

WINDMILL RIDGE ESTATES

FINAL PLAT BASED ON THE WOODLANDS AT YANKEE HILL PLANNED UNIT DEVELOPMENT #05068

Inst # 2008035489 Tue Jul 29 13:46:17 CDT 2008
Filing Fee: \$77.00
Lancaster County, NE Assessor/Registrar of Deeds
Office PLAT
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477.00

WIRIES

4579

SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "WINDMILL RIDGE ESTATES", a subdivision of Irregular Tract Lot 47 located in the West Half of Section 27, Township 9 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of said Section and extending thence South 89°40'22" East, along the north line of said Southwest Quarter, 50.00 feet to the Point of Beginning;

Thence continuing along the north line of said Southwest Quarter, South 89°40'22" East, a distance of 1183.80 feet;
Thence South 45°04'34" East, a distance of 16.10 feet;
Thence North 44°55'26" East, a distance of 110.00 feet;
Thence North 42°56'14" East, a distance of 60.04 feet;
Thence South 45°04'34" East, a distance of 280.00 feet;
Thence North 44°55'26" East, a distance of 110.00 feet;
Thence North 45°04'34" West, a distance of 10.05 feet;
Thence South 89°40'22" East, a distance of 344.95 feet;
Thence South 39°14'59" West, a distance of 4.48 feet;
Thence South 28°41'03" West, a distance of 215.40 feet;
Thence South 44°55'26" West, a distance of 399.47 feet;
Thence South 39°14'59" West, a distance of 1038.36 feet;
Thence North 00°13'46" East, a distance of 240.39 feet;
Thence North 46°43'05" West, a distance of 364.62 feet;
Thence North 89°59'40" West, a distance of 630.67 feet;
Thence North 00°57'52" East, a distance of 767.34 feet;
Thence North 00°00'34" East, a distance of 32.72 feet to the Point of Beginning and containing a calculated area of 1,429,886.08 square feet or 32.82 acres.

Permanent monuments have been placed at each of the final plat corners on the periphery of the subdivision, on the centerline at each street intersection and at each point of tangency and curvature.

Temporary markers have been placed at all block corners, points of tangency and curvature along the periphery of each block, and the centerline of proposed water main, wastewater collector, and storm drain easements within the subdivision, and the subdivider will post a bond or escrow to insure the placing of permanent metal stakes at each lot and block corner and the subdivider agrees that the placing of permanent metal stakes will be completed prior to the construction on or conveyance of any lot shown on the final plat.

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

Signed this 17th day of June, 2008.



Lyle L. Lott
Lyle L. Lott, L.S. 314
Engineering Surveying Planning
601 Old Cheney Road, Suite A
Lincoln, NE 68512
(402) 421-2500

PLANNING DIRECTOR'S APPROVAL

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

Ray D. Hill
Planning Director

JUNE 30, 2008
Date

DEDICATION

The foregoing plat known as "WINDMILL RIDGE ESTATES", and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, sole owners, and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, Windstream Nebraska Inc., Time Warner Entertainment - Advance/Newhouse, Aquila, Lincoln Electric System, their successors and assigns, to allow entry for the purposes 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 an 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, 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.

Direct vehicular access to South 70th Street is hereby relinquished except at Countryview Road.

The streets shown hereon are hereby dedicated to the public.

The additional right-of-way shown along South 70th Street is hereby dedicated to the public.

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

A public access easement is hereby granted over the private road to the City of Lincoln, Nebraska, a municipal corporation, its successors and assigns and to the public generally for vehicular and pedestrian purposes. The construction or location of any gate, fence, or other barrier restricting vehicular and pedestrian access over the private roadway shall be prohibited except when necessary to control traffic during the construction, reconstruction, repair, or maintenance of the private roadway.

WITNESS OUR HANDS THIS 18 day of June, 2008

Carl R. Schmidt, husband Vicki A. Schmidt, wife
Carl R. Schmidt, husband Vicki A. Schmidt, wife

Carl R. Schmidt, manager
Carl R. Schmidt, Manager
Windmill Ridge LLC, a Nebraska limited liability company

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 18th day of June, 2008 before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Carl R. Schmidt, manager of Windmill Ridge LLC, a Nebraska limited liability company, 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.

Mary Hart
NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska
MARY HART
My Comm. Exp. Dec. 21, 2011

My commission expires the 21 day of Dec., 2011.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of those certain liens against the real property described in the plat known as "WINDMILL RIDGE ESTATES" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2007-020562 and 2008-22457 (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements of streets or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all 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.

TierOne Bank
Trustee & Beneficiary
First Vice President
Title

By: Lois Smerad
Lois Smerad
Name of individual

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 19th day of

June, 2008, by Lois Smerad,
Name
First Vice President on behalf of said TierOne Bank
Title

Carmen Jensen
NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska
CARMEN JENSEN
My Comm. Exp. 2-5-08

My commission expires the 5th day of August, 2008.

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 18th day of June, 2008 before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Carl R. Schmidt, husband, 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.

Mary Hart
NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska
MARY HART
My Comm. Exp. Dec. 21, 2011

My commission expires the 21 day of Dec., 2011.

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 18th day of June, 2008 before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Vicki A. Schmidt, wife, 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.

Mary Hart
NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska
MARY HART
My Comm. Exp. Dec. 21, 2011

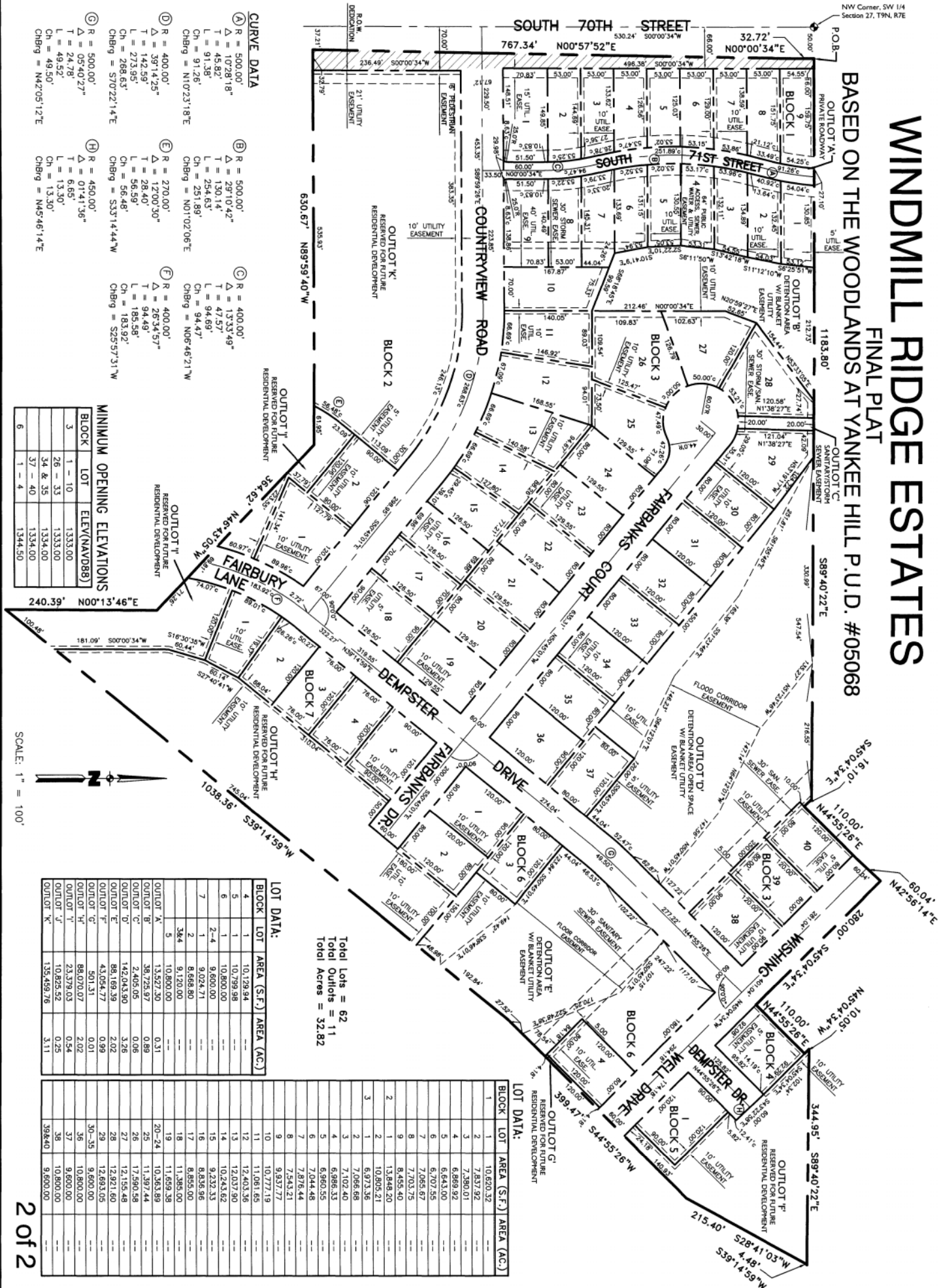
My commission expires the 21 day of Dec., 2011.

WINDMILL RIDGE ESTATES

FINAL PLAT

BASED ON THE WOODLANDS AT YANKEE HILL P.U.D. #05068

NW Corner, SW 1/4
Section 27, T9N, R7E



CURVE DATA

A	R = 500.00'	Δ = 107°28'18"	L = 45.82'	Ch = 91.38'
B	R = 500.00'	Δ = 29°10'42"	L = 13.014'	Ch = 25.463'
C	R = 400.00'	Δ = 133°33'49"	L = 47.57'	Ch = 94.47'
D	R = 400.00'	Δ = 142°59'	L = 27.395'	Ch = 268.65'
E	R = 270.00'	Δ = 12°00'30"	L = 28.40'	Ch = 56.48'
F	R = 400.00'	Δ = 26°34'57"	L = 94.49'	Ch = 185.58'
G	R = 500.00'	Δ = 01°41'36"	L = 6.66'	Ch = 13.30'
H	R = 450.00'	Δ = 01°41'36"	L = 6.66'	Ch = 13.30'
I	R = 500.00'	Δ = 05°40'27"	L = 24.78'	Ch = 49.52'
J	R = 500.00'	Δ = 05°40'27"	L = 24.78'	Ch = 49.52'
K	R = 500.00'	Δ = 05°40'27"	L = 24.78'	Ch = 49.52'
L	R = 500.00'	Δ = 05°40'27"	L = 24.78'	Ch = 49.52'
M	R = 500.00'	Δ = 05°40'27"	L = 24.78'	Ch = 49.52'
N	R = 500.00'	Δ = 05°40'27"	L = 24.78'	Ch = 49.52'
O	R = 500.00'	Δ = 05°40'27"	L = 24.78'	Ch = 49.52'
P	R = 500.00'	Δ = 05°40'27"	L = 24.78'	Ch = 49.52'
Q	R = 500.00'	Δ = 05°40'27"	L = 24.78'	Ch = 49.52'
R	R = 500.00'	Δ = 05°40'27"	L = 24.78'	Ch = 49.52'
S	R = 500.00'	Δ = 05°40'27"	L = 24.78'	Ch = 49.52'
T	R = 500.00'	Δ = 05°40'27"	L = 24.78'	Ch = 49.52'
U	R = 500.00'	Δ = 05°40'27"	L = 24.78'	Ch = 49.52'
V	R = 500.00'	Δ = 05°40'27"	L = 24.78'	Ch = 49.52'
W	R = 500.00'	Δ = 05°40'27"	L = 24.78'	Ch = 49.52'
X	R = 500.00'	Δ = 05°40'27"	L = 24.78'	Ch = 49.52'
Y	R = 500.00'	Δ = 05°40'27"	L = 24.78'	Ch = 49.52'
Z	R = 500.00'	Δ = 05°40'27"	L = 24.78'	Ch = 49.52'

MINIMUM OPENING ELEVATIONS

BLOCK	LOT	ELEV(NAVD83)
1 - 10	1 - 10	1333.00
26 - 33	26 - 33	1333.00
34 & 35	34 & 35	1334.00
37 - 40	37 - 40	1334.00
6	1 - 4	1344.50

LOT DATA:

LOT	AREA (S.F.)	AREA (AC.)
1	10,129.94	0.23
2	10,799.98	0.25
3	10,800.00	0.25
4	9,600.00	0.22
5	9,024.71	0.21
6	8,668.80	0.20
7	9,120.00	0.21
8	10,800.00	0.25
9	13,527.30	0.31
10	38,726.97	0.89
11	2,405.05	0.06
12	142,043.90	3.26
13	88,189.39	2.02
14	43,054.77	0.99
15	501.31	0.01
16	88,070.07	2.02
17	23,379.03	0.54
18	10,800.00	0.25
19	135,459.76	3.11

LOT DATA:

BLOCK	LOT	AREA (S.F.)	AREA (AC.)
1	1	10,820.32	0.25
2	2	7,837.92	0.18
3	3	7,390.01	0.17
4	4	6,889.92	0.16
5	5	6,643.00	0.15
6	6	6,707.58	0.15
7	7	7,065.87	0.16
8	8	7,703.75	0.18
9	9	8,455.40	0.19
10	10	13,648.20	0.31
11	11	10,805.21	0.25
12	12	6,973.36	0.16
13	13	7,066.68	0.16
14	14	7,102.40	0.16
15	15	6,960.55	0.16
16	16	7,044.48	0.16
17	17	7,876.44	0.18
18	18	7,543.21	0.17
19	19	9,937.77	0.23
20	20	10,777.19	0.25
21	21	11,061.65	0.25
22	22	12,637.90	0.29
23	23	10,745.02	0.25
24	24	9,232.33	0.21
25	25	8,856.98	0.20
26	26	8,856.98	0.20
27	27	8,856.98	0.20
28	28	8,856.98	0.20
29	29	8,856.98	0.20
30-35	30-35	9,600.00	0.22
36	36	10,800.00	0.25
37	37	9,600.00	0.22
38	38	10,800.00	0.25
39	39	10,800.00	0.25
40	40	9,600.00	0.22

Total Lots = 62
Total Outlots = 11
Total Acres = 32.82

SCALE: 1" = 100'