 7, RANGE 7, IN LANDCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF OLIVE CREEK ROAD; THENCE N02°15'35"W A DISTANCE OF 300.07 FEET; THENCE N87°44'25"E A DISTANCE OF 313.99 FEET TO A 1/2" IRON BAR WITH A 2143F CAP SET; THENCE S89°48'07"E A DISTANCE OF 2.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°48'07"E A DISTANCE OF 12.96 FEET; THENCE S39°43'20"W A DISTANCE OF 228.57 FEET; THENCE N50°16'40"W A DISTANCE OF 10.00 FEET; THENCE N39°43'20"E A DISTANCE OF 220.32 FEET TO THE POINT OF BEGINNING. CONTAINING 2,244 SQUARE FEET, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS NOW OF RECORD.
END OF DESCRIPTION

A TRACT OF LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 7, RANGE 7, IN LANDCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF OLIVE CREEK ROAD; THENCE N02°15'35"W A DISTANCE OF 300.07 FEET; THENCE N87°44'25"E A DISTANCE OF 313.99 FEET TO A 1/2" IRON BAR WITH A 2143F CAP SET; THENCE S89°48'07"E A DISTANCE OF 100.00 FEET; THENCE N00°11'53"E A DISTANCE OF 36.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°11'53"E A DISTANCE OF 10.16 FEET; THENCE S80°23'26"E A DISTANCE OF 240.35 FEET; THENCE S09°36'34"W A DISTANCE OF 10.00 FEET; THENCE N80°23'26"W A DISTANCE OF 238.58 FEET TO THE POINT OF BEGINNING. CONTAINING 2,395 SQUARE FEET, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS NOW OF RECORD.
END OF DESCRIPTION

A TRACT OF LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 7, RANGE 7, IN LANDCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF OLIVE CREEK ROAD; THENCE N02°15'35"W A DISTANCE OF 300.07 FEET; THENCE N87°44'25"E A DISTANCE OF 313.99 FEET TO A 1/2" IRON BAR WITH A 2143F CAP SET; THENCE N00°11'53"E A DISTANCE OF 100.00 FEET; THENCE S89°48'07"E A DISTANCE OF 25.28 FEET TO THE POINT OF BEGINNING; THENCE N20°26'54"W A DISTANCE OF 235.00 FEET; THENCE N69°33'06"E A DISTANCE OF 10.00 FEET; THENCE S20°26'54"E A DISTANCE OF 238.77 FEET; THENCE N89°48'07"W A DISTANCE OF 10.69 FEET TO THE POINT OF BEGINNING. CONTAINING 2,369 SQUARE FEET, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS NOW OF RECORD.
END OF DESCRIPTION

NEXTEL Partners INC
6750 Westown Parkway,
Suite 115 West Des Moines, IA 50266
Phone: (515) 457-3900 Fax: (515) 457-3940

SHIVE-HATTERY
Cedar Rapids, IA Iowa City, IA Des Moines, IA Bloomington, IL Chicago, IL
PHONE (847) 394-1183 FAX (847) 394-1195

PROJECT NO: 70705CB-C
DRAWN BY: JMA
CHECKED BY:

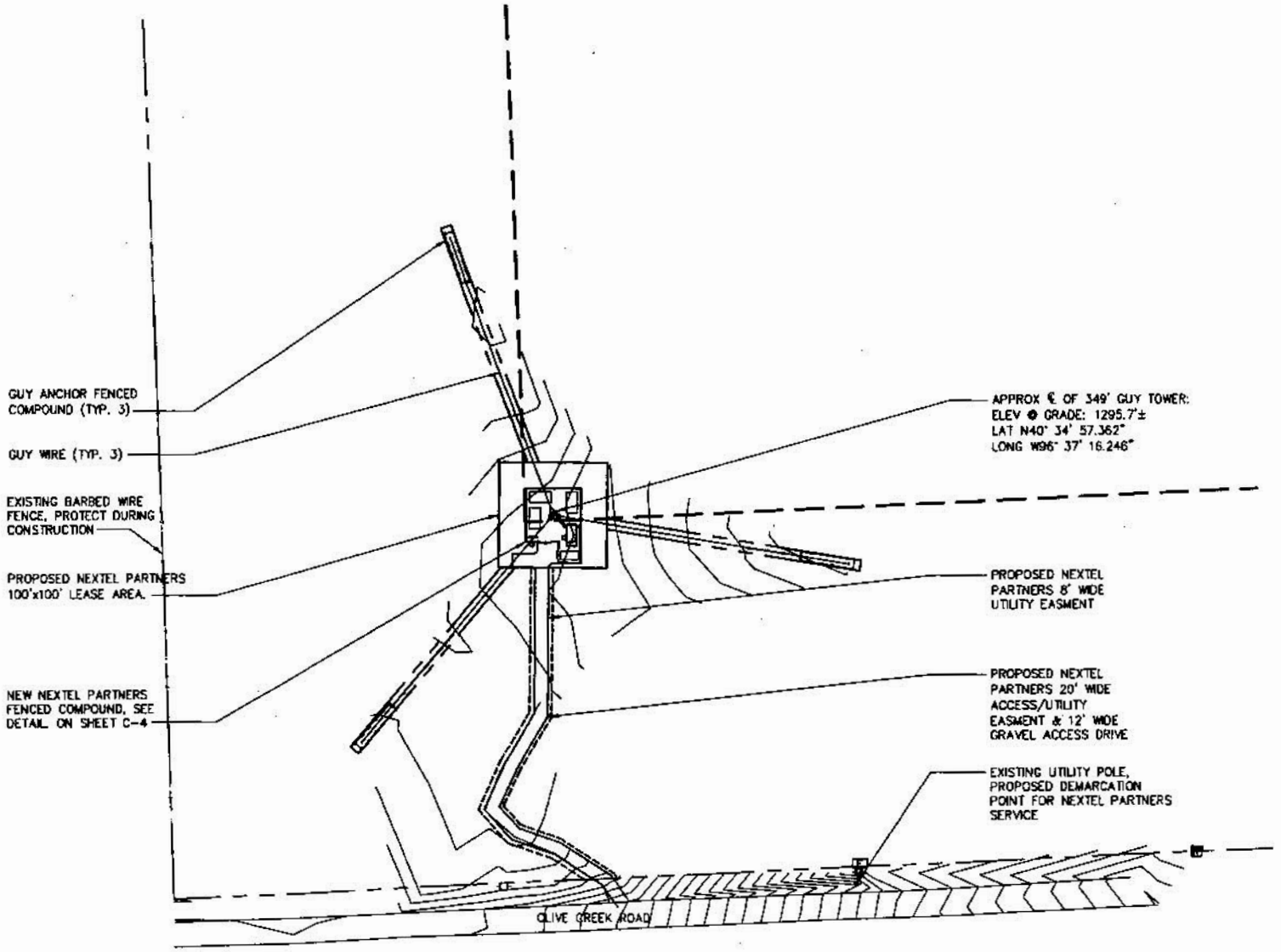
KAS VALLEY ENGINEERING, INC
CONSULTING ENGINEERS

HICKMAN
KUNZ RAW LAND
NE-045P-C
7900 OLIVE CREEK ROAD
HICKMAN, NE 68366
LANCASTER COUNTY
NEW GUY TOWER

DESCRIPTIONS

C-1.3

Special Permit #05026
S. 68th & Olive Creek Rd.



1 PARTIAL SITE PLAN
SCALE: 1"=100'

N

NEXTEL Partners INC
6750 Westown Parkway
Suite 115 West Des Moines, IA 50266
Phone: (515) 457-3900 Fax: (515) 457-3940

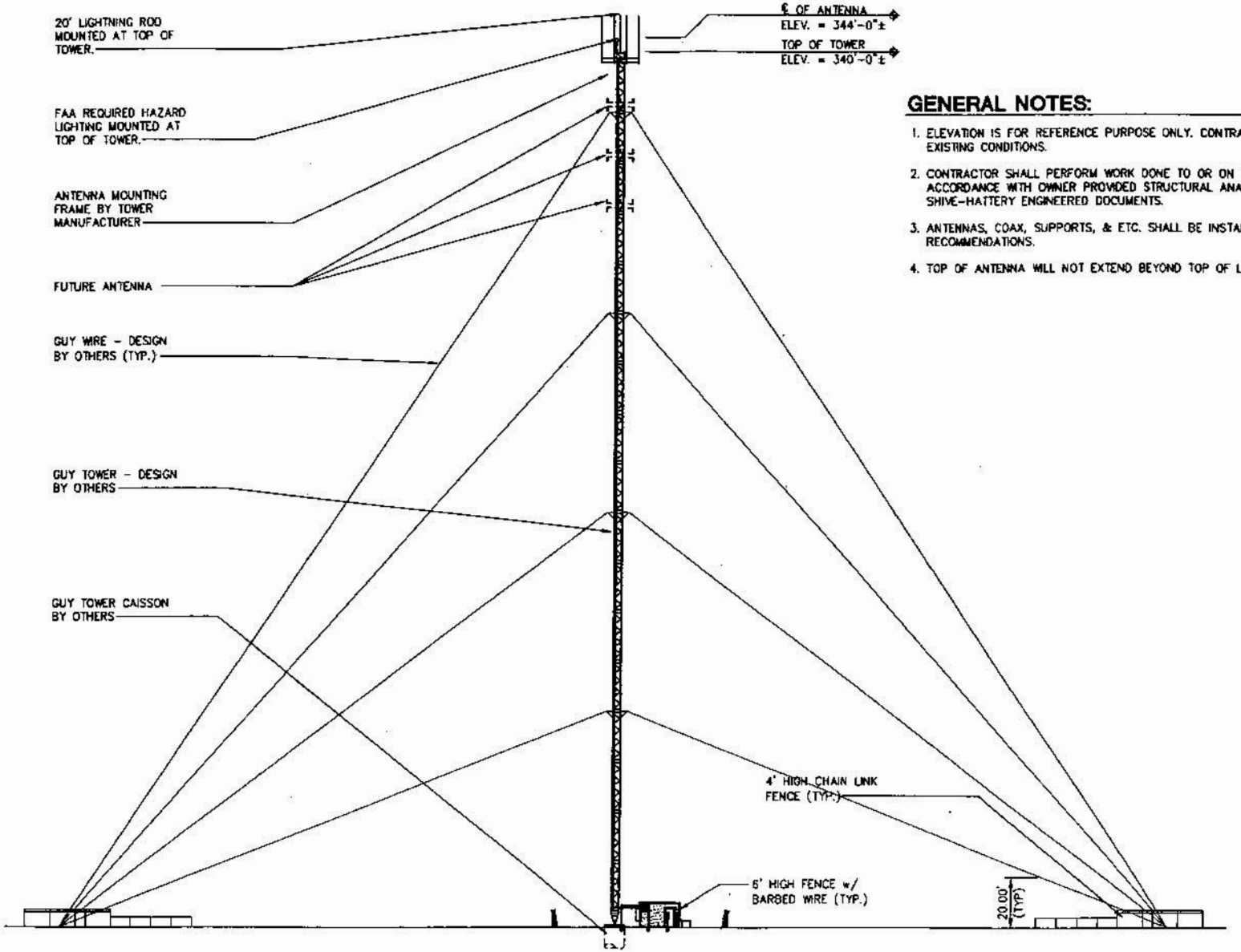
SHIVE-HATTERY

HICKMAN KUNZ RAW LAND
NE-045P-C

PARTIAL SITE PLAN

C-3

Special Permit #05026
S. 68th & Olive Creek Rd.



GENERAL NOTES:

TEL-A21A

1. ELEVATION IS FOR REFERENCE PURPOSE ONLY. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
2. CONTRACTOR SHALL PERFORM WORK DONE TO OR ON STRUCTURE IN ACCORDANCE WITH OWNER PROVIDED STRUCTURAL ANALYSIS SEPARATE FROM SHIVE-HATTERY ENGINEERED DOCUMENTS.
3. ANTENNAS, COAX, SUPPORTS, & ETC. SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.
4. TOP OF ANTENNA WILL NOT EXTEND BEYOND TOP OF LIGHTNING ROD.

1 TOWER ELEVATION - TYPICAL

SCALE: NONE

NEXTEL Partners INC
6750 Westown Parkway,
Suite 115 West Des Moines, IA 50266
Phone: (515) 457-3800 Fax: (515) 457-3940

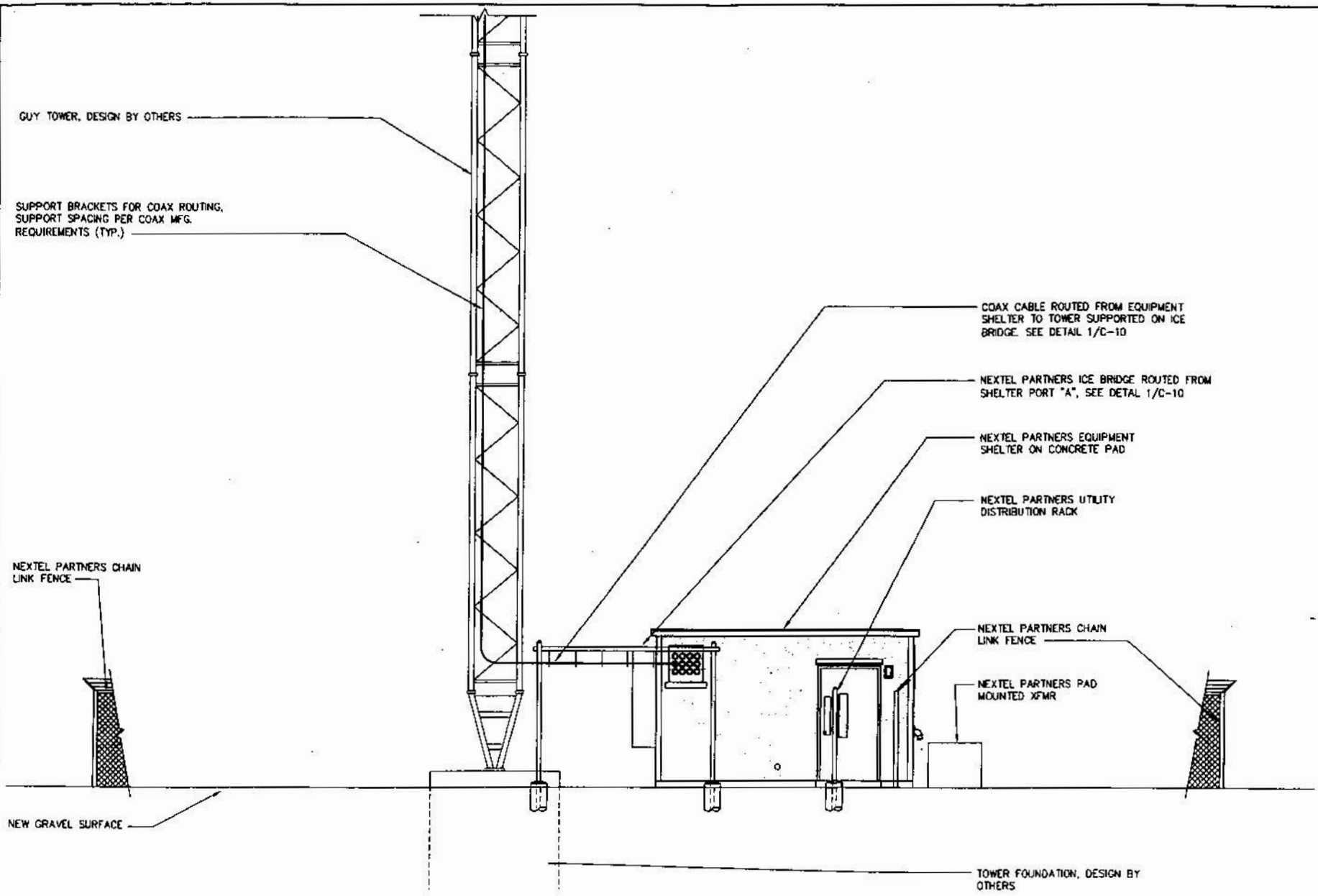
SHIVE-HATTERY

HICKMAN KUNZ RAW LAND
NE-045P-C

ELEVATION & NOTES

C-5

Special Permit #05026
S. 68th & Olive Creek Rd.



1 PARTIAL COMPOUND ELEVATION
SCALE: NONE

NEXTEL Partners INC
6750 Westown Parkway,
Suite 115 West Des Moines, IA 50266
Phone: (515) 457-3900 Fax: (515) 457-3940

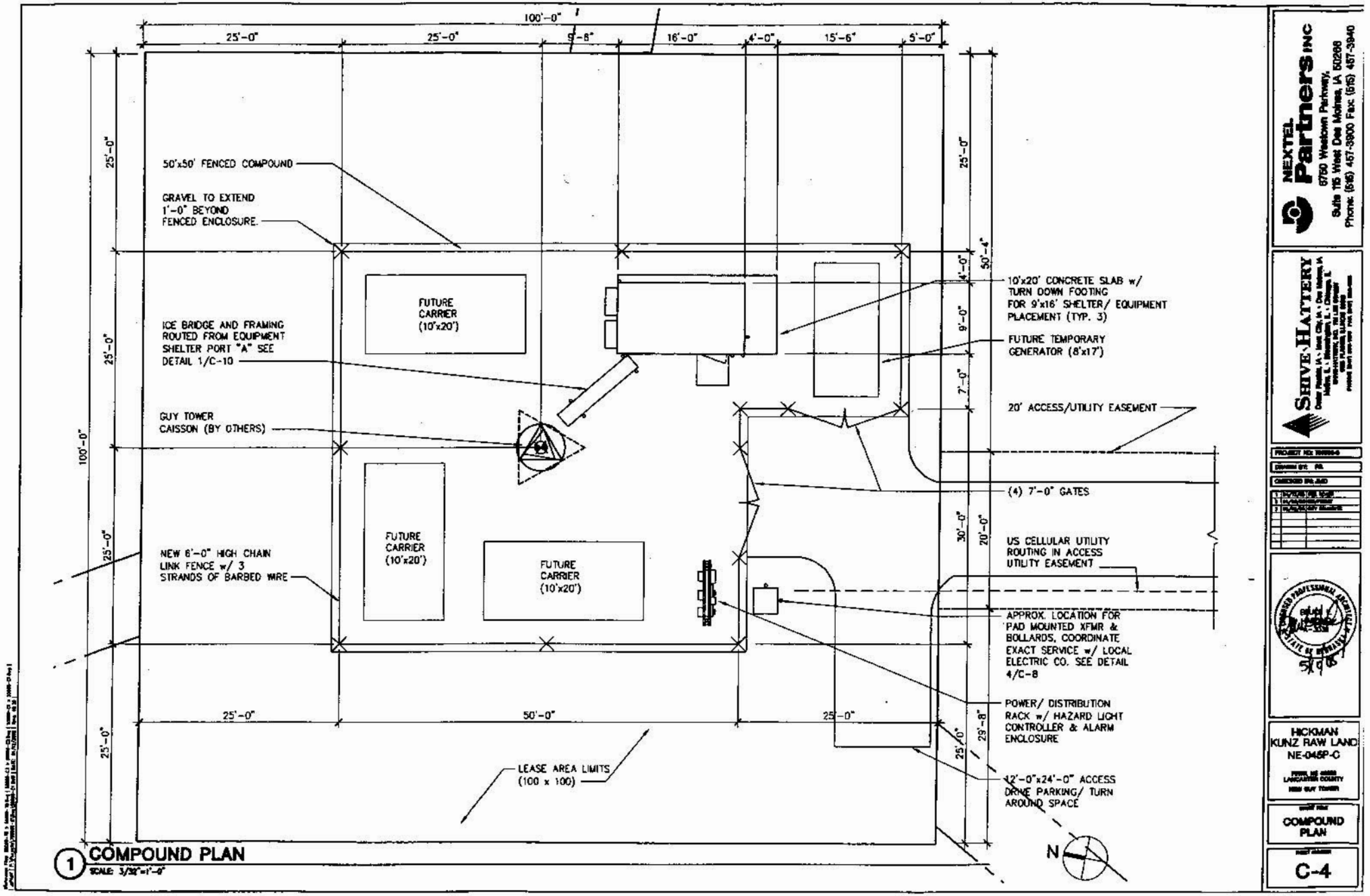
SHIVE-HATTERY

HICKMAN
KUNZ RAW LAND
NE-045P-C

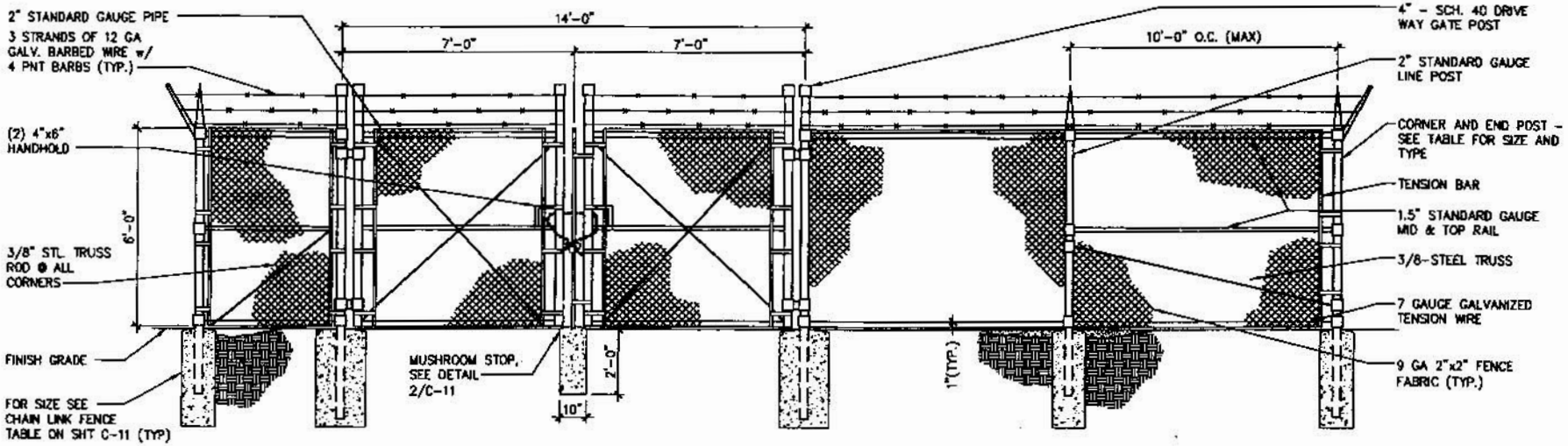
COMPOUND ELEVATION

C-6

Special Permit #05026
S. 68th & Olive Creek Rd.



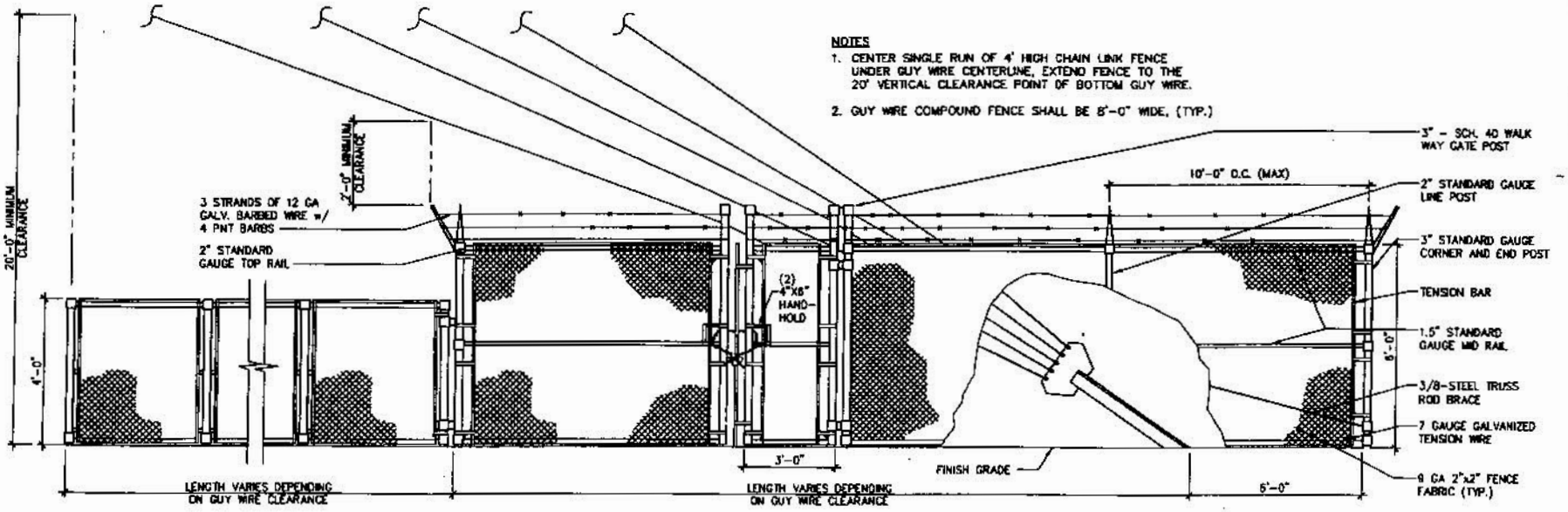
Special Permit #05026
S. 68th & Olive Creek Rd.



1 CHAIN LINK FENCE & GATE ELEVATION

SCALE: NONE

TEL-R501A



2 GUY ANCHOR COMPOUND FENCE DETAIL

SCALE: NONE

TEL-R502

NEXTEL Partners INC
6750 Westown Parkway,
Suite 115 West Des Moines, IA 50266
Phone: (515) 457-3900 Fax: (515) 457-3940

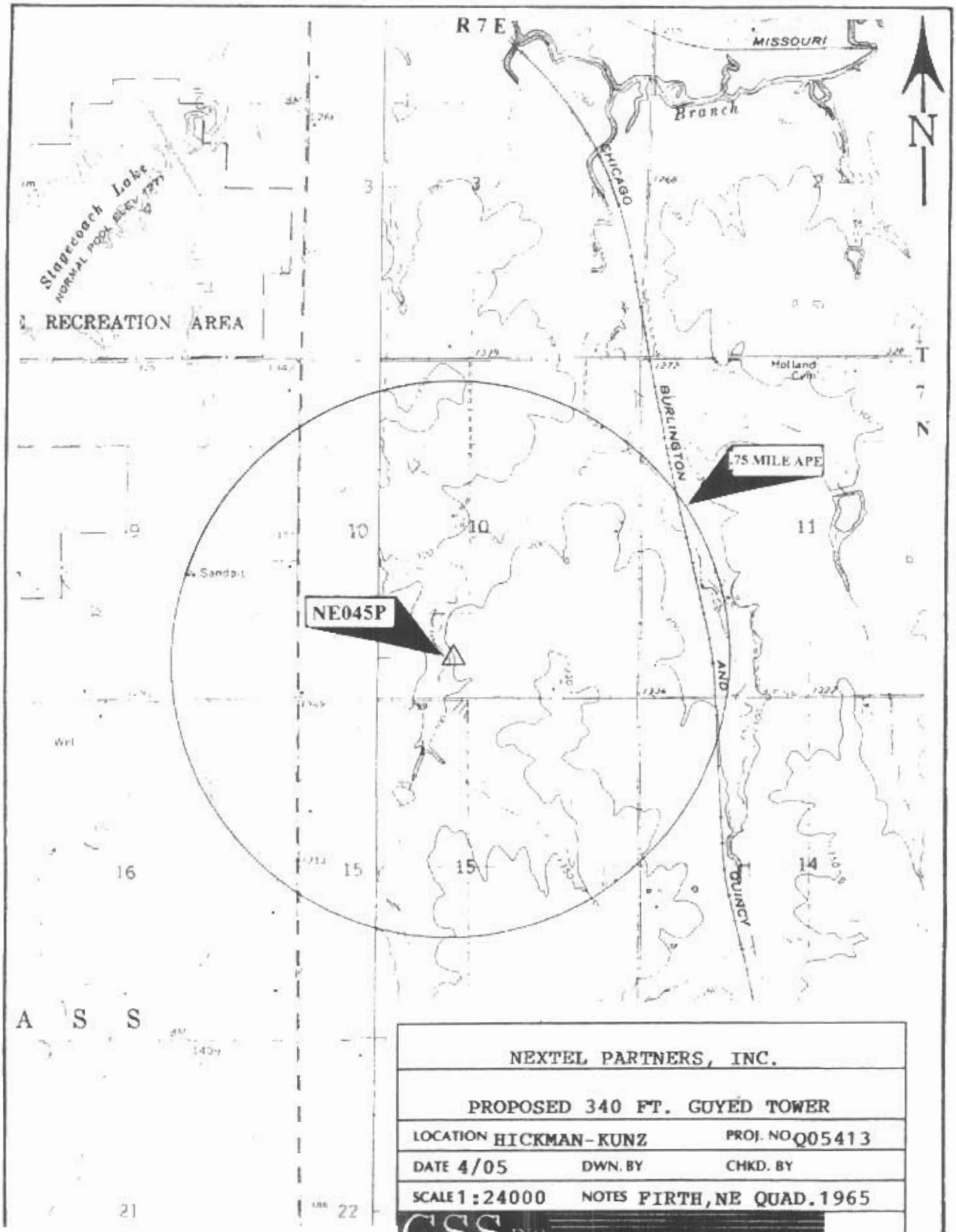
SHIVE-HATTERY

HICKMAN KUNZ RAW LAND
NE-046P-C

FENCE & GATE ELEVATION

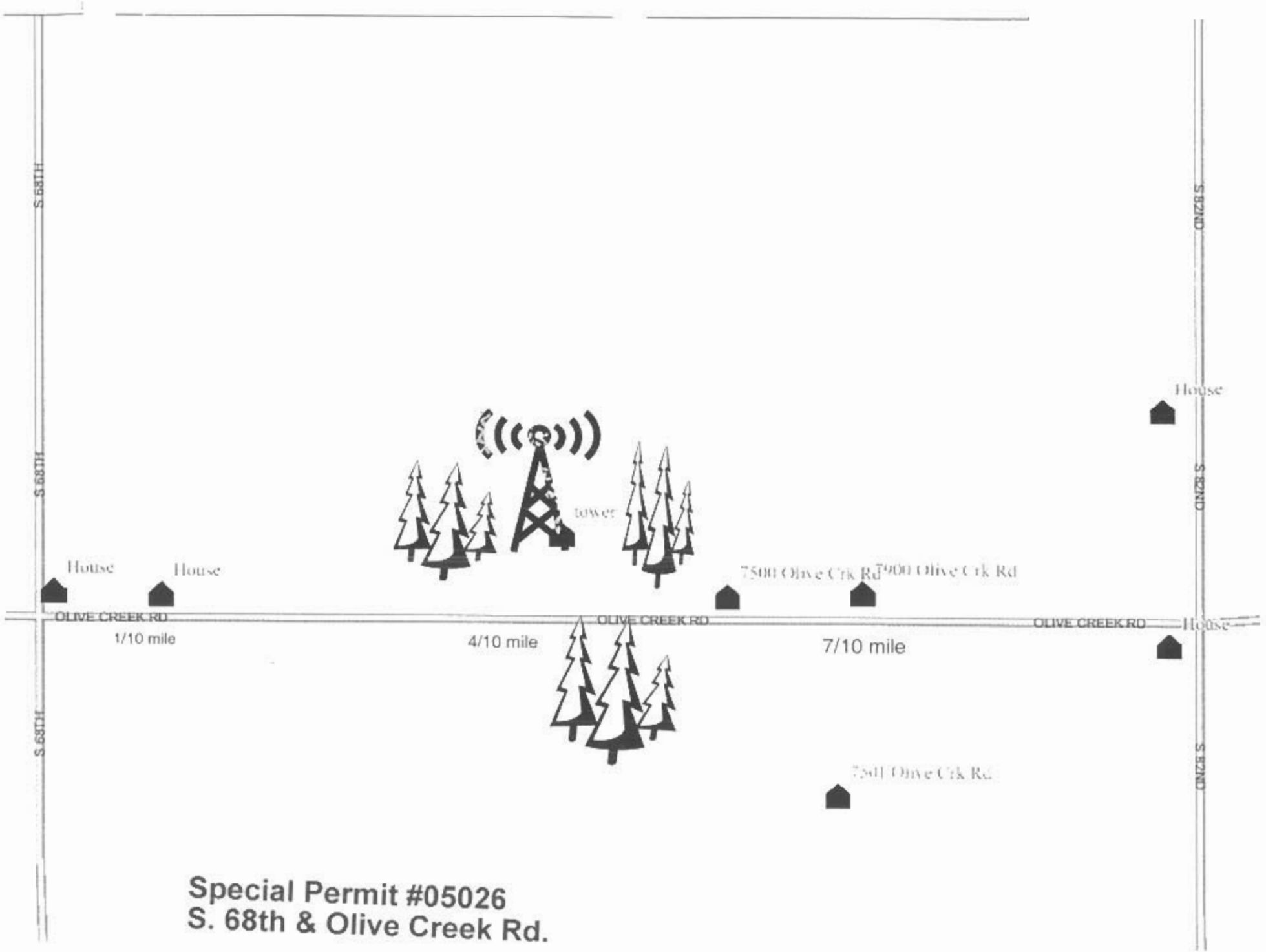
C-12

Special Permit #05026
S. 68th & Olive Creek Rd.

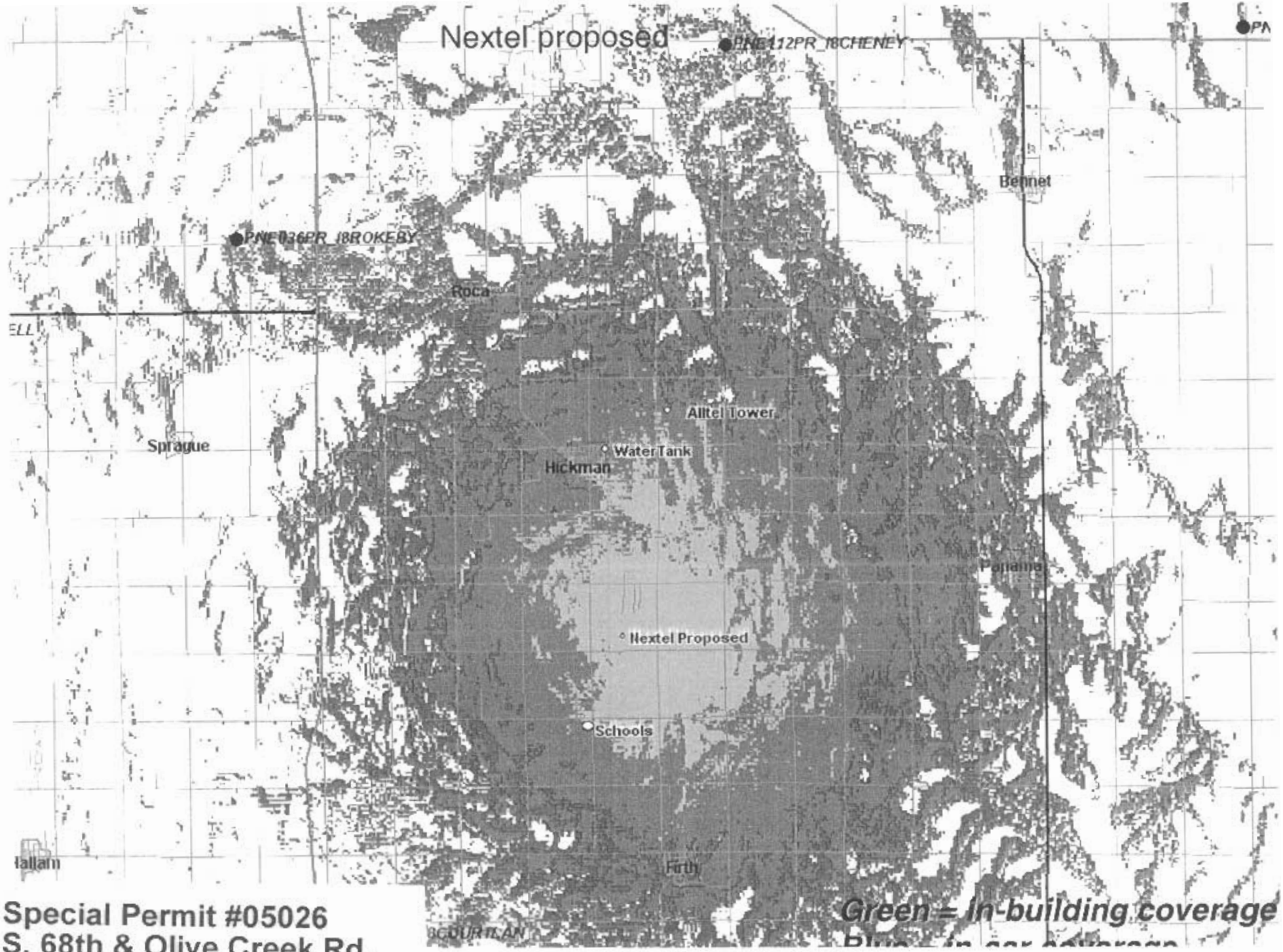


NEXTEL PARTNERS, INC.		
PROPOSED 340 FT. GUYED TOWER		
LOCATION HICKMAN-KUNZ		PROJ. NO Q05413
DATE 4/05	DWN. BY	CHKD. BY
SCALE 1:24000	NOTES FIRTH, NE QUAD. 1965	
GSS INC		FIG. 1

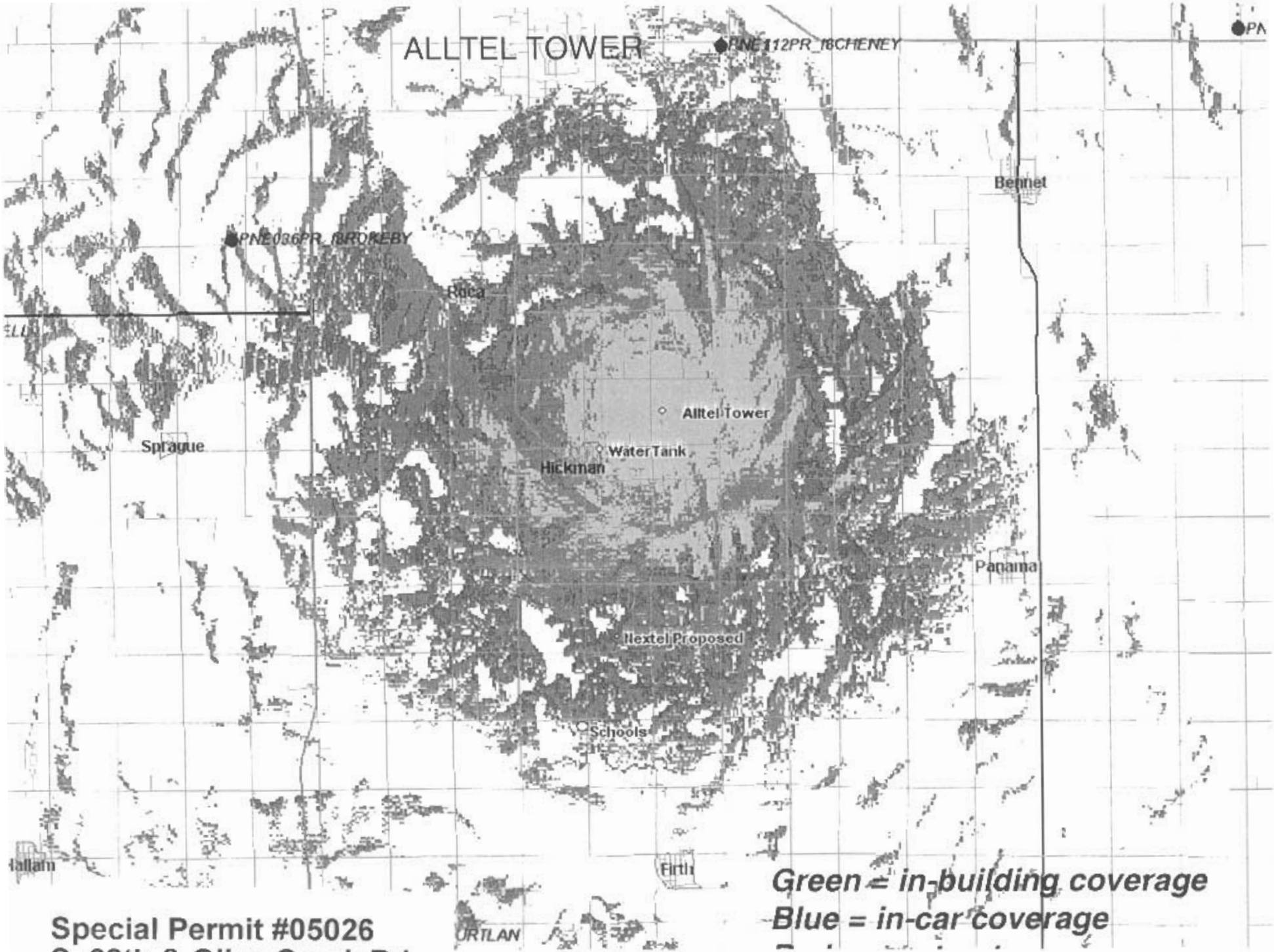
Special Permit #05026
S. 68th & Olive Creek Rd.



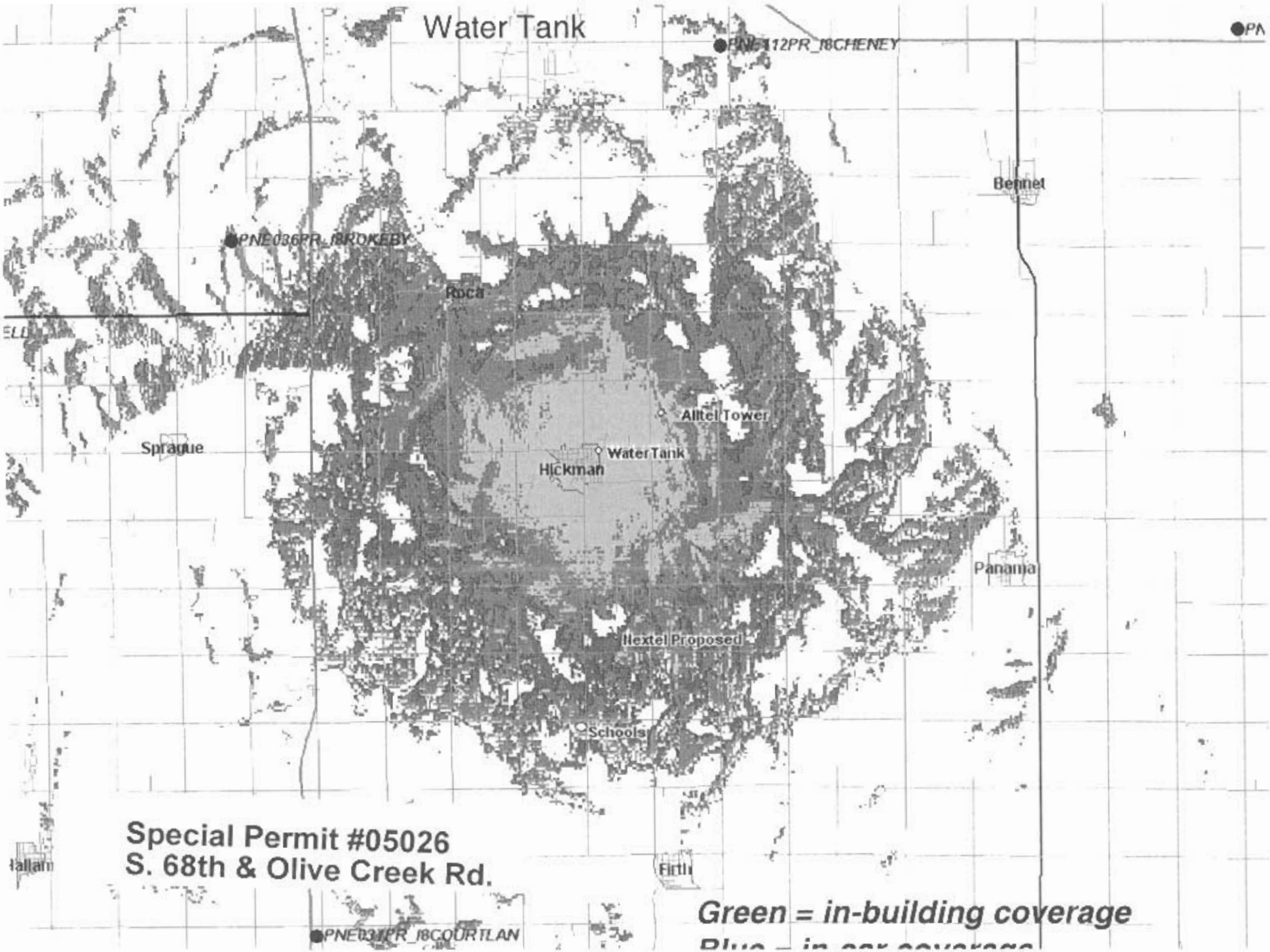
Special Permit #05026
S. 68th & Olive Creek Rd.



Special Permit #05026
S. 68th & Olive Creek Rd.



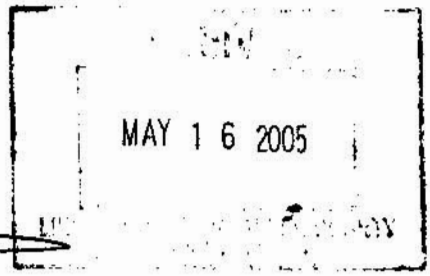
Special Permit #05026
S. 68th & Olive Creek Rd.


Water Tank
PNE112PR_I8CHENEY
Bennet
PNE036PR_I8ROKEBY
Roca
Alltel Tower
Sprague
Water Tank
Hickman
Panama
Nextel Proposed
Schools
Special Permit #05026
S. 68th & Olive Creek Rd.
PNE031PR_I8COURTLAN
Green = in-building coverage

Lancaster County Engineering Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR



DATE: May 16, 2005

TO: Brian Will
Project Planner

FROM: Larry V. Worrell
County Surveyor

SUBJECT: SPECIAL PERMIT #05026
NEXTEL PARTNERS, INC.

Upon review, this office has no direct objections to this submittal subject to tower setback from County road right-of-way being equal to height of tower plus 27 feet.

LVW/bml

FAX # (402) 441-8692 444 CHERRYCREEK ROAD, BLDG C LINCOLN, NEBRASKA 68528 (402) 441-7681

[redacted]

May 20, 2005

Lancaster Planning Department
555 South 10th Street, Suite 213
Lincoln, NE 68508

RE: Tower and Lighting

To Whom It May Concern:

The proposed 349' tower will be galvanized steel and will have a height of 340'. There will be a 9' lightning rod extending above the 340' and there will be a lighting system required by the FAA. It is called a Med-Dual System, which will be a white strobe light during the day and a red blinking light at night. There will only be two sections of lighting instead of four sections. The structure has to be marked this way in accordance with FAA Advisory Circular 70/7460-1 K Chg 1, Obstruction marking and Lighting, a med-dual system – Chapters 4, 8 (M-Dual) & 12.

Please let me know if you have any other questions or concerns.

Sincerely,

Shaun Hemsted
Project Manager
(515)202-1197