

HARTLAND HOMES SOUTHWEST 7TH ADDITION

FINAL PLAT

BASED ON HARTLAND HOMES SOUTHWEST 1ST ADDITION SPECIAL PERMIT #04054A

Inst # 2016019066 Thu May 19 15:50:12 CDT 2016
 Filing Fee: \$100.00
 Lancaster County, NE Assessor/Register of Deeds Office
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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 "HARTLAND HOMES SOUTHWEST 7TH ADDITION", a subdivision of Outlet "D", Hartland Homes Southwest 5th Addition, located in the Northeast Quarter of Section 32, Township 10 North, Range 6 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

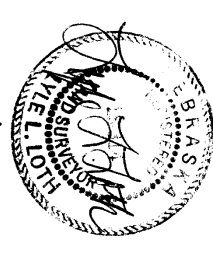
- Commencing at the Southeast Corner of the Northeast Quarter of said Section 32; Thence along the east line of said Northeast Quarter N00°20'23"E, a distance of 1080.81 feet; Thence N89°39'37"W, a distance of 145.00 feet to the POINT OF BEGINNING;
- Thence N89°39'37"W, a distance of 110.00 feet;
 Thence N00°20'33"E, a distance of 30.03 feet;
 Thence N89°39'37"W, a distance of 135.00 feet;
 Thence N00°20'23"E, a distance of 110.00 feet;
 Thence N89°39'37"W, a distance of 428.07 feet;
 Thence N76°44'51"W, a distance of 151.89 feet;
 Thence N25°03'26"E, a distance of 50.05 feet;
 Thence N62°24'24"W, a distance of 126.10 feet;
 Thence N27°35'36"E, a distance of 66.58 feet;
 Thence N62°24'24"W, a distance of 60.00 feet;
 Thence S27°35'36"W, a distance of 1.89 feet;
 Thence N62°24'24"W, a distance of 110.00 feet;
 Thence S27°35'36"W, a distance of 80.20 feet;
 Thence N62°24'24"W, a distance of 24.50 feet to a circular curve to the right having a radius of 570.00 feet, a central angle of 8°36'37" and whose chord (85.91 feet) bears N58°05'05"W;
- Thence along the arc of said circular curve 85.99 feet;
 Thence N53°45'47"W, a distance of 11.97 feet;
 Thence N36°14'13"E, a distance of 95.55 feet;
 Thence N14°38'35"E, a distance of 138.52 feet;
 Thence N10°10'44"E, a distance of 68.55 feet;
 Thence N04°08'02"E, a distance of 68.55 feet;
 Thence N00°24'39"E, a distance of 61.33 feet;
 Thence N00°21'30"E, a distance of 240.00 feet;
 Thence N89°38'30"W, a distance of 120.00 feet;
 Thence N00°21'30"E, a distance of 28.00 feet;
 Thence S89°38'30"E, a distance of 120.00 feet;
 Thence N00°21'30"E, a distance of 307.00 feet;
 Thence S89°38'30"E, a distance of 103.83 feet;
 Thence N00°19'08"E, a distance of 117.02 feet;
 Thence S89°40'57"E, a distance of 689.65 feet;
 Thence S89°41'11"E, a distance of 117.00 feet;
 Thence S00°20'23"W, a distance of 274.95 feet;
 Thence S00°20'23"W, a distance of 1388.72 feet to the POINT OF BEGINNING and containing a calculated area of 1,411,214.31 square feet or 32.40 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 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 15th day of December, 2015.



Lyle L. Loth, L.S. 314
 REGA Engineering Group Inc.
 601 Old Cheney Road, Suite 'A'
 Lincoln, NE 68512
 402-484-7342

PLANNING DIRECTOR'S APPROVAL

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

Steph M. Lewis
 Planning Director

March 31, 2016 Date

DEDICATION

The foregoing plat known as "HARTLAND HOMES SOUTHWEST 7TH ADDITION", and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, the 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 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 easement or drainage easement shown thereon.

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

[Signature]
 HH Development, Inc., a Nebraska Corporation, formerly known as Hartland Homes, Inc.
 Duane Hartman, President

[Signature]
 South 77, Inc., a Nebraska Corporation
 Scott Anderson, President

ACKNOWLEDGMENT

STATE OF NEBRASKA }
 LANCASTER COUNTY } SS

On this 15th day of December, 2015, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Duane Hartman, President of HH Development, Inc., a Nebraska Corporation, formerly known as Hartland Homes, Inc., 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.

[Signature]
 NOTARY PUBLIC



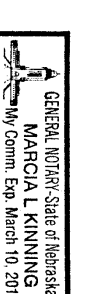
My commission expires the 10th day of March, 2017.

ACKNOWLEDGMENT

STATE OF NEBRASKA }
 LANCASTER COUNTY } SS

On this 14th day of January, 2016, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Scott Anderson, President of South 77, Inc., 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 company.

[Signature]
 NOTARY PUBLIC



My commission expires the 10th day of March, 2017.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of those certain liens against the real property described in the plat known as "HARTLAND HOMES SOUTHWEST 7TH ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as instrument No. 2003-106325 and 2005-36786 (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.

Union Bank & Trust Company
 Trustee & Beneficiary

By: *[Signature]*
 Signature

[Signature]
 Vice President

[Signature]
 Print Name of Individual

STATE OF NEBRASKA }
 LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 18th day of December, 2015, by Christopher C. Wagner, Vice President

Print Name
Christopher C. Wagner
 Print Title
Vice President

on behalf of said Union Bank & Trust Company

[Signature]
 NOTARY PUBLIC

My commission expires the 18th day of November, 2018.



LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of those certain liens against the real property described in the plat known as "HARTLAND HOMES SOUTHWEST 7TH ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as instrument No. 20150496356 (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.

Exchange Bank
 Trustee & Beneficiary

By: *[Signature]*
 Signature

[Signature]
 Senior Vice President

[Signature]
 Print Name of Individual

STATE OF NEBRASKA }
 LANCASTER COUNTY } SS

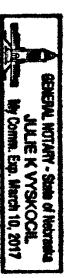
The foregoing instrument was acknowledged before me this 5th day of February, 2016, by Robert A. Panzer, Senior Vice President

Print Name
Robert A. Panzer
 Print Title
Senior Vice President

on behalf of said Exchange Bank

[Signature]
 NOTARY PUBLIC

My commission expires the 10th day of March, 2017.



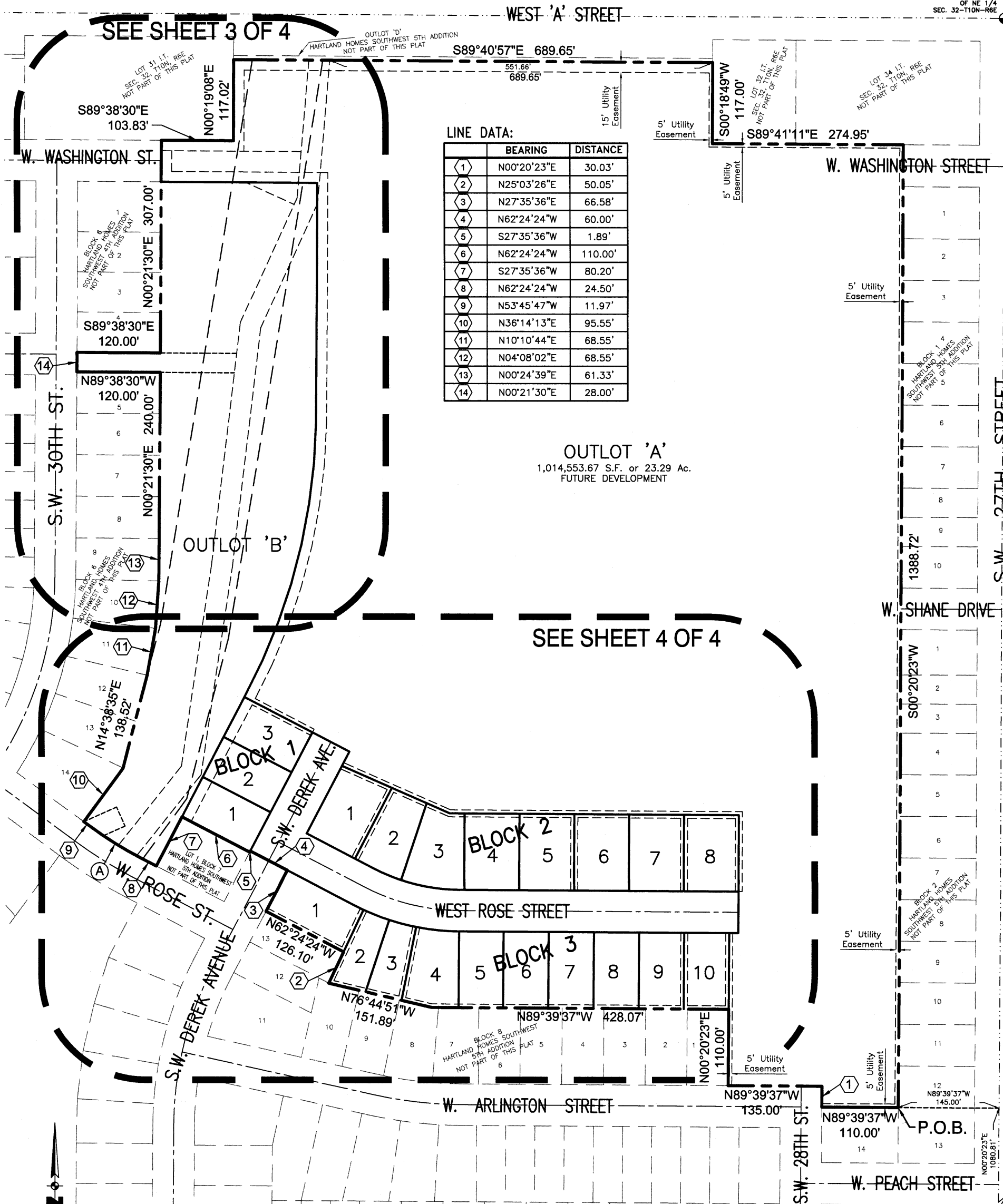
My commission expires the 10th day of March, 2017.

HARTLAND HOMES SOUTHWEST 7TH ADDITION

FINAL PLAT

BASED ON HARTLAND HOMES SOUTHWEST 1ST ADDITION SPECIAL PERMIT #04054A

NE CORNER OF NE 1/4 SEC. 32-T10N-R6E



LINE DATA:

	BEARING	DISTANCE
1	N00°20'23"E	30.03'
2	N25°03'26"E	50.05'
3	N27°35'36"E	66.58'
4	N62°24'24"W	60.00'
5	S27°35'36"W	1.89'
6	N62°24'24"W	110.00'
7	S27°35'36"W	80.20'
8	N62°24'24"W	24.50'
9	N53°45'47"W	11.97'
10	N36°14'13"E	95.55'
11	N10°10'44"E	68.55'
12	N04°08'02"E	68.55'
13	N00°24'39"E	61.33'
14	N00°21'30"E	28.00'

OUTLOT 'A'
1,014,553.67 S.F. or 23.29 Ac.
FUTURE DEVELOPMENT

OUTLOT 'B'

SEE SHEET 4 OF 4

SEE SHEET 3 OF 4

CURVE DATA:

- (A) R = 570.00'
- Δ = 8°38'37"
- T = 43.08'
- L = 85.99'
- CH = 85.91'
- CHBRG = N58°05'05"W

Section Corner Ties

- NE Corner of the NE 1/4 Sec. 32-T10N-R6E
Fnd. Alum. Cap
- NW 56.62' Fnd. 5/8" Rebar
- NE 108.19' Fnd. 5/8" Rebar
- SE 46.23' Fnd. 5/8" Rebar
- SE Corner of the NE 1/4 Sec. 32-T10N-R6E
Fnd. Alum. Cap
- W 32.00' Fnd. MAG Nail
- SE 55.13' Fnd. 3/4" Iron Pipe w/Alum. Cap
- S 51.22' Fnd. 5/8" Rebar
- SW 116.39' Fnd. 5/8" Rebar

SHEET LEGEND:

- VERBIAGE PAGE 1
- INDEX & DRAWING PAGE 2
- DRAWING PAGE 3
- DRAWING PAGE 4
- Total Lots = 21
- Total Outlots = 2
- Total Acres = 32.40

SE CORNER OF NE 1/4 SEC. 32-T10N-R6E

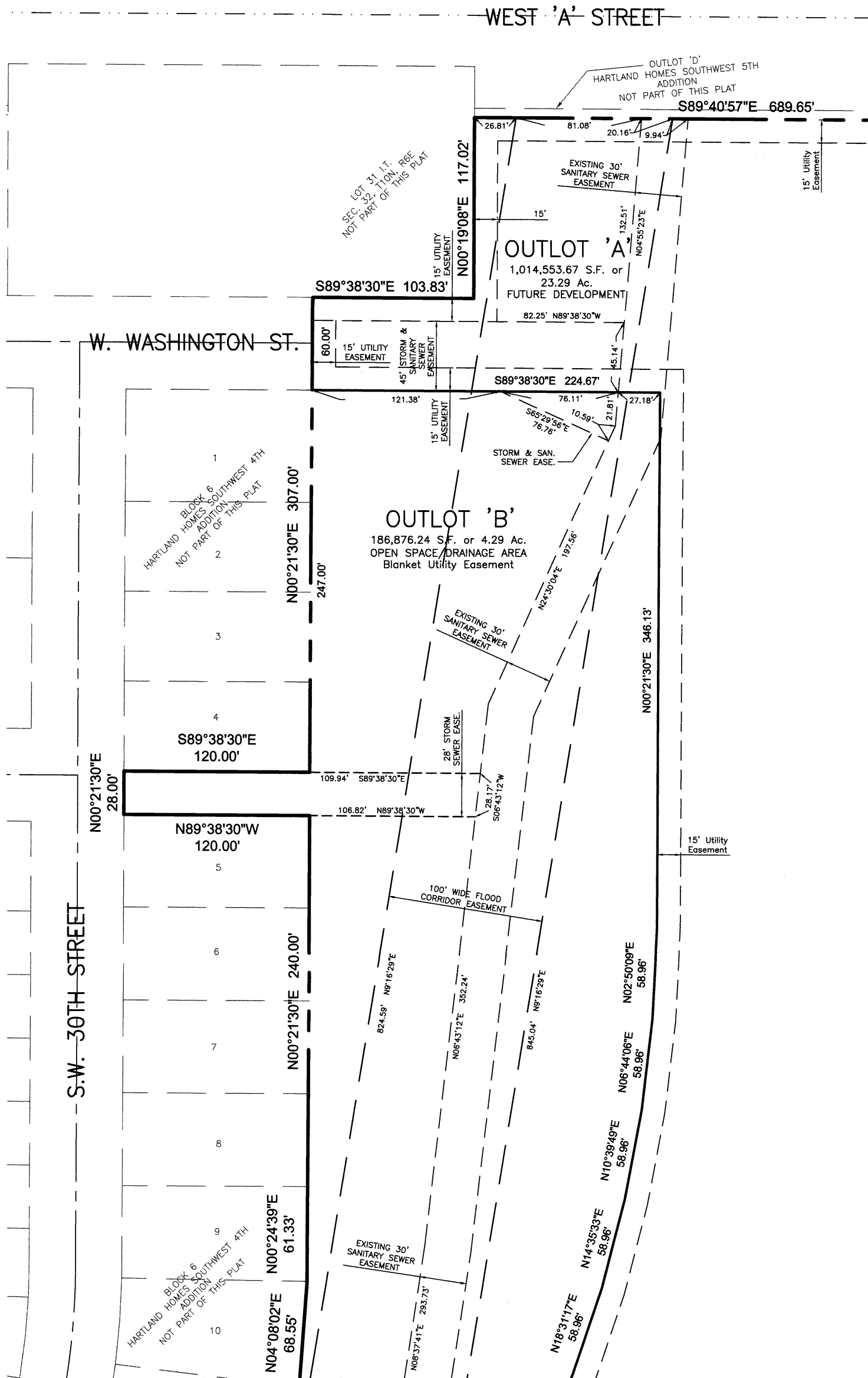
SCALE: 1" = 100'



HARTLAND HOMES SOUTHWEST 7TH ADDITION

FINAL PLAT

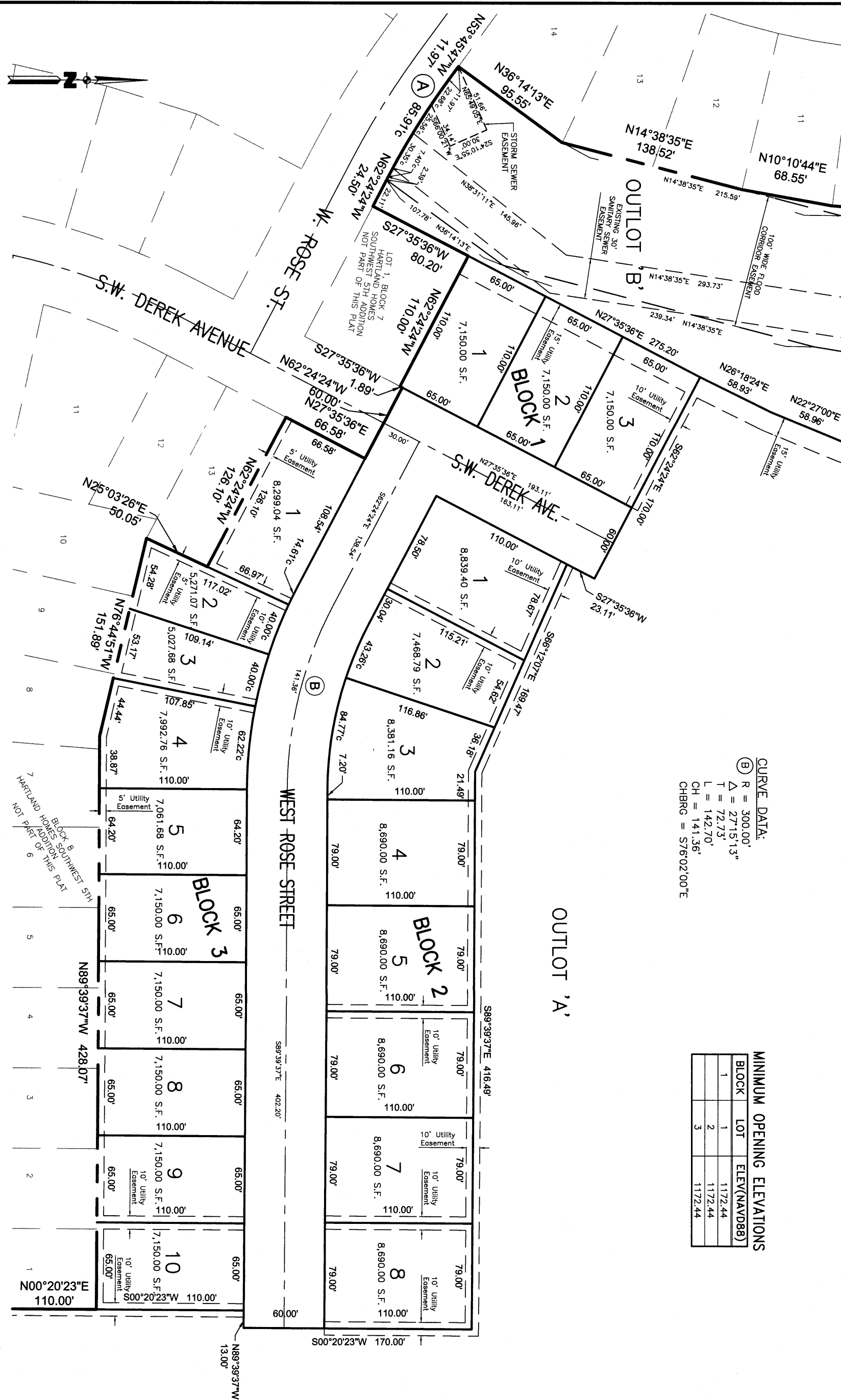
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SCALE: 1" = 50'

HARTLAND HOMES SOUTHWEST 7TH ADDITION

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CURVE DATA:
 (B) R = 300.00'
 Δ = 27°15'13"
 T = 72.73'
 L = 142.70'
 CH = 141.36'
 CHBG = S76°02'00"E

MINIMUM OPENING ELEVATIONS

BLOCK	LOT	ELEV.(NAVD88)
1	1	1172.44
1	2	1172.44
1	3	1172.44