

GRANDVIEW ESTATES 1ST ADDITION

FINAL PLAT

BASED ON SPECIAL PERMIT #14015

PLAT # 2015016866 Thu Apr 30 15:42:03 CDT 2015
 Lincoln County, Nebraska
 Register of Deeds Office
 Page 7

GRES / #5191

SURVEYORS CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "GRANDVIEW ESTATES 1ST ADDITION" A subdivision comprised of Section 27, Township 9 North, Range 7 East of the Sixth P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

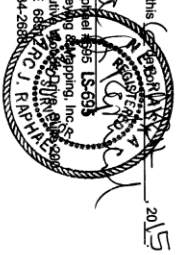
Beginning at the Northwest Corner of Oulda C Grandview Estates Addition Thence East to the North Line of Oulda C and on the North Line of Lot 701 T, on an assumed bearing of S 89°57'47" E for a distance of 1251.72'; Thence S 33°37'04" E for a distance of 420.19'; Thence S 49°19'48" W for a distance of 959.89'; Thence N 89°56'10" W for a distance of 618.07'; Thence N 37°28'17" W for a distance of 526.83'; Thence N 89°56'10" W for a distance of 890.01' to a point on the Western Line of Lot 70, said point also being on the Eastern Right-of-Way line of South 70th Street; Thence on the Eastern Right-of-Way Line of South 70th Street and the West Line of Lot 70, N 00°42'59" E for a distance of 56.96'; Thence continuing on the Eastern Right-of-Way line of South 70th Street S 89°57'48" E for a distance of 20.69' to the Southeast corner of Oulda B; Grandview Estates Addition; Thence continuing on the Eastern Right-of-Way line of South 70th Street and the Western line of Oulda B with a curve turning to the left with an arc length of 74.66' with a radius of 8079.34' with a chord bearing of N 01°14'24" W, with a chord length of 74.66' to a point on the Southern Right-of-Way line of Lilee Lane; Thence continuing on the Southern Right-of-Way line of Lilee Lane the following courses: N 37°30'05" E for a distance of 33.67'; Thence N 82°44'18" E for a distance of 88.39'; Thence N 89°44'17" E for a distance of 585.33'; Thence with a curve turning to the right with an arc length of 172.83' with a radius of 3877.00' with a chord bearing of S 76°46'15" E, with a chord length of 171.24' to a point of intersection with the Western line of Oulda C; Grandview Estates Addition; Thence N 26°43'12" E on the Western line of Oulda C for a distance of 68.00' to a point on the Northern Right-of-Way line of Oulda C; Thence continuing on the Northern Right-of-Way line of Lilee Lane and on the Western line of Oulda C with a curve turning to the left with an arc length of 33.66' with a radius of 423.00' with a chord bearing of N 65°30'30" W, with a chord length of 33.67'; Thence continuing on the Western line of Oulda C the following courses: N 22°15'48" E for a distance of 141.83'; Thence N 00°15'53" W for a distance of 221.76' to the Point of Beginning and having a calculated area of 30.80 acres more or less.

Subject to any and all assessments and restrictions of record.

Temporary markers have been placed at block corners within the subdivision and at points of tangency along the periphery of each block, and the subdivider will post a survey to ensure the placing of permanent markers at each lot and block corner and the subdivider 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 29th day of April 2015

Marc J. Rapch
 Allied Surveying & Mapping, Inc.
 8535 Exeter
 Lincoln, NE 68504
 Ph. (402) 434-2888



PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26-11.060 of the LMC, hereby approves this Final Plat.

Stephanie L. ...
 Planning Director

Apr: 1 29, 2015
 Date

DEDICATION

The foregoing plat, known as Grandview Estates 1st 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 owner(s) and the easements shown thereon are hereby granted in perpetuity to the CITY OF LINCOLN, NEBRASKA, a municipal corporation, Windstream Nebraska Inc., Time Warner Cable Midwest LLC, Black Hills Energy, and Lincoln Electric System, their successors and assigns, to allow entry for the purpose of construction, reconstruction, repair, operation and maintenance of gas, cables, conduits, poles, towers, pipes, and equipment for the distribution of electricity and gas, telephone and cable television, wastewater collection, 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 City of Lincoln, Nebraska, 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 construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, upon, or under any storm drain easements or drainage easement shown thereon.

The pedestrian way easements shown thereon shall be used for public access and the public is hereby granted the right of such use.

The right of direct vehicular access to S. 70th Street is hereby relinquished.

The minimum flood corridor easement shown on the foregoing plat is hereby granted to the City of Lincoln, Nebraska for the purpose of preserving the corridor and the vegetation in the corridor. Encroachments into the corridor, including but not limited to the placement of buildings, fill, or structures are prohibited except as permitted by the City of Lincoln, Nebraska.

WITNESS OUR HANDS:

Rokobey Holdings, LTD., a Nebraska Limited Partnership

By: Rokobey GP, LLC, a Nebraska Limited Partnership

By: Southview, Inc., a Nebraska corporation, Member

Thomas G. Schleich
 Thomas G. Schleich, President

ACKNOWLEDGMENT

STATE OF NEBRASKA)
 LANCASTER COUNTY) SS

On this 1st day of April, 2015, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Thomas G. Schleich, President, Rokobey Holdings, LTD. By Rokobey GP, LLC, By Southview, Inc., to me personally known to be the identical person whose name is attested to the dedication of the foregoing plat and the acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

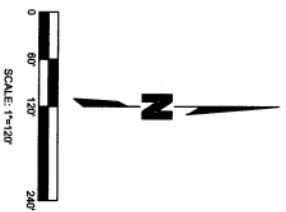
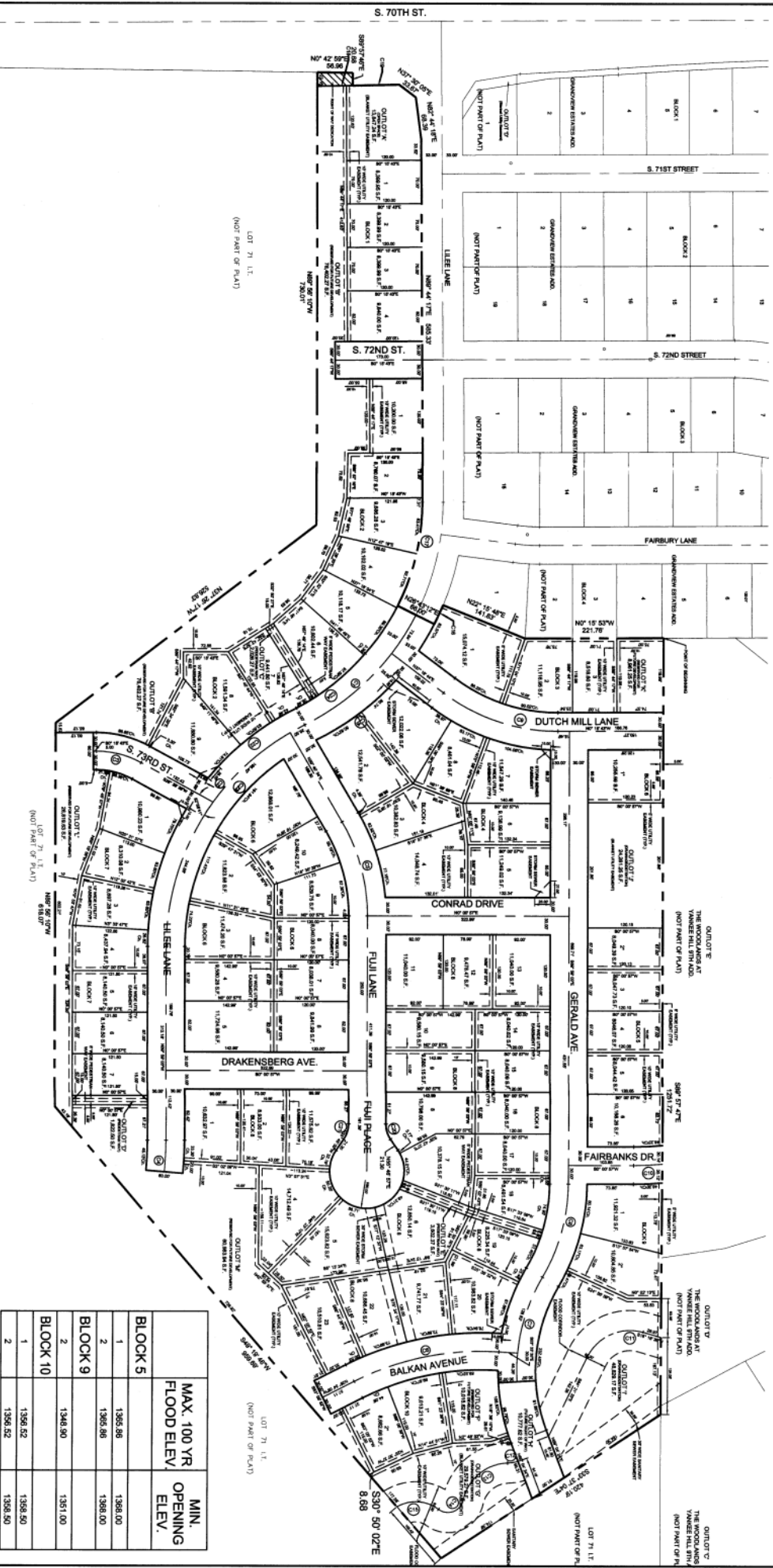
Thomas G. Schleich
 NOTARY PUBLIC



My commission expires the 1st day of September, 2015.

GRANDVIEW ESTATES 1ST ADDITION

FINAL PLAT
 BASED ON SPECIAL PERMIT #14015

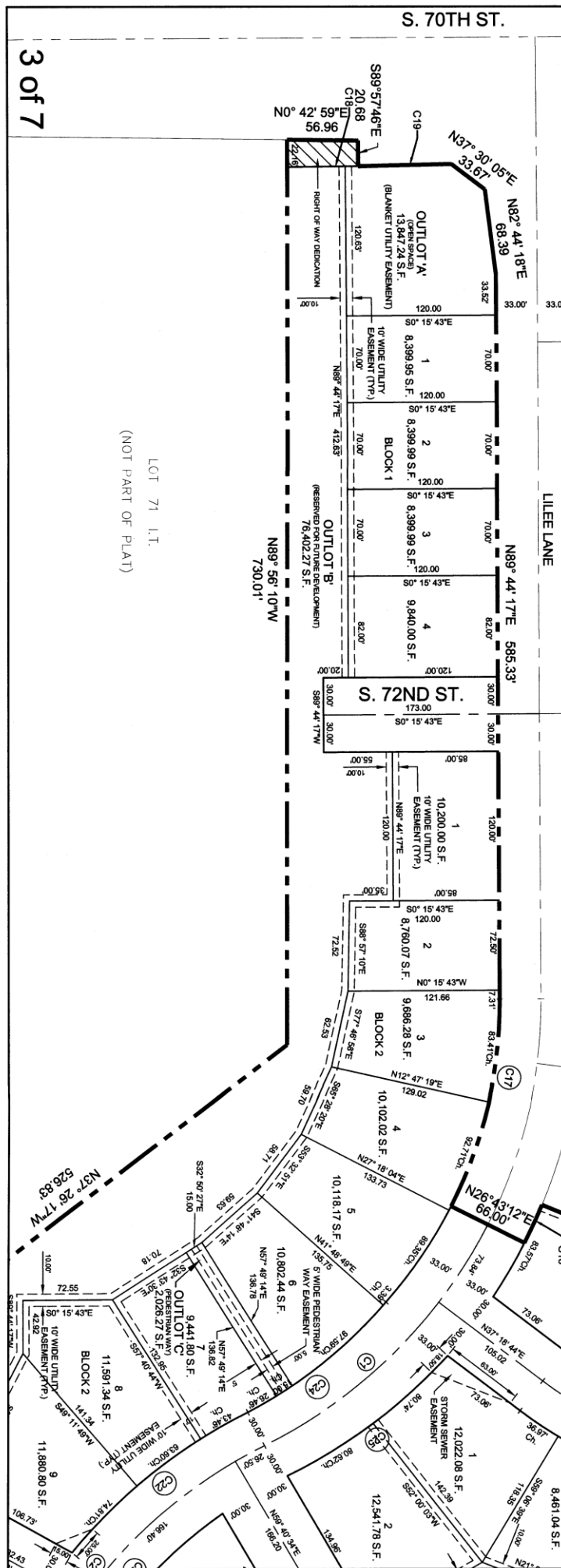
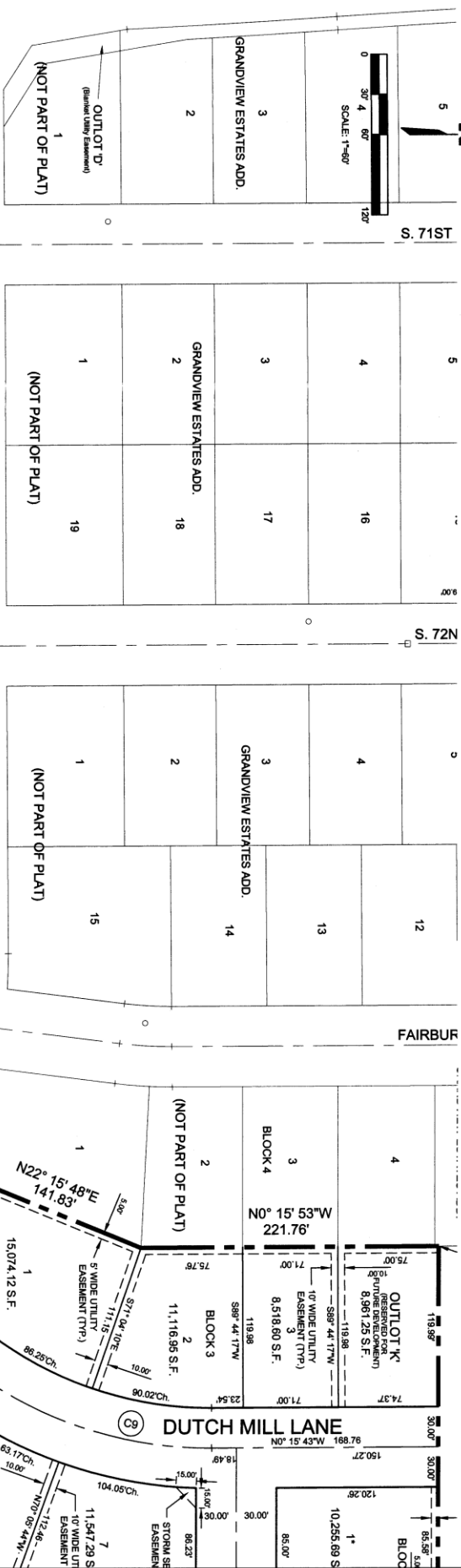


| BLOCK | MAX. 100 YR FLOOD ELEV. | MIN. OPENING ELEV. |
|----------|-------------------------|--------------------|
| BLOCK 5 | 1365.86 | 1369.00 |
| 1 | 1365.86 | 1369.00 |
| 2 | 1365.86 | 1369.00 |
| BLOCK 9 | 1346.50 | 1351.00 |
| 2 | 1346.50 | 1351.00 |
| BLOCK 10 | 1366.52 | 1369.50 |
| 1 | 1366.52 | 1369.50 |
| 2 | 1366.52 | 1369.50 |

NOTE:
 1. MINIMUM FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1' ABOVE THE FEMA REGULATORY BFE, OR WHAT IS PROVIDED IN THE TABLE ABOVE, WHICHEVER IS GREATER.

GRANDVIEW ESTATES 1ST ADDITION

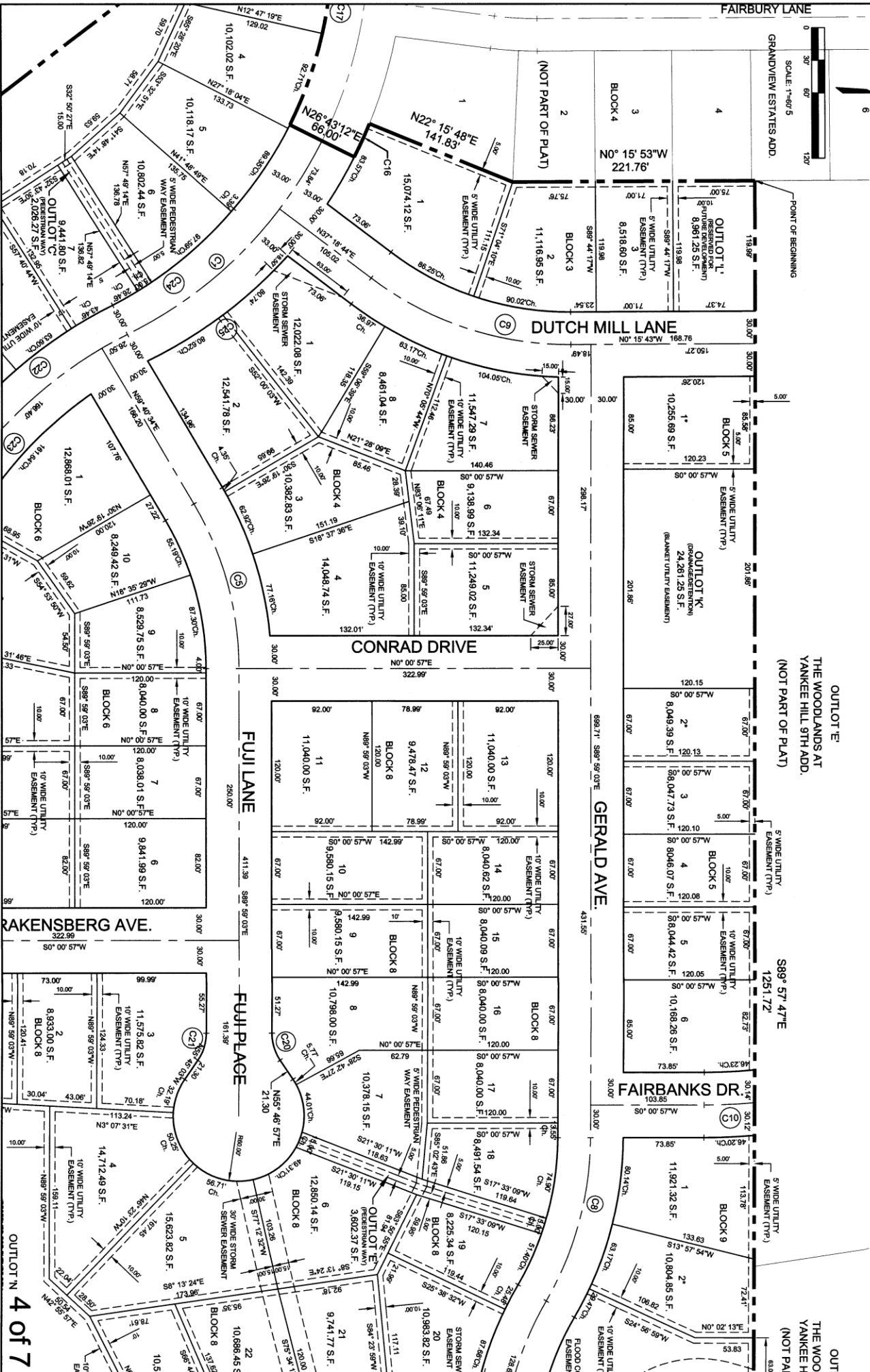
FINAL PLAT
 BASED ON SPECIAL PERMIT #14015



LOT 71 I.T.
 (NOT PART OF PLAT)

GRANDVIEW ESTATES 1ST ADDITION

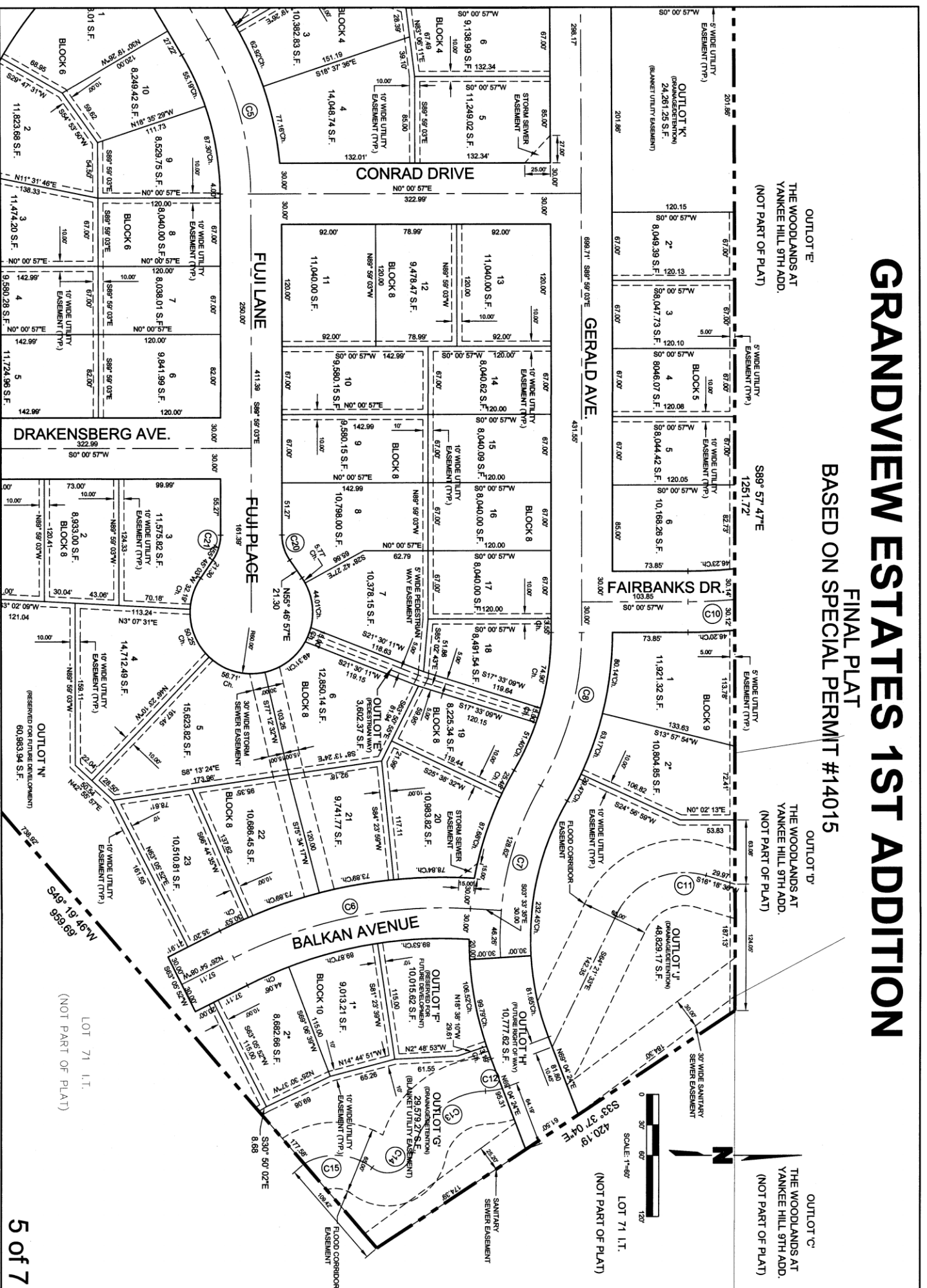
FINAL PLAT
BASED ON SPECIAL PERMIT #14015



OUTLOT N
4 of 7

GRANDVIEW ESTATES 1ST ADDITION

FINAL PLAT
 BASED ON SPECIAL PERMIT #14015



OUTLOT E
 THE WOODLANDS AT
 YANKEE HILL 9TH ADD.
 (NOT PART OF PLAT)

OUTLOT D
 THE WOODLANDS AT
 YANKEE HILL 9TH ADD.
 (NOT PART OF PLAT)

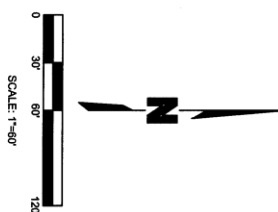
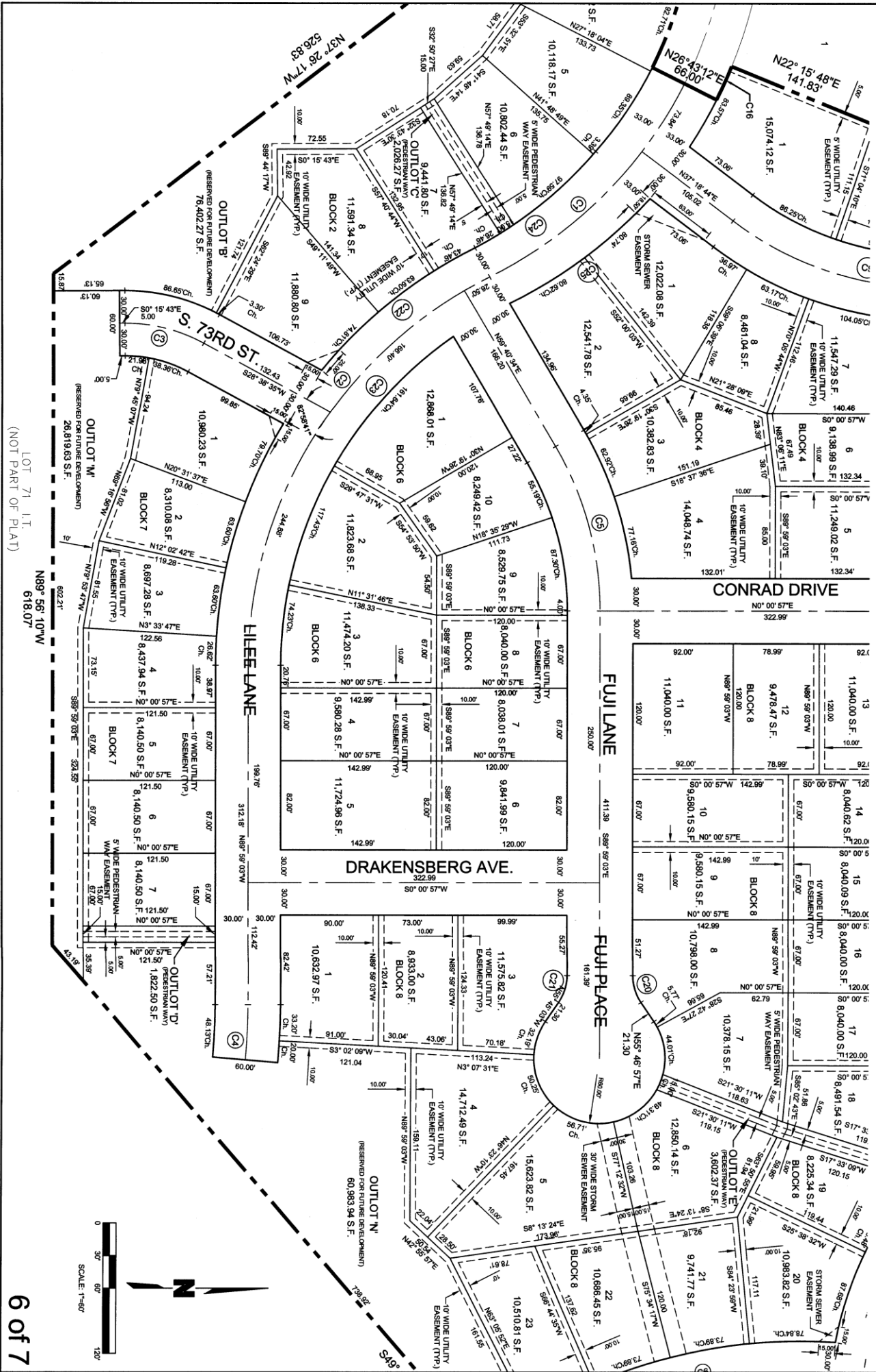
OUTLOT C
 THE WOODLANDS AT
 YANKEE HILL 9TH ADD.
 (NOT PART OF PLAT)

LOT 71 I.T.
 (NOT PART OF PLAT)

LOT 71 I.T.
 (NOT PART OF PLAT)

GRANDVIEW ESTATES 1ST ADDITION

FINAL PLAT
 BASED ON SPECIAL PERMIT #14015



LOT 71, 111
 (NOT PART OF PLAT)

108° 56' 10" W
 618.07'

GRANDVIEW ESTATES 1ST ADDITION

FINAL PLAT
 BASED ON SPECIAL PERMIT #14015

CURVE DATA

| CURVE # | RADIUS | ANGLE | TANGENT | LENGTH | CH DIST | CH BRG |
|---------|----------|------------|---------|---------|---------|-------------|
| C1 | 400.00' | 36°45'09" | 132.88' | 256.56' | 252.20' | N44°54'14"W |
| C2 | 400.00' | 63°27'24" | 247.32' | 443.01' | 420.71' | N59°15'21"W |
| C3 | 150.00' | 28°54'18" | 38.66' | 75.67' | 74.87' | S14°11'26"W |
| C4 | 600.00' | 4°50'21" | 25.35' | 50.89' | 50.66' | N87°33'53"W |
| C5 | 300.00' | 30°20'23" | 61.34' | 158.86' | 157.01' | N74°50'45"E |
| C6 | 450.00' | 30°27'43" | 122.52' | 239.25' | 236.44' | N11°40'16"W |
| C7 | 300.00' | 33°36'04" | 90.58' | 175.94' | 173.42' | S76°43'58"E |
| C8 | 300.00' | 30°03'07" | 80.53' | 157.35' | 155.55' | S74°57'30"E |
| C9 | 300.00' | 37°34'27" | 102.05' | 196.74' | 193.23' | N18°31'31"E |
| C10 | 500.00' | 5°17'51" | 23.13' | 46.23' | 46.21' | S02°37'58"E |
| C11 | 75.00' | 80°40'09" | 63.68' | 105.60' | 97.09' | S24°01'29"E |
| C12 | 75.00' | 12°50'47" | 8.44' | 16.82' | 16.78' | N08°29'14"W |
| C13 | 75.00' | 76°31'41" | 59.16' | 100.18' | 92.89' | S40°19'41"E |
| C14 | 25.00' | 115°49'16" | 39.87' | 50.54' | 42.36' | N20°40'54"W |
| C15 | 60.00' | 67°31'03" | 40.10' | 70.70' | 66.68' | S03°28'13"W |
| C16 | 433.00' | 4°27'24" | 16.85' | 33.68' | 33.67' | N85°30'30"W |
| C17 | 367.00' | 26°58'55" | 88.05' | 172.83' | 171.24' | S76°46'15"E |
| C18 | 8079.34' | 0°24'14" | 28.48' | 56.97' | 56.97' | N00°46'24"W |
| C19 | 8079.34' | 0°31'46" | 37.33' | 74.66' | 74.66' | N01°14'24"W |
| C20 | 44.00' | 34°14'00" | 13.55' | 26.29' | 25.90' | N72°53'57"E |
| C21 | 44.00' | 34°14'00" | 13.55' | 26.29' | 25.90' | N72°52'03"W |
| C22 | 430.00' | 24°15'23" | 92.41' | 182.04' | 180.69' | S38°39'21"E |
| C23 | 370.00' | 55°00'34" | 192.65' | 355.24' | 341.75' | N82°28'46"W |
| C24 | 368.42' | 22°11'49" | 72.27' | 142.73' | 141.84' | N38°48'38"W |
| C25 | 431.43' | 21°27'41" | 81.76' | 161.60' | 160.66' | S36°58'19"E |

