

CEDAR WOODS ESTATES ADDITION  
FINAL PLAT  
BASED ON COUNTY SPECIAL PERMIT #17020

Inst # 2017044859 Tue Oct 24 09:30:44 CDT 2017  
Filing Fee \$154.00  
Lancaster County, NE Assessor/Register of Deeds Office  
oplock  
Plat  
Pages 7

CEW0ES #5508

SURVEYORS CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "Cedar Woods Estates Addition". A subdivision composed of Lot 7 & 8 Irregular Tracts and the Southwest Quarter of the Southeast Quarter, located in the Southeast Quarter of Section 23, Township 8 North, Range 7 East, of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Southwest Corner of the Southeast Quarter of said Section 23, Thence Eastward on the South Line of the Southwest Quarter of the Southeast Quarter, on an assumed bearing of N 89°13'13" E for a distance of 1313.39' to the Southeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 23; Thence N 89°12'48" E on the South Line of the Southeast Quarter of the Southeast Quarter of said Section 23 for a distance of 657.02' to the Southeast Corner of Lot 7 Irregular Tracts; Thence N 00°20'19" W on the East Line of Lot 7 Irregular Tracts for a distance of 1636.02' to the Southeast Corner of Lot 5 Irregular Tracts; Thence S 89°15'26" W on the South Line of Lot 5 Irregular Tracts for a distance of 981.98' to the Southwest Corner of Lot 5 Irregular Tracts; Thence N 00°00'11" E on the West Line of Lot 5 Irregular Tracts for a distance of 983.41' to the Northwest Corner of Lot 5 Irregular Tracts said point being on the North Line of the Northwest Quarter of the Southeast Quarter of said Section 23; Thence S 89°33'00" W on the North Line of Lot 8 Irregular Tracts and the North Line of the Northwest Quarter of the Southeast Quarter of said Section 23 for a distance of 982.86' to the Northwest Corner of Lot 8 Irregular Tracts; said point also being the Northwest Corner of the Southeast Quarter of said Section 23; Thence S 00°05'24" E on the West Line of Lot 8 Irregular Tracts and the West Line of the Southeast Quarter of said Section 23 for a distance of 2625.85' to the Point of Beginning, and having a calculated area of 96.13 acres more or less.

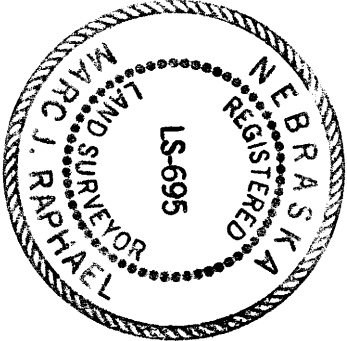
Permanent monuments have been placed at all lot corners, street intersections, points of curvature, centerline points of tangency, and at all other points required by the Lancaster County, Nebraska, Land Subdivision Resolution.

All dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this 15<sup>th</sup> day of September 2017

Marc J. Raphael

Marc J. Raphael #695  
Allied Surveying & Mapping, Inc.  
8535 Executive Woods Drive, Suite 200  
Lincoln, NE 68512  
Ph. (402)434-2686



PLANNING DIRECTOR'S APPROVAL

The Planning Director, Section 3.16 of the Lancaster County Land Subdivision Regulations, hereby approves this Final Plat.

Stephanie Kwik

October 23, 2017  
Date

DEDICATION

The foregoing plat, known as Cedar Woods Estates Addition, as described in the surveyor's certificate is made with the free consent and in accordance with the desires of the undersigned, the sole owners, and the easements shown thereon are hereby granted in perpetuity to the LANCASTER COUNTY, Norris Public Power District and Lancaster Rural Water No. 1, their successors and assigns, to allow entry for the purpose of construction, reconstruction, 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. Lancaster County, its successors and 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 thereon are hereby dedicated to the public.

The right of direct vehicular access to Martell Road is hereby relinquished except at Birdsong Place.

The 50.00 right-of-way along Martell Road shown hereon is hereby dedicated to the public.

Lots are limited to no more than two (2) accesses each to the public roadway.

WITNESS MY HAND:

Donn R. Stoner, Managing Member  
Cedar Woods Estates, LLC

Marybeth Helmink  
Marybeth Helmink, Managing Member  
Cedar Woods Estates, LLC

ACKNOWLEDGMENT

STATE OF NEBRASKA )  
LANCASTER COUNTY ) SS

On this 18<sup>th</sup> day of September, 2017, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Donn R. Stoner, Managing Member, Cedar Woods Estates, LLC, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

Jill D. Schulerman  
NOTARY PUBLIC



My commission expires the 9<sup>th</sup> day of September, 2019.

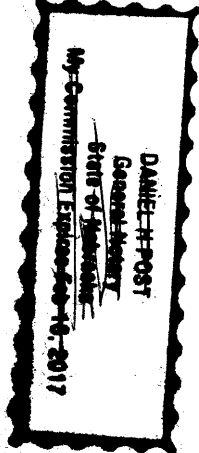
ACKNOWLEDGMENT

STATE OF NEBRASKA )  
LANCASTER COUNTY ) SS

On this 19<sup>th</sup> day of Sept, 2017, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Marybeth Helmink, Managing Member, Cedar Woods Estates, LLC, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and she acknowledged the same to be her voluntary act and deed and the voluntary act and deed of said company.

Daniel H. Post  
NOTARY PUBLIC

My commission expires the 16 day of Feb, 2021.



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# CEDAR WOODS ESTATES ADDITION

## FINAL PLAT BASED ON COUNTY SPECIAL PERMIT #17020

### LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "Cedar Woods Estates Addition", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2017019383, 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.

Cornhusker Bank  
Trustee and Beneficiary

By: [Signature] EVP  
Name Title

### ACKNOWLEDGMENT

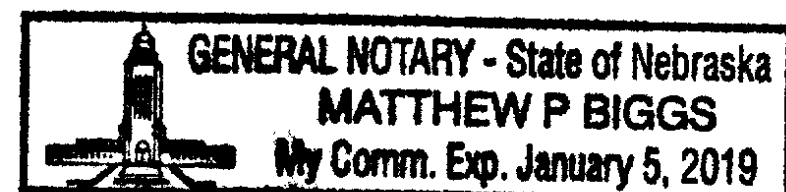
STATE OF NEBRASKA     )  
                                      ) SS  
LANCASTER COUNTY     )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of

August, 2017, by David Shiffermiller  
Name

Executive Vice President on behalf of said Cornhusker Bank.  
Title Company

[Signature]  
NOTARY PUBLIC



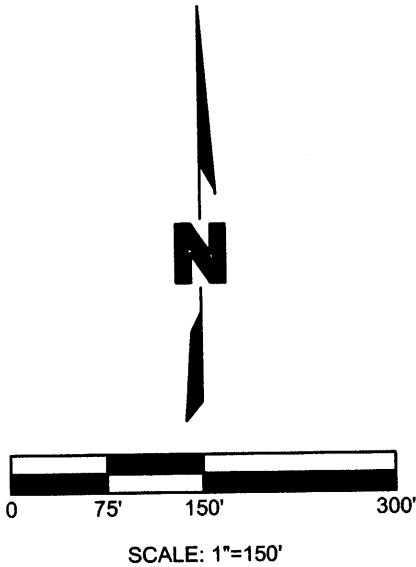
My commission expires the 5<sup>th</sup> day of January, 2019.

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**SURVEY LEGEND**

- ◆ = FD. SEC. CORNER AS NOTED
- ✱ = FD. BRASS CAP IN CONC. SURVEY AA-19877
- △ = TEMPORARY POINT
- = SET 5/8" x 24" REBAR W/ LS695 CAP
- ✕ = FD. 3/8" REBAR IN CONC.
- M = MEASURED DISTANCE
- R1 = RECORDED DISTANCE SURVEY BOOK G-327
- R2 = RECORDED DISTANCE SURVEY AA-19877
- R3 = RECORDED DISTANCE SURVEY AA-3015

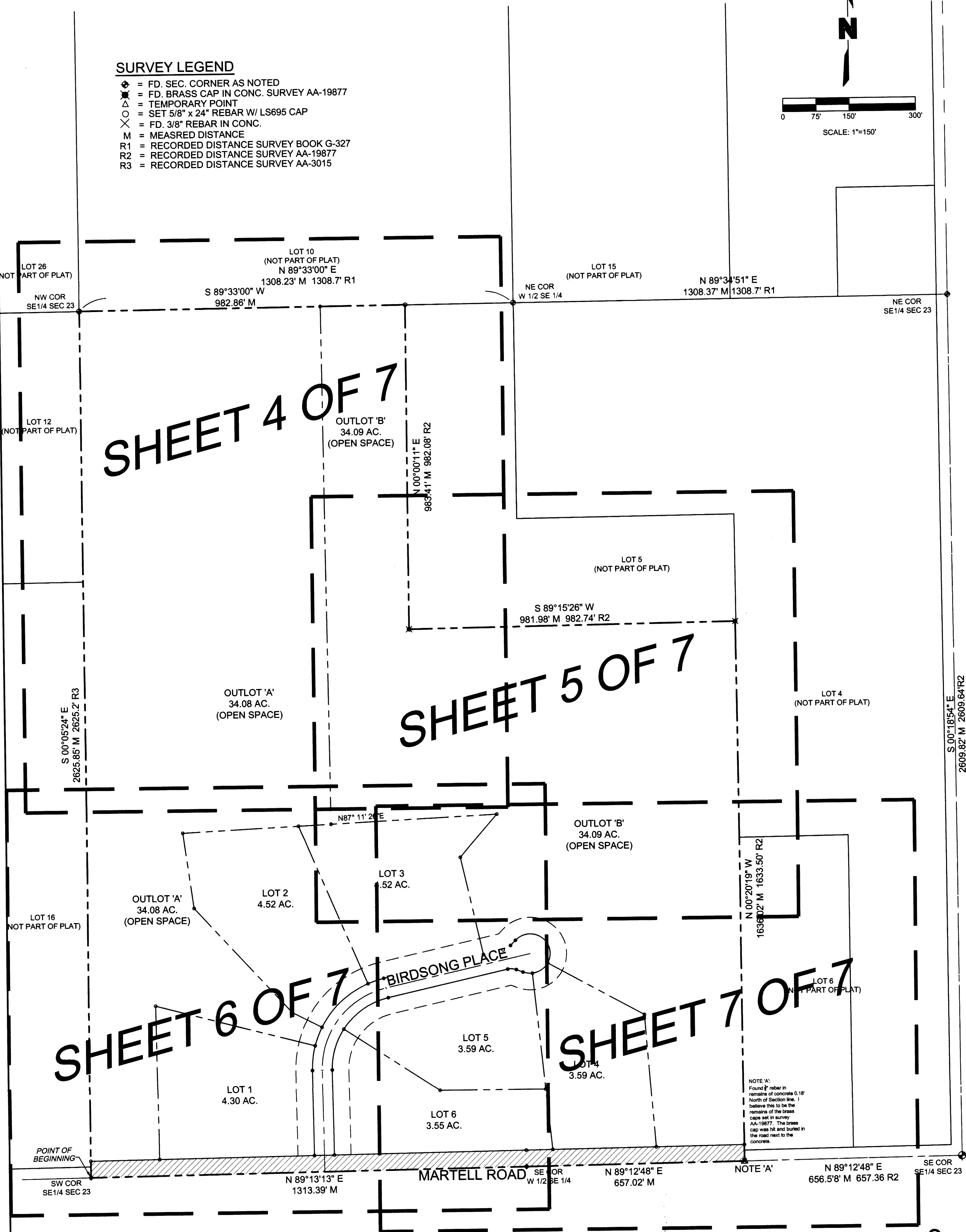


SHEET 4 OF 7

SHEET 5 OF 7

SHEET 6 OF 7

SHEET 7 OF 7



NOTE 'A':  
Found rebar in  
remains of concrete 0.18'  
North of Section line. I  
believe this to be the  
remains of the brass  
caps set in survey  
AA-19877. The brass  
cap was hit and buried in  
the road next to the  
concrete.

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LOT 26  
(NOT PART OF PLAT)  
NW COR  
SE 1/4 SEC 23

LOT 10  
(NOT PART OF PLAT)  
N 89°33'00" E  
1308.23' M 1308.7' R1

S 89°33'00" W  
982.86' M

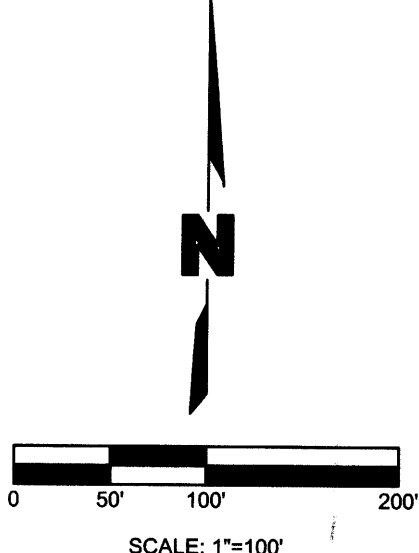
726.83'

256.03'

SECTION TIES  
NW Cor SE 1/4 Sec. 23 T8N R7E  
Found 1" iron pin as recorded in survey book G-327  
SSW 3.09' to nail in Lone post  
E 27.11' to nail in 14" Mulberry  
NNE 1.62' to mag nail in Corner hedge post  
  
SW Cor SE 1/4 Sec. 23 T8N R7E  
Found 2" aluminum cap as recorded  
NW 52.26' to 5/8" rebar  
SW 61.12' to 5/8" rebar  
N 33.00' to capped" rebar  
  
SE Cor SE 1/4 Sec. 23 T8N R7E  
Found 2" aluminum cap as recorded  
NW 43.32' to 5/8" rebar  
N 32.82' to 1" pipe  
NE 58.74' to 5/8" rebar  
  
NE Cor SE 1/4 Sec. 23 T8N R7E  
Found 2" aluminum cap  
W 32.96' to 1" pipe  
S 60.93' to 5/8" rebar  
E 50.29' to 5/8" rebar  
  
NE Cor W 1/2 SE 1/4 Sec 23 T8N R7E  
Found 1" square pin as recorded in survey book G-327  
N 1.8' to E-W fence  
W 9.32' to nail in blaze 6" tree  
NNW 11.91' to nail in blaze dbl. 12" locust  
N 6.58' to mag. nail in brace post  
  
SE Cor W 1/2 SE 1/4 Sec 23 T8N R7E  
Found 1" pipe as recorded 24" deep, raised with 5/8" rebar

LOT 12  
(NOT PART OF PLAT)

OUTLOT 'B'  
34.09 AC.  
(OPEN SPACE)



N 00°00'11" E  
983.41' M 982.08' R2

N 0°27'00"W  
1569.79'

OUTLOT 'A'  
34.08 AC.  
(OPEN SPACE)

S 00°05'24" E  
2625.85' M 2625.2' R3

2676.85'

229.88'  
S 8°00'32"E

447.96'  
349.62'

N 87°11'26"E

598.81'

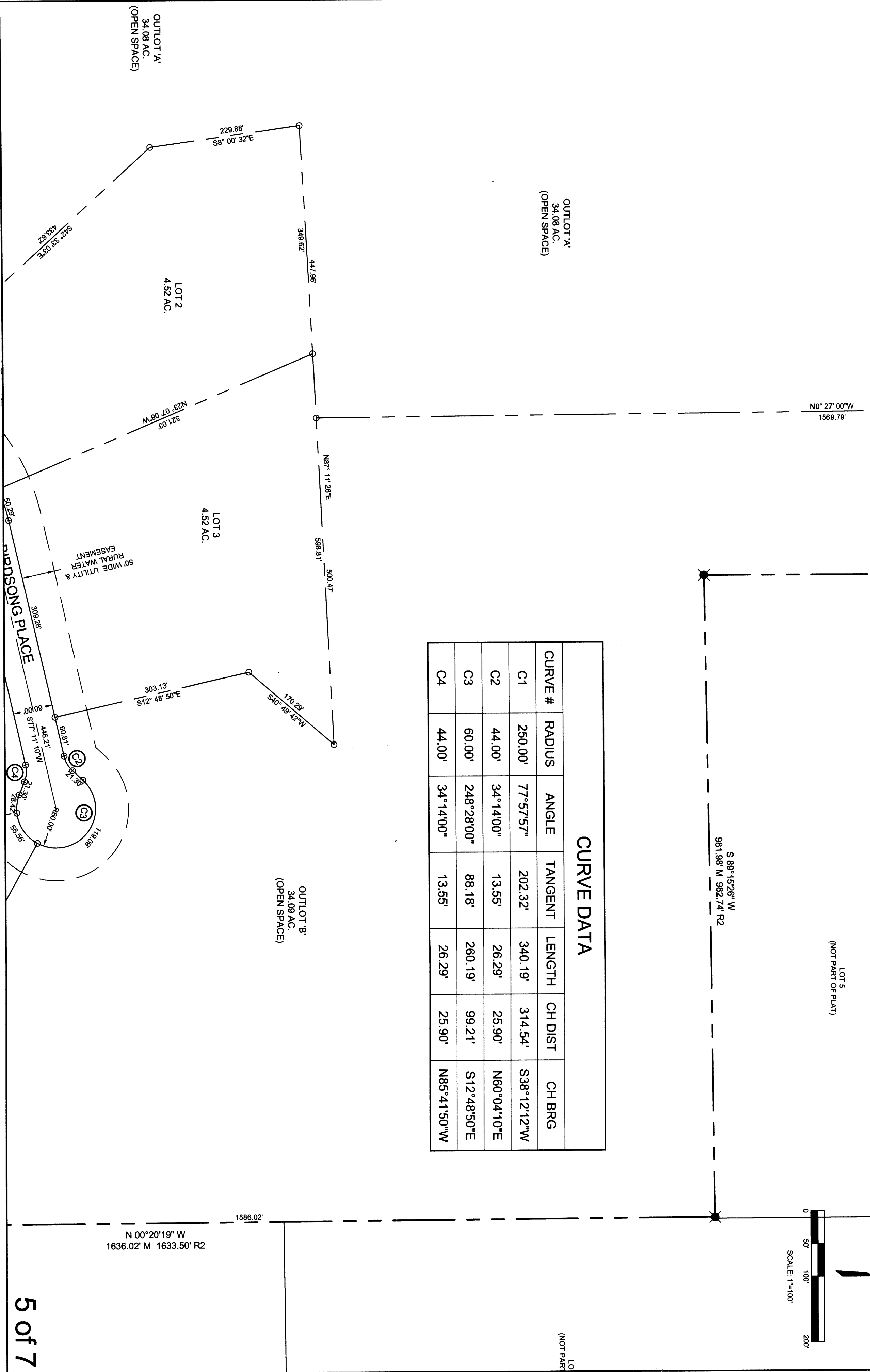
500.47'

170.28'  
S 40°49'42"W

LOT 3

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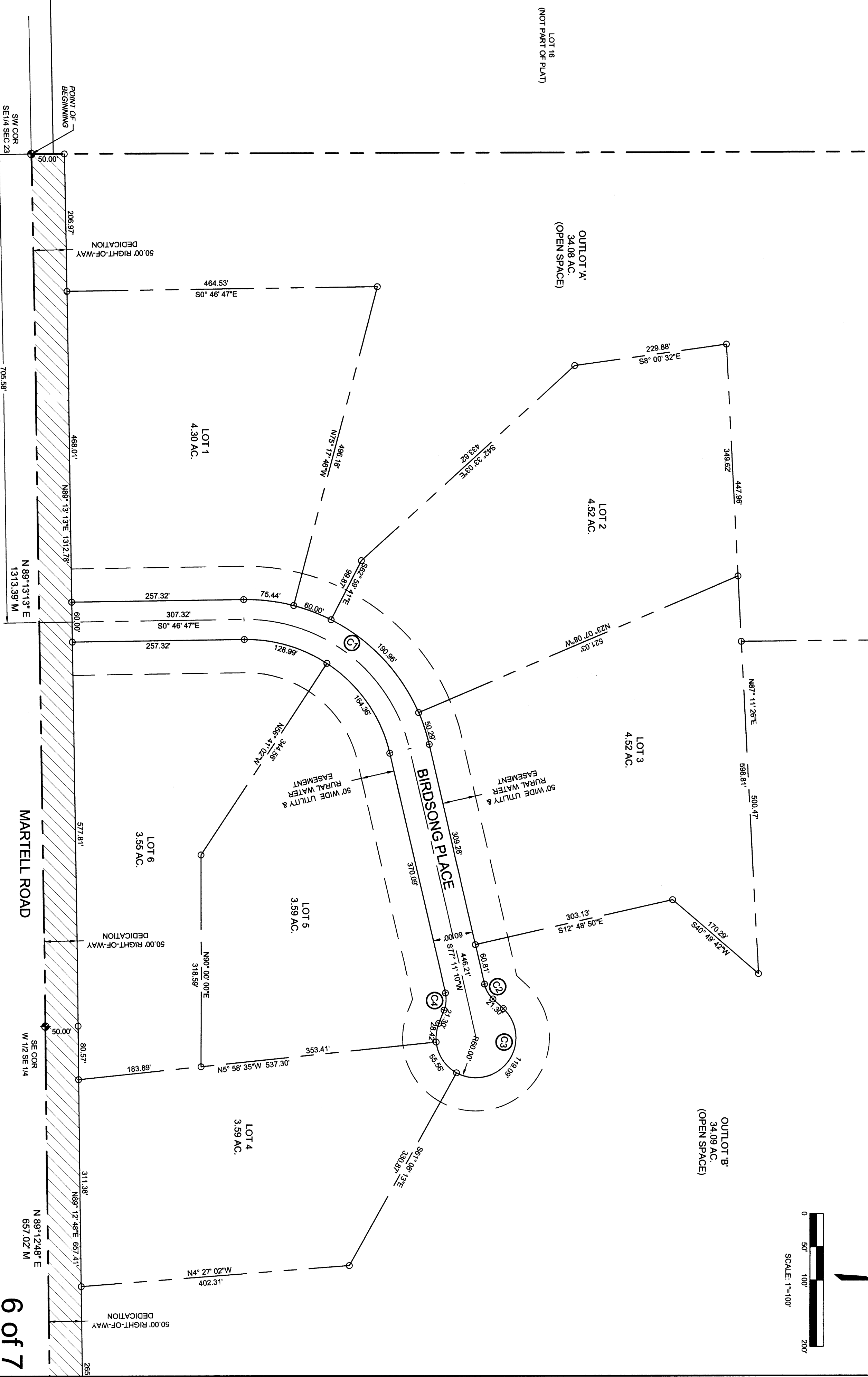


CURVE DATA						
CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	CH DIST	CH BRG
C1	250.00'	77°57'57"	202.32'	340.19'	314.54'	S38°12'12"W
C2	44.00'	34°14'00"	13.55'	26.29'	25.90'	N60°04'10"E
C3	60.00'	248°28'00"	88.18'	260.19'	99.21'	S12°48'50"E
C4	44.00'	34°14'00"	13.55'	26.29'	25.90'	N85°41'50"W

OUTLOT A  
34.08 AC.  
(OPEN SPACE)

LOT 5  
(NOT PART OF PLAT)

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