

WINDMILL RIDGE ESTATES 1ST ADDITION

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

Inst # 2012065751 Mon Dec 24 09:01:34 CST 2012
Filing Fee: \$47.00
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Pages 2

WIRIESI

#4916

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS "WINDMILL RIDGE ESTATES 1ST ADDITION", A SUBDIVISION OF OUTLOT "J", OUTLOT "K" AND LOT 2, ALL IN BLOCK 2, WINDMILL RIDGE ESTATES, LOCATED IN THE WEST ONE-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:
BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 2; THENCE IN AN EASTERLY DIRECTION, ALONG THE NORTH LINE OF SAID BLOCK 2, ON AN ASSUMED BEARING N 89°43'57" E FOR A DISTANCE OF 383.37'
THENCE ON A CURVE TO THE RIGHT, ALONG THE NORTH LINE OF SAID BLOCK 2, AN ARC LENGTH OF 250.96', A RADIUS OF 366.50', A CHORD BEARING OF S 70°39'18" E, A CHORD LENGTH OF 246.09'
THENCE S 50°58'19" E, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 2, FOR A DISTANCE OF 150.14' TO THE MOST EASTERLY CORNER OF SAID LOT 2
THENCE S 38°59'21" W, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, FOR A DISTANCE OF 127.63' TO THE MOST SOUTHERLY CORNER OF SAID LOT 2
THENCE S 87°07'07" E, ALONG THE NORTHERLY LINE OF SAID OUTLOT "J", FOR A DISTANCE OF 141.31' TO THE MOST EASTERLY CORNER OF SAID OUTLOT "J"
THENCE ON A CURVE TO THE LEFT, ALONG THE EASTERLY LINE OF SAID OUTLOT "J", AN ARC LENGTH OF 60.98', A RADIUS OF 430.00', A CHORD BEARING OF S 18°46'46" W, A CHORD LENGTH OF 60.93' TO THE MOST SOUTHERLY CORNER OF SAID OUTLOT "J"
THENCE N 46°59'22" W, ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 2, FOR A DISTANCE OF 223.55'
THENCE S 89°44'03" W, ALONG THE SOUTH LINE OF SAID BLOCK 2, FOR A DISTANCE OF 597.88' TO THE SOUTHWEST CORNER OF SAID BLOCK 2
THENCE N 00°18'24" W, ALONG THE WEST LINE OF SAID BLOCK 2, FOR A DISTANCE OF 238.39' TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 157040 SQUARE FEET OR 3.605 ACRES

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 City of Lincoln, Land Subdivision Ordinance, Title 26 of the Lincoln Municipal Code.

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

Signed this 15th day of November, 2012.


Kerry Simonds #333
Allied Surveying & Mapping, Inc.
6120 S. 58th Street, Suite 'A'
Lincoln, NE 68516
Ph. (402)434-2686



DEDICATION

The foregoing plat known as "Windmill Ridge Estates 1st Addition", 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, Black Hills Energy, Lincoln Electric System, their successors and assigns, to allow entry for the purposes 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 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 or 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 right of direct vehicular access to S. 70th Street is hereby relinquished from Lot 1 and Outlot 'A'.

WITNESS OUR HANDS THIS 4th day of December, 2012


Ellie Lewis, President
Lewis-Starostka, Inc.


Richard C. Krueger, Member
Double D Land Company, LLC, a Nebraska limited liability company

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
LANCASTER COUNTY)

On this 4th day of December, 2012, 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.

PLANNING DIRECTOR'S APPROVAL

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


Stephanie Humber
Planning Director
December 24, 2012
Date

WINDMILL RIDGE ESTATES 1st ADDITION

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

S. 70TH STREET

S. 1ST ST.

COUNTRYVIEW ROAD

* FLOOD ELEV.	MIN. OPENING ELEV.
1 1356.13	1357.25
2 1356.13	1357.25
3 1356.13	1357.25
4 1356.13	1357.25

NOTE:
 MINIMUM OPENING ELEVATIONS ARE BASED ON POTENTIAL OVERTOPPING OF UPSTREAM DETENTION AND CALCULATED 100 YEAR FLOOD ELEVATIONS.

NOT PART OF THIS PLAT
 LOT 25 FT, SEC 27, 19N, R7E

RESERVED FOR FUTURE RESIDENTIAL DEVELOPMENT

RESERVED FOR FUTURE RESIDENTIAL DEVELOPMENT

RESERVED FOR FUTURE RESIDENTIAL DEVELOPMENT

