

THE WOODLANDS AT YANKEE HILL 9TH ADDITION

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

Inst # 2013044785 Mon Aug 26 15:17:33 CDT 2013
Filing Fee: \$82.00
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Page 5

HWOYAH19

#5003

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed the subdivision as required in Section 26.19.041 of the Land Subdivision Ordinance to be known as "THE WOODLANDS AT YANKEE HILL 9TH ADDITION", a subdivision of Irregular Tract Lot 65, Outlot 'A', The Woodlands at Yankee Hill 4th Addition, Outlots 'H' and 'I', Windmill Ridge Estates, all located in the Southwest Quarter 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 Northeast Corner of the Southwest Quarter of said Section;

Thence S00°34'50"W along the east line of said Southwest Quarter, a distance of 1321.71 feet;

Thence N89°41'38"W, a distance of 1727.64 feet;

Thence N00°13'46"E, a distance of 277.39 feet;

Thence N46°43'05"W, a distance of 71.26 feet to a point on a circular curve to the right, having a radius of 370.00 feet, a central angle of 11°29'20" and whose chord (74.07 feet) bears N15°37'17"E;

Thence on the arc of said circular curve 74.19 feet;

Thence S68°38'03"E, a distance of 120.00 feet;

Thence N27°40'41"E, a distance of 60.22 feet;

Thence N39°14'59"E, a distance of 310.04 feet;

Thence S50°45'01"E, a distance of 50.00 feet;

Thence N39°14'59"E, a distance of 180.00 feet;

Thence S50°45'01"E, a distance of 100.00 feet;

Thence N39°14'59"E, a distance of 192.84 feet;

Thence N44°55'26"E, a distance of 78.54 feet;

Thence S45°04'34"E, a distance of 315.82 feet;

Thence N44°55'26"E, a distance of 180.00 feet;

Thence N45°04'34"W, a distance of 2.80 feet;

Thence N44°55'26"E, a distance of 83.32 feet;

Thence S60°21'19"E, a distance of 82.90 feet;

Thence S87°38'06"E, a distance of 66.89 feet;

Thence N58°30'28"E, a distance of 99.65 feet;

Thence N30°01'36"E, a distance of 37.67 feet;

Thence N14°26'57"E, a distance of 75.96 feet;

Thence N55°41'49"E, a distance of 43.63 feet;

Thence N00°34'51"E, a distance of 159.46 feet;

Thence N89°40'22"W, a distance of 63.31 feet;

Thence N82°55'38"W, a distance of 112.76 feet;

Thence N81°24'54"W, a distance of 154.48 feet;

Thence S83°50'05"W, a distance of 82.00 feet;

Thence S88°07'29"W, a distance of 82.00 feet;

Thence S52°04'43"W, a distance of 85.88 feet;

Thence N45°04'34"W, a distance of 120.00 feet;

Thence N44°55'26"E, a distance of 5.82 feet to a point on a circular curve to the right, having a radius of 420.00 feet, a central angle of 1°41'36" and whose chord (12.41 feet) bears N45°46'14"E;

Thence on the arc of said circular curve 12.41 feet;

Thence N43°22'58"W, a distance of 80.00 feet;

Thence N45°04'34"W, a distance of 102.34 feet to a point on the north line of said Southwest Quarter;

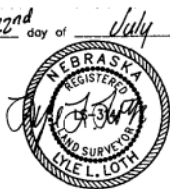
Thence along the north line of said Southwest Quarter S89°40'22"E, a distance of 1040.54 feet to the POINT OF BEGINNING, containing a calculated area of 1,334,453.37 square feet or 35.23 acres.

Permanent monuments have been placed at each of the final plat corners on the periphery of the subdivision, on the centerlines 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 and that the subdivider will file a bond or escrow to insure the placing of metal stakes at each lot and block corner and the subdivider agrees that the placing of metal stakes will be completed prior to the construction on or the 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 22nd day of July, 2013.



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

DEDICATION

The foregoing plat known as "THE WOODLANDS AT YANKEE HILL 9TH 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 Cable Midwest LLC, Black Hills Energy, and 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.

The streets shown hereon are hereby dedicated to the public.

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

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 MY HAND THIS 27th day of July, 2013.

Richard C. Krueger

Richard C. Krueger, Member
Double D Land Company, LLC

Richard C. Krueger

Richard C. Krueger, President
R.C. Krueger Development Company

Michael D. Weatherl

Michael D. Weatherl, Member
Double D Land Company, LLC

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 27th day of July, 2013, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Richard C. Krueger, Member of Double D Land Company, LLC, a Nebraska limited liability company and President of R.C. Krueger Development Company, a Nebraska corporation, 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 companies.

Richard C. Krueger

NOTARY PUBLIC

My commission expires the 27th day of August, 2016.



LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of those certain liens against the real property described in the plat known as "THE WOODLANDS AT YANKEE HILL 9TH ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2011-36535 and 2013-25949 (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.

City Bank & Trust Co
Trustee & Beneficiary
Vice President
Print Title

By: *Rory Bowen*
Signature
Rory Bowen
Print Name of individual

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 29th day of July, 2013, by *Rory Bowen*, Vice President on behalf of said City Bank & Trust Co

Rory Bowen
Vice President
Print Title

Carol Sono
NOTARY PUBLIC



My commission expires the 29th day of July, 2013.

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 27th day of July, 2013, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Michael D. Weatherl, Member of Double D Land Company, 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.

Michael D. Weatherl
NOTARY PUBLIC



My commission expires the 27th day of August, 2016.

PLANNING DIRECTOR'S APPROVAL

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

Steve Hummel
Planning Director

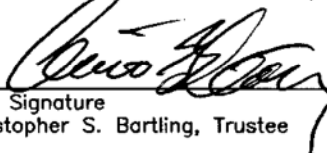
August 26, 2013
Date

THE WOODLANDS AT YANKEE HILL 9TH ADDITION

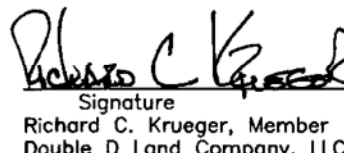
FINAL PLAT
BASED ON THE WOODLANDS AT YANKEE HILL
PLANNED UNIT DEVELOPMENT #05068C

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of those certain liens against the real property described in the plat known as "THE WOODLANDS AT YANKEE HILL 9TH ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2013-35112 and 2013-36215 (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.



Signature
Christopher S. Bartling, Trustee



Signature
Richard C. Krueger, Member
Double D Land Company, LLC

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

The foregoing instrument was acknowledged before me this 6 day of August, 2013,
by Christopher S. Bartling, Trustee



NOTARY PUBLIC

My commission expires the 20 day of Feb, 2018



ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

The foregoing instrument was acknowledged before me this 6th day of August, 2013,
by Richard C. Krueger, Member of Double D Land Company, LLC



NOTARY PUBLIC

My commission expires the 18th day of November, 2016



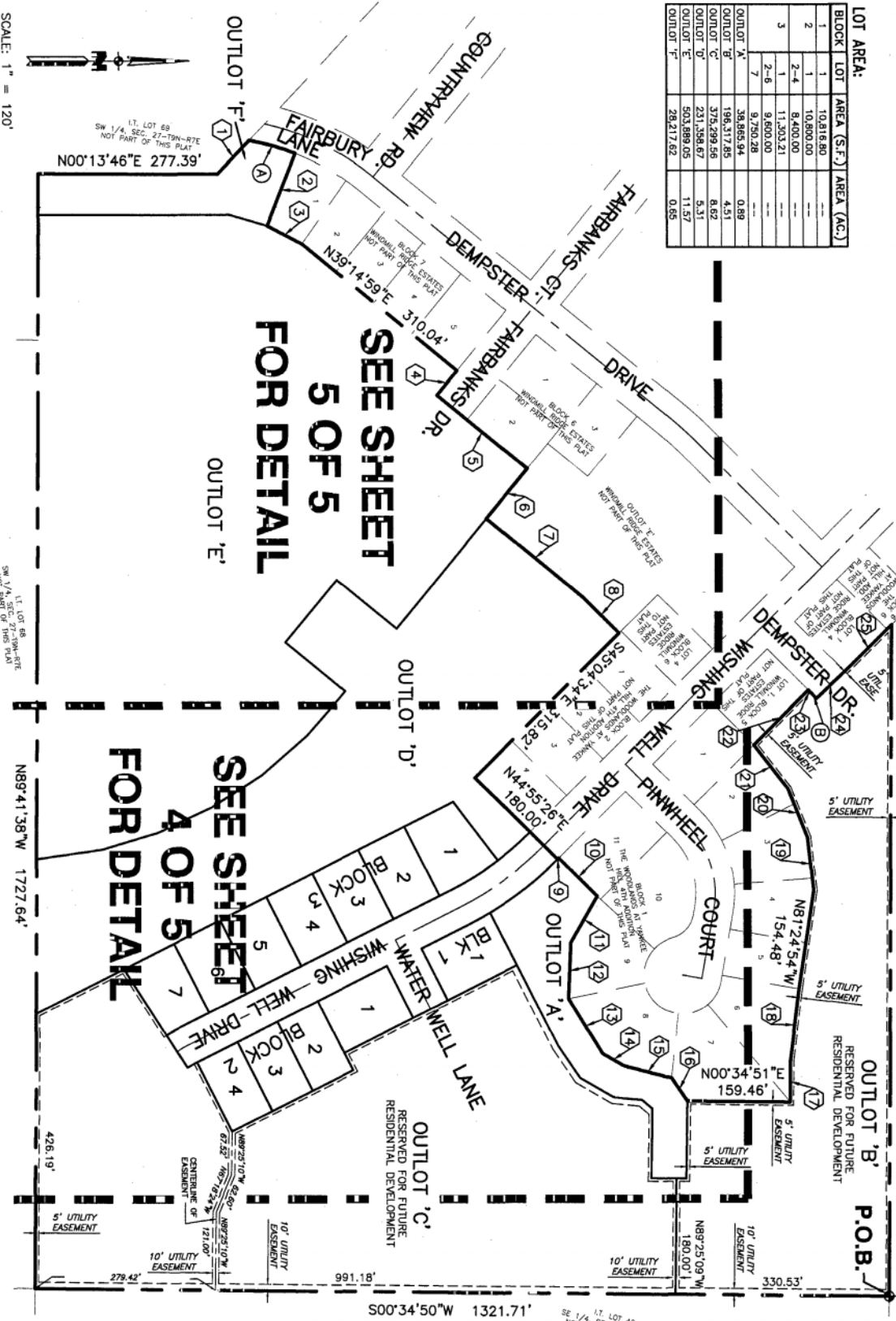
THE WOODLANDS AT YANKEE HILL 9TH ADDITION

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

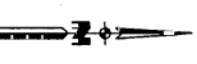
CURVE DATA
 (A) R = 370.00'
 Δ = 11°28'20"
 T = 37.22'
 L = 74.19'
 Ch = 74.07'
 ChBng = N15°37'17"E

(B) R = 420.00'
 Δ = 1°41'36"
 T = 6.21'
 L = 12.41'
 Ch = 12.41'
 ChBng = N45°46'14"E

LOT AREA:	BLOCK	LOT	AREA (S.F.)	AREA (AC.)
1	1	1	10,818.80	---
2	1	2	10,800.00	---
3	1	1	11,303.21	---
4	2-6	1	9,600.00	---
5	7	1	9,750.28	---
6	7	2	38,865.94	0.89
7	7	3	196,317.85	4.51
8	7	4	375,599.56	8.62
9	7	5	231,358.67	5.31
10	7	6	503,889.05	11.57
11	7	7	28,217.62	0.65



SCALE: 1" = 120'



17. LOT 68
 SW 1/4, SEC. 27-19N-87E
 NOT PART OF THIS PLAN

N00°13'46"E 277.39'

11. LOT 68
 SW 1/4, SEC. 27-19N-87E
 NOT PART OF THIS PLAN

N89°41'38"W 1727.64'

NE Corner, SW 1/4
 Sec. 27-19N-87E

OUTLOT 'X', YANKEE
 THE PART OF THIS PLAN
 NOT PART OF THIS PLAN

**SEE SHEET
 5 OF 5
 FOR DETAIL**

**SEE SHEET
 4 OF 5
 FOR DETAIL**

LINE DATA:

LINE	BEARING	DISTANCE
1	N46°43'05"W	71.26'
2	S88°38'03"E	120.00'
3	N27°40'41"E	60.22'
4	S50°45'01"E	50.00'
5	N39°14'58"E	180.00'
6	S50°45'01"E	100.00'
7	N39°14'58"E	192.84'
8	N44°55'26"E	78.54'
9	N45°04'34"W	2.80'
10	N44°55'26"E	83.32'
11	S60°21'19"E	82.90'
12	S87°38'06"E	86.89'
13	N88°30'28"E	99.65'
14	N20°01'36"E	37.67'
15	N14°26'57"E	75.96'
16	N85°41'49"E	43.63'
17	N89°40'22"W	63.31'
18	N82°55'36"W	112.76'
19	S83°50'05"W	82.00'
20	S88°07'29"W	82.00'
21	S82°04'43"W	85.88'
22	N45°04'34"W	120.00'
23	N44°55'26"E	5.82'
24	N45°22'58"W	60.00'
25	N45°04'34"W	102.34'

Section Corner Ties
 NE Corner, SW 1/4 Corner Sec. 27-19N-87E
 Find Alum. Cap
 NW 46.84' Find. 5/8" Rebar
 W 44.22' Find. 5/8" Rebar
 SW 39.75' Find. 5/8" Rebar
 SE 62.16' Find. 5/8" Rebar

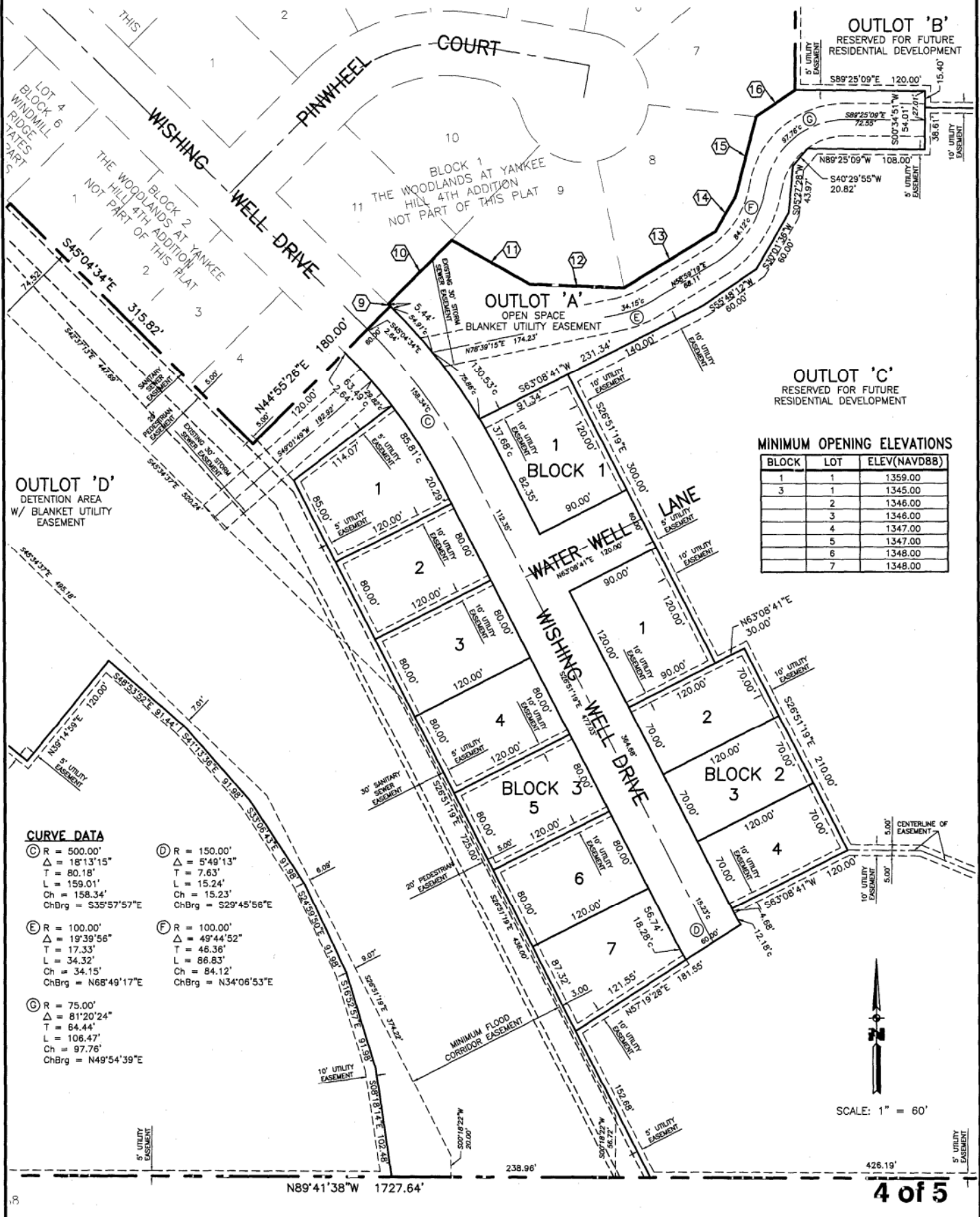
SHEET LEGEND:

VERBAGE PAGE 1
 INDEX & DRAWING PAGE 2
 DRAWING PAGE 3
 DRAWING PAGE 4
 DRAWING PAGE 5

Total Lots = 12
 Total Outlots = 6
 Total Acres = 35.23

THE WOODLANDS AT YANKEE HILL 9TH ADDITION

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



THE WOODLANDS AT YANKEE HILL 9TH ADDITION

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

