

GRANDVIEW ESTATES ADDITION

FINAL PLAT BASED ON SPECIAL PERMIT #12034

Inst # 2013059087 Tue Nov 19 15:54:19 CST 2013
Filing Fee: \$142.00
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Page 8

5035

LEGAL DESCRIPTION

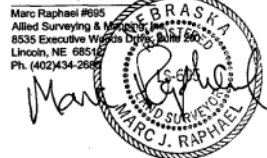
I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS "GRANDVIEW ESTATES ADDITION", DESCRIPTION OF OUTLOT 'A' & 'B', WINDMILL RIDGE ESTATES 1ST ADDITION, OUTLOT 'T', WINDMILL RIDGE ESTATES, OUTLOT 'F', THE WOODLANDS AT YANKEE HILL 9TH ADDITION; LOT 69 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 27. THENCE ON AN ASSUMED BEARING OF S 89°57' 47" E ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 53.72 TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 70TH STREET AND THE POINT OF BEGINNING SAID POINT BEING ALSO ON THE SOUTHWEST CORNER OF LOT 69 OF IRREGULAR TRACT.
THENCE N 5°15'44" W ON THE WESTERLY LINE OF SAID LOT 69 A DISTANCE OF 50.78 FEET.
THENCE S 89°02'42" W ON THE WESTERLY LINE OF SAID LOT 69 A DISTANCE OF 16.30 FEET.
THENCE N 0°15'39" W ON THE WESTERLY LINE OF SAID LOT 69 A DISTANCE OF 219.68 FEET.
THENCE N 0°41'29" E ON THE WESTERLY LINE OF SAID LOT 25 A DISTANCE OF 252.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 69.
THENCE N 89°44'24" E ON THE NORTH LINE OF SAID LOT 69 A DISTANCE OF 32.84 FEET TO THE SOUTHWEST CORNER OF OUTLOT 'A', WINDMILL RIDGE ESTATES 1ST ADDITION. THENCE N 00°16'24" W ALONG THE WEST LINE OF SAID OUTLOT 'A', WINDMILL RIDGE ESTATES 1ST ADDITION, A DISTANCE OF 116.38 FEET TO THE SOUTHWEST CORNER OF LOT 1, WINDMILL RIDGE ESTATES 1ST ADDITION.
THENCE ALONG THE NORTH LINE OF SAID OUTLOT 'A', WINDMILL RIDGE ESTATES 1ST ADDITION ON A BEARING OF N 89°43'57" E, A DISTANCE OF 293.38 FEET.
THENCE N 00°16'03" W ALONG THE EAST LINE OF LOT 3, WINDMILL RIDGE ESTATES 1ST ADDITION, A DISTANCE OF 120.00 FEET TO THE SOUTH RIGHT OF WAY OF COUNTRYVIEW ROAD.
THENCE ALONG THE SOUTH RIGHT OF WAY OF COUNTRYVIEW ROAD ON A BEARING OF N 89°43'57" E, A DISTANCE OF 30.00 FEET.
THENCE ALONG THE WEST LINE OF LOT 4, WINDMILL RIDGE ESTATES 1ST ADDITION ON A BEARING OF S 00°16'03" E, A DISTANCE OF 144.57 FEET.
THENCE ALONG THE SOUTH LINE OF LOTS 4 AND 5, WINDMILL RIDGE ESTATES 1ST ADDITION ON A BEARING OF N 89°43'57" E, A DISTANCE OF 127.54 FEET.
THENCE ALONG THE SOUTH LINE OF LOTS 6 AND 7, WINDMILL RIDGE ESTATES ON A BEARING OF S 67°08'39" E, A DISTANCE OF 110.20 FEET.
THENCE ALONG THE SOUTH LINE OF LOTS 8 AND 9, WINDMILL RIDGE ESTATES ON A BEARING OF S 50°58' 10" E, A DISTANCE OF 140.00 FEET.
THENCE ALONG THE SOUTH LINE OF LOT 1, BLOCK 2, WINDMILL RIDGE ESTATES ON A BEARING OF S 67°07'07" E, A DISTANCE OF 141.43 FEET TO A POINT ON THE WEST RIGHT OF WAY OF FAIRBURY LANE.
THENCE ON A CURVE TO THE LEFT WITH AN ARC LENGTH OF 61.08 FEET WITH A RADIUS OF 430.00 FEET, WITH A CHORD BEARING OF S 18°50'44" W WITH A CHORD LENGTH 61.03 FEET.
THENCE S 46°59'42" E, A DISTANCE OF 89.77 FEET TO A POINT ON THE EAST RIGHT OF WAY OF FAIRBURY LANE.
THENCE ON A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 74.19 FEET WITH A RADIUS OF 370.00 FEET, WITH A CHORD BEARING OF N 15°24'14" E, WITH A CHORD LENGTH OF 74.07 FEET.
THENCE ALONG THE NORTH LINE OF OUTLOT 'Y', WINDMILL RIDGE ESTATES ON A BEARING OF S 68°54'05" E, A DISTANCE OF 119.93 FEET.
THENCE ALONG THE EAST LINE OF SAID OUTLOT 'Y', WINDMILL RIDGE ESTATES ON A BEARING OF S 16°14'03" W, A DISTANCE OF 60.44 FEET.
THENCE S 00°15'53" E, A DISTANCE OF 296.31 FEET TO A POINT ON NORTH LINE OF SAID LOT 69 IRREGULAR TRACT.
THENCE ALONG THE SOUTH LINE OF LOT 69 ON A BEARING OF S 89°57'47" E A DISTANCE OF 193.94 FEET.
THENCE S 0°15'43" E A DISTANCE OF 500.00 FEET.
THENCE N 89°57'46" W ON SOUTH LINE OF SAID LOT 69 A DISTANCE OF 1107.39 FEET.
THENCE N 0°43'03" E ON THE WEST LINE OF SAID LOT 14 A DISTANCE OF 142.16 FEET.
THENCE N 5°15'44" W AND CONTINUING ON THE WEST LINE OF SAID LOT 14 A DISTANCE OF 359.38 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. SAID PROPERTY CONTAINS 25.02 ACRES MORE OR LESS.

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 surety 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.



DEDICATION

The foregoing plat, known as Grandview 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 owner, 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 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 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 access easements and 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 except at Lilee Lane.


WITNESS OUR HANDS THIS 2nd day of October, 2013.

ROKEBY HOLDINGS, LTD., a Nebraska limited partnership

By: Rokeby GP, LLC, a Nebraska limited liability company, General Partner

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

By: 
Thomas G. Schleich, President


Lewis-Starostka, Inc.
By: Ellie Lewis
Title: President

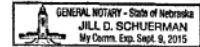

Double D Land Company, LLC
By: Richard Krueger
Title: Member

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
LANCASTER COUNTY)

The foregoing was acknowledged before me this 2nd day of October, 2013, by Thomas G. Schleich, President of Southview, Inc., a Nebraska corporation, Member of Rokeby GP, LLC, a Nebraska limited liability company, General Partner of Rokeby Holdings, Ltd., a Nebraska limited partnership, on behalf of the limited partnership.


NOTARY PUBLIC



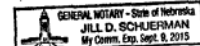
My commission expires the 9th day of September, 2015.

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
LANCASTER COUNTY)

On this 7th day of October, 2013, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Ellie Lewis, President, Lewis-Starostka, Inc. 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.


NOTARY PUBLIC



My commission expires the 9th day of September, 2015.

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
LANCASTER COUNTY)

On this 3rd day of October, 2013, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Richard Krueger, Member, Double D Land Company, 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.


NOTARY PUBLIC



My commission expires the 9th day of September, 2015.

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GRANDVIEW ESTATES ADDITION

FINAL PLAT BASED ON SPECIAL PERMIT #12034

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "Grandview Estates Addition", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2012060359, 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.

Five Points Bank
Trustee and Beneficiary

By: *TK* Omaha Market President
Name Title

ACKNOWLEDGMENT

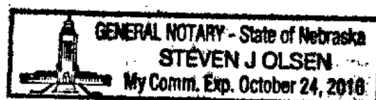
STATE OF Nebraska)
Douglas COUNTY) SS

The foregoing instrument was acknowledged before me this 8th day of

October, 2013, by Tom Kelley,
Name
Omaha Market President on behalf of said Five Points Bank.
Title Company

Stollen
NOTARY PUBLIC

My commission expires the 8th day of October, 2013.



GRANDVIEW ESTATES ADDITION

FINAL PLAT BASED ON SPECIAL PERMIT #12034

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "Grandview Estates Addition", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2013021581, 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

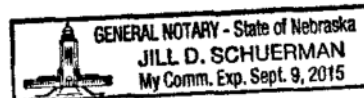
By: [Signature] VP
Name Title

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
LANCASTER COUNTY)

The foregoing instrument was acknowledged before me this 2nd day of October, 2013 by David Nuismier,
Name
Vice President on behalf of said Cornhusker Bank.
Title Company

[Signature]
NOTARY PUBLIC



My commission expires the 9th day of September, 2015.

GRANDVIEW ESTATES ADDITION

FINAL PLAT BASED ON SPECIAL PERMIT #12034

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "Grandview Estates Addition", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2013025949, 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.

City Bank & Trust Co.

Trustee and Beneficiary

By: Carol Sims, Vice President
Name Title

ACKNOWLEDGMENT

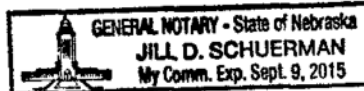
STATE OF NEBRASKA)
) SS
LANCASTER COUNTY)

The foregoing instrument was acknowledged before me this 3rd day of

October, 2013, by Carol Sims,

Vice President on behalf of said City Bank & Trust Co.
Title Company

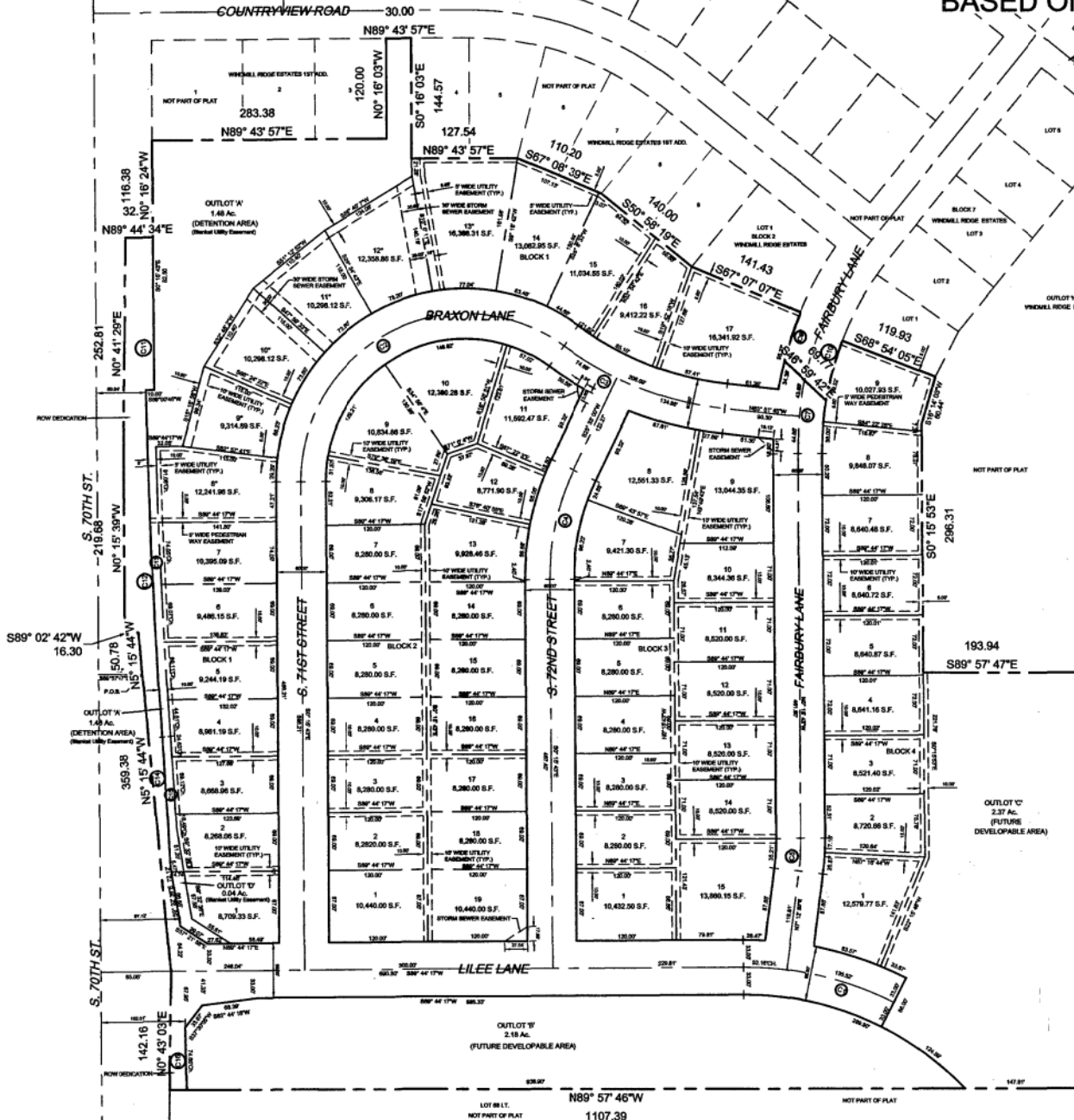
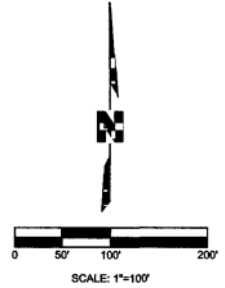
Jill D. Schuerman
NOTARY PUBLIC



My commission expires the 9th day of September, 2015.

GRANDVIEW ESTATES ADDITION

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BLOCK	MAX. 100 YR FLOOD ELEV.	MIN. OPENING ELEV.
1		
8	1356.13	1357.50
9	1356.13	1357.50
10	1356.13	1357.50
11	1356.13	1357.50
12	1356.13	1357.50
13	1356.13	1357.50

NOTE:
 1. MINIMUM FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1.0' ABOVE THE FEMA REGULATORY BFE, OR WHAT IS PROVIDED IN THE TABLE ABOVE, WHICHEVER IS GREATER.

CURVE DATA						
CURVE #	RADIUS	ANGLE	TANGENT	LENGTH	CH DIST	CH BRG
C1	400.00'	26°58'55"	95.96'	188.37'	186.63'	S76°46'15"E
C2	200.00'	126°33'11"	397.25'	441.75'	357.27'	S63°00'53"W
C3	400.00'	30°09'13"	107.75'	210.51'	208.09'	N68°47'08"W
C4	300.00'	25°48'43"	68.74'	135.15'	134.01'	S12°38'39"W
C5	300.00'	7°28'35"	19.60'	39.15'	39.12'	N03°28'35"E
C7	400.00'	39°14'09"	142.57'	273.92'	268.60'	N19°21'22"E
C9	430.00'	8°05'17"	30.59'	61.08'	61.08'	S18°50'44"W
C10	370.00'	11°29'21"	37.22'	74.19'	74.07'	N15°24'14"E
C11	7920.44'	0°43'33"	50.16'	100.32'	100.32'	S00°36'40"E
C12	7930.44'	3°00'20"	208.04'	415.99'	415.94'	S02°29'25"E
C13	7920.44'	2°30'58"	173.94'	347.82'	347.79'	S02°44'08"E
C14	8069.37'	1°06'47"	78.39'	156.78'	156.78'	S03°26'11"E
C15	8079.37'	0°47'45"	56.12'	112.24'	112.24'	N03°35'42"W
C16	8079.34'	0°31'46"	37.33'	74.66'	74.66'	S01°14'24"E

PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26.11.060 of the LMC, hereby approves this Final Plat.

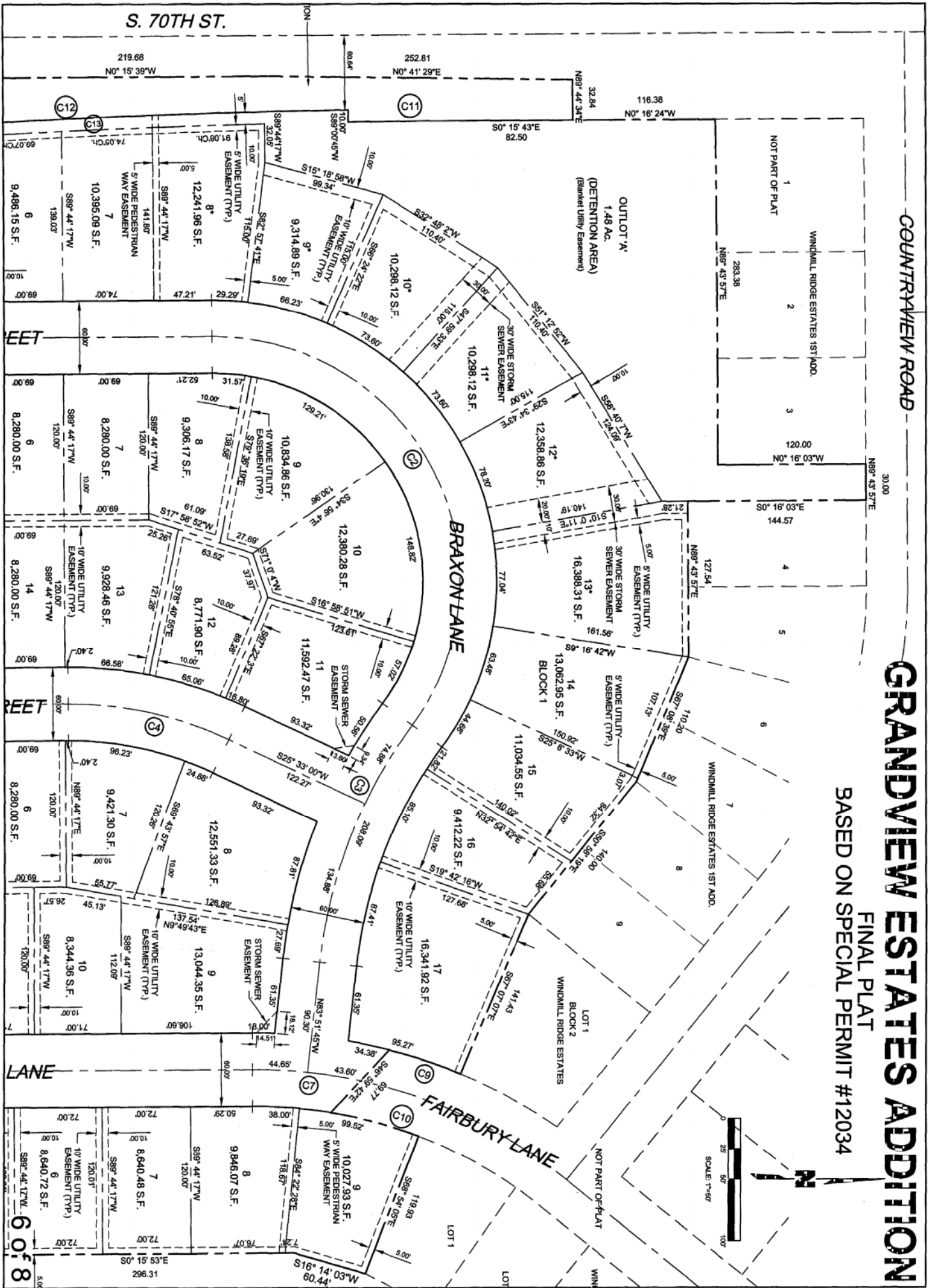
Steph...
 Planning Director

November 18, 2013
 Date

COUNTRYVIEW ROAD

GRANDVIEW ESTATES ADDITION

FINAL PLAT
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S. 70TH ST.

219.68
N0° 15' 39"W

252.81
N0° 41' 29"E

116.38
N0° 16' 24"W

C12

C11

50° 15' 43"E
82.50

1
NOT PART OF PLAT

WINDMILL RIDGE ESTATES 1ST ADD.

283.38

2

3

120.00

N0° 16' 03"W

144.57

4

5

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15

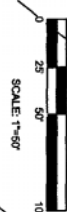
16

17

OUTLOT 'A'
1.48 AC.
(DETENTION AREA)
(Barnett Utility Easement)

BRAXTON LANE

FAIRBURY LANE



FEET

FEET

LANE

6 OF 8

S. 70TH ST.

219.68
NO. 15' 30" W

50.78
N5° 15' 44" W

53.72
S89° 57' 47" E

141.80
S11° 44' 17" W

10,395.09 S.F.

9,486.15 S.F.

8,961.19 S.F.

8,280.00 S.F.

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SCALE: 1"=50'

S. 71ST STREET

S. 72ND STREET

FAIRBURY LANE

LILLELANE

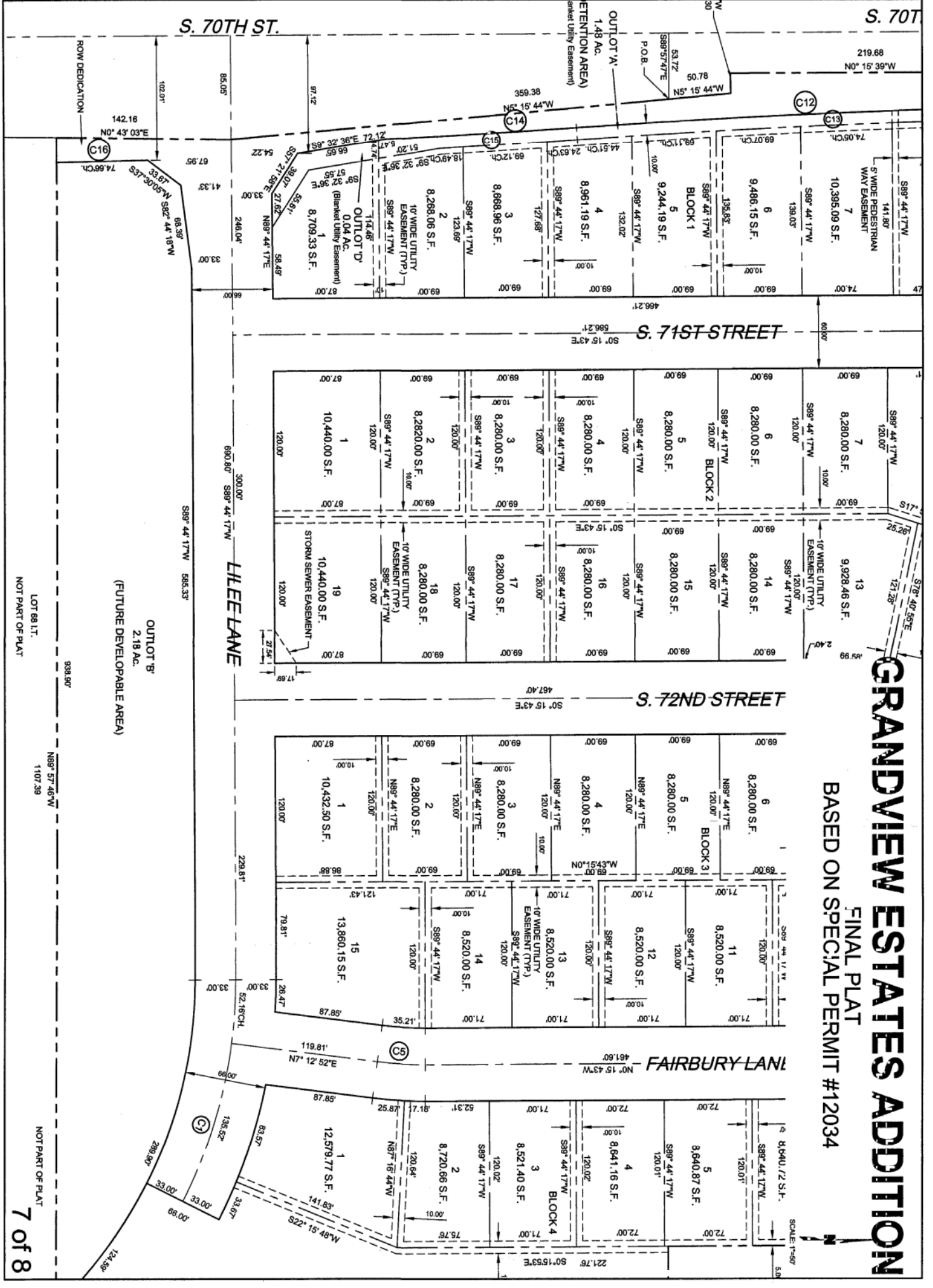
OUTLOT 'B'
2.18 AC.
(FUTURE DEVELOPABLE AREA)

OUTLOT 'A'
1.48 AC.
ATTENTION AREA
(Blanket Utility Easement)

LOT 88 LT.
NOT PART OF PLAT

LOT 89 LT.
NOT PART OF PLAT

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GRANDVIEW ESTATES ADDITION

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