

HARTLAND HOMES SOUTHWEST 8TH ADDITION

FINAL PLAT BASED ON HARTLAND HOMES SOUTHWEST 1ST ADDITION SPECIAL PERMIT #04054B

HAH058

#5477

Inst # 2017031984 Med Aug 02 09:30:26 CDT 2017
 Filing Fee: \$100.00
 Lancaster County, NE Assessor/Registrar of Deeds Office
 Pages 4

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 8TH ADDITION", a subdivision of Outlot 'A', Hartland Homes Southwest 7th 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, also being the southeast corner of said Outlot 'A', Hartland Homes Southwest 7th Addition;

- Thence N89°39'37"W, a distance of 110.00 feet;
- Thence N00°20'23"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 220.00 feet;
- Thence S89°39'37"E, a distance of 13.00 feet;
- Thence N00°20'23"E, a distance of 170.00 feet;
- Thence N89°39'37"W, a distance of 416.49 feet;
- Thence N66°12'07"W, a distance of 169.48 feet;
- Thence N27°35'36"E, a distance of 23.11 feet;
- Thence N62°24'24"W, a distance of 170.00 feet;
- Thence N26°18'24"E, a distance of 58.93 feet;
- Thence N22°27'00"E, a distance of 58.96 feet;
- Thence N18°31'17"E, a distance of 58.96 feet;
- Thence N14°35'33"E, a distance of 58.96 feet;
- Thence N10°39'49"E, a distance of 58.96 feet;
- Thence N06°44'06"E, a distance of 58.96 feet;
- Thence N02°50'09"E, a distance of 58.96 feet;
- Thence N00°21'30"E, a distance of 346.13 feet;
- Thence N89°38'30"W, a distance of 224.67 feet;
- Thence N00°21'30"E, a distance of 60.00 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 S00°18'49"W, a distance of 117.00 feet;
- Thence S89°41'11"E, 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 1,014,553.67 square feet or 23.29 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 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 21st day of July 2017



Lyle L. Lott, 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.

[Signature]
 Planning Director

August 2, 2017
 Date

DEDICATION

The foregoing plat, known as "HARTLAND HOMES SOUTHWEST 8TH 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, their successors, assigns and permittees, 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, assigns and permittees 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 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

[Signature]

HH Development, Inc., a Nebraska corporation
 formerly known as Hartland Homes, Inc., a Nebraska corporation
 Andrew P. Hartman, President

ACKNOWLEDGMENT

STATE OF NEBRASKA }
 LANCASTER COUNTY } SS

On this 21st day of July, 2017, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Andrew P. Hartman, President of HH Development, a Nebraska corporation formerly known as Hartland Homes, 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 29th 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 8TH ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Registrar of Deeds of Lancaster County, Nebraska, as Instrument No. 2003106325 and 2005036786 (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 AND TRUST COMPANY
 Trustee & Beneficiary

By: *[Signature]*
 Print Name of Individual: *Charles E. Clarno*

ACKNOWLEDGMENT

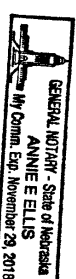
STATE OF NEBRASKA }
 LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 21 day of

July, 2017, by *Charles E. Clarno*
 Print Name on behalf of said UNION BANK AND TRUST COMPANY

[Signature]
 Notary Public

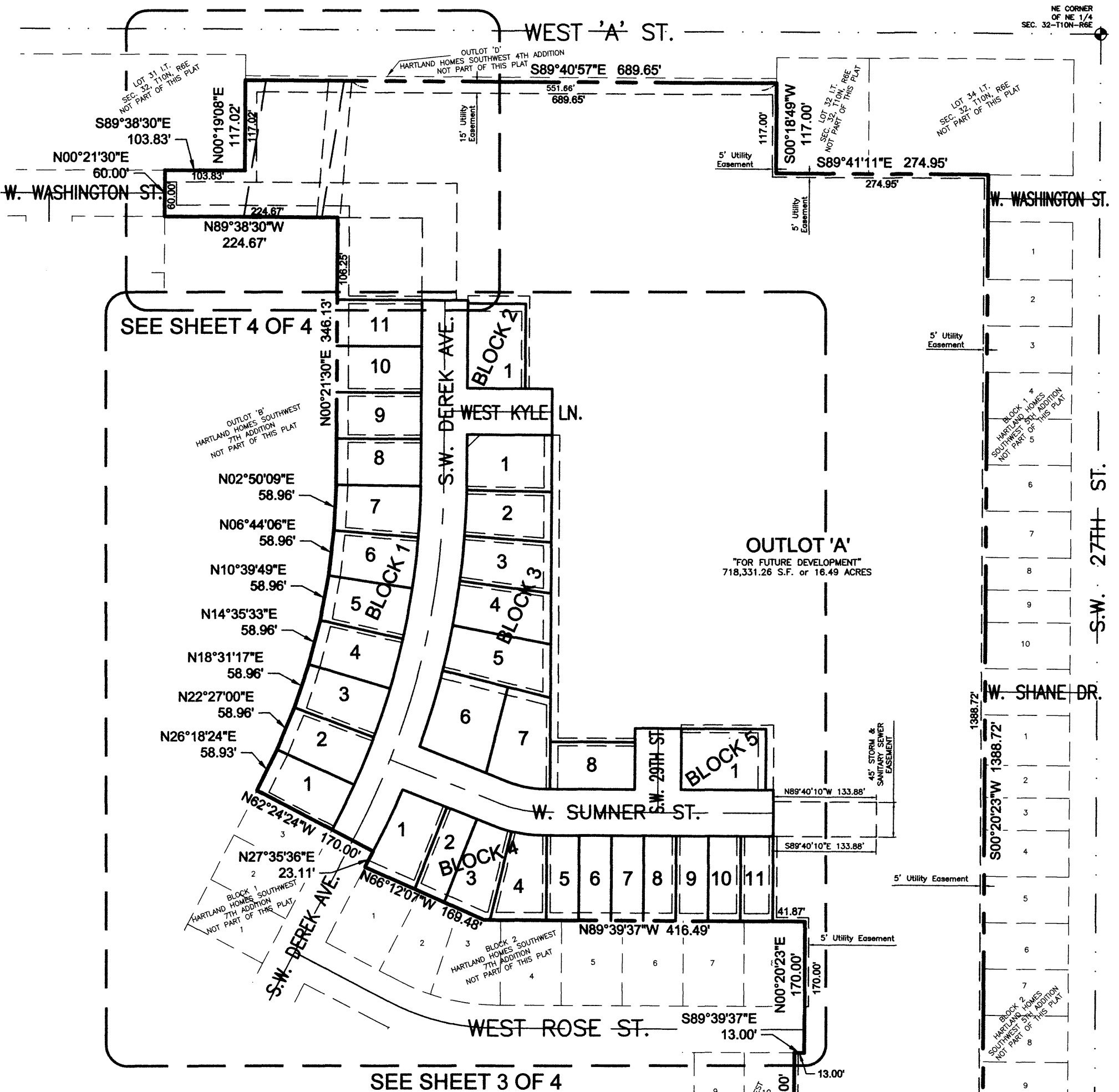
My commission expires the 29th day of November, 2018.



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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

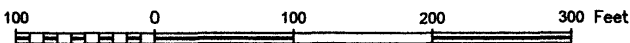
- Fnd. Alum. Cap
- W 32.00' Fnd. MAG Nail
- SE 55.13' Fnd. 3/4" Iron Pipe w/Alum. Cap
- S 51.22' Fnd. 5/8" Rebar
- SW 118.39' Fnd. 5/8" Rebar

Total Lots = 32
Total Outlots = 1
Total Acres = 23.29



NORTH

SCALE 1" = 100'



2 of 4

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

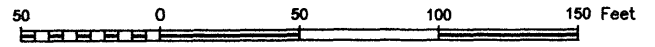
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NORTH
SCALE 1" = 50'



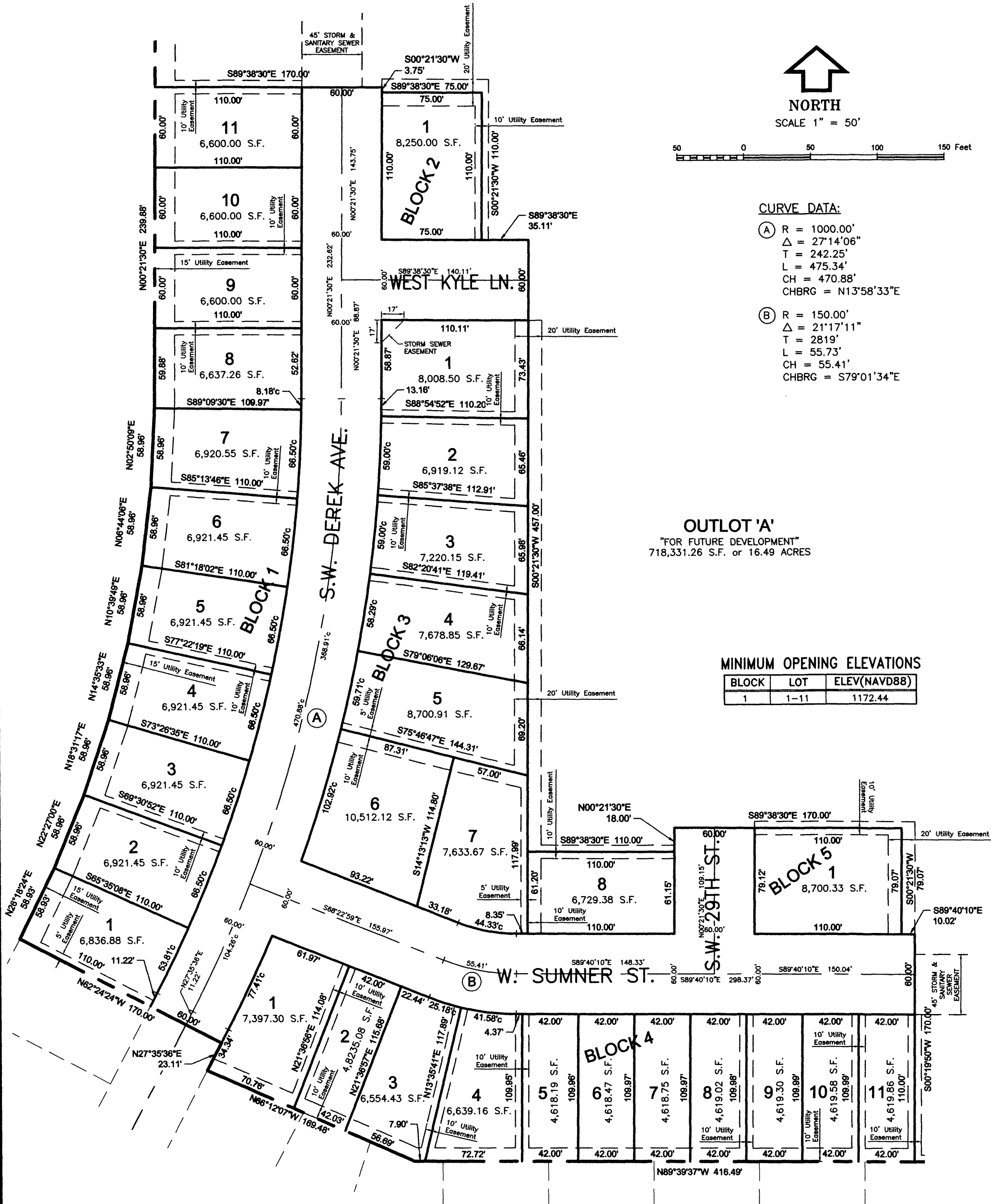
CURVE DATA:

- (A) R = 1000.00'
Δ = 27°14'06"
T = 242.25'
L = 475.34'
CH = 470.88'
CHBRG = N13°58'33"E
- (B) R = 150.00'
Δ = 21°17'11"
T = 2819'
L = 55.73'
CH = 55.41'
CHBRG = S79°01'34"E

OUTLOT 'A'
"FOR FUTURE DEVELOPMENT"
718,331.26 S.F. or 16.49 ACRES

MINIMUM OPENING ELEVATIONS

BLOCK	LOT	ELEV(NAVD88)
1	1-11	1172.44



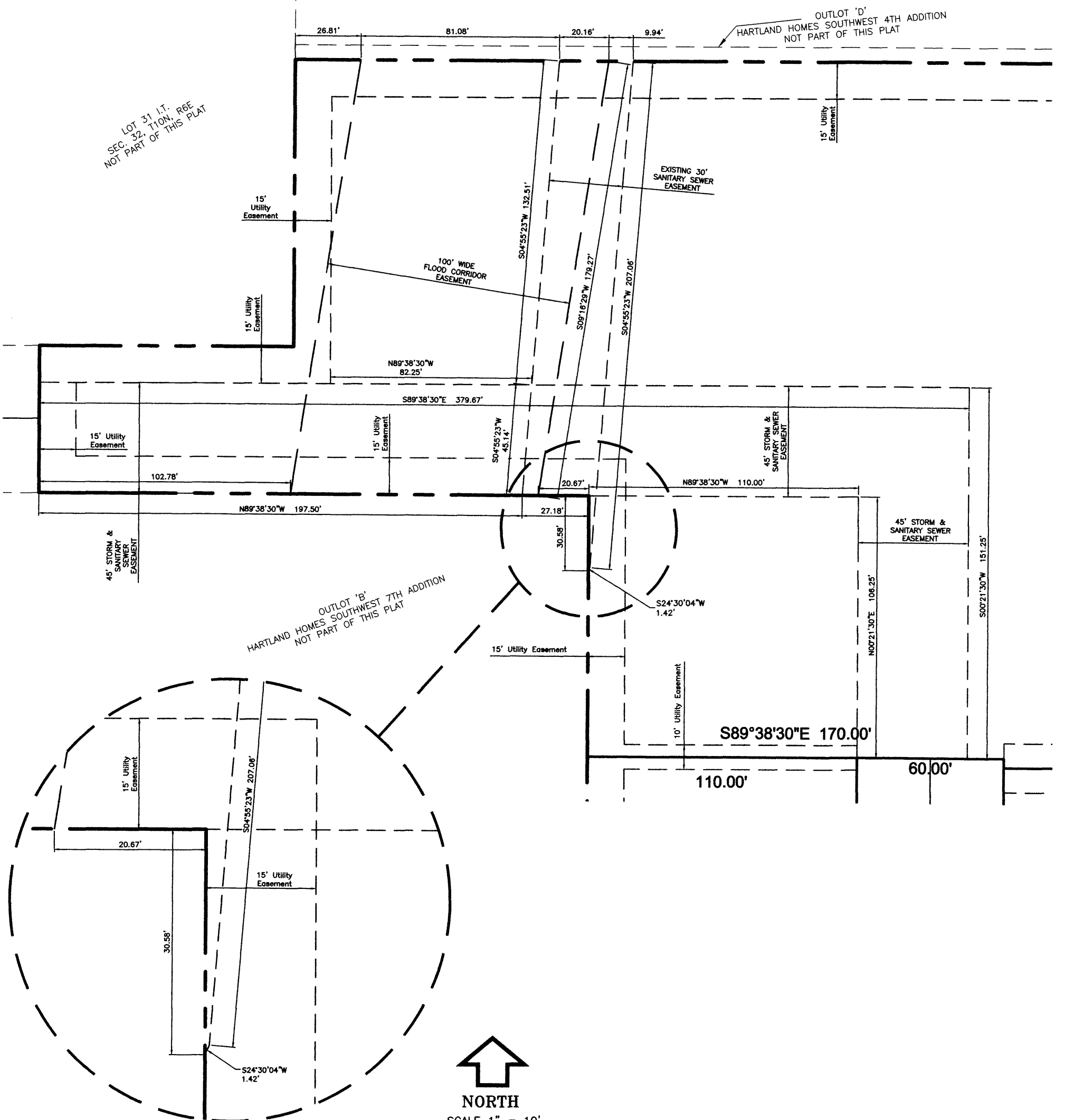
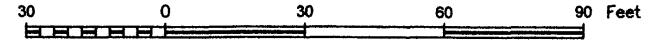
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NORTH
SCALE 1" = 30'



LOT 31 I.T.
SEC. 32, T10N, R6E
NOT PART OF THIS PLAT

OUTLOT 'D'
HARTLAND HOMES SOUTHWEST 4TH ADDITION
NOT PART OF THIS PLAT

OUTLOT 'B'
HARTLAND HOMES SOUTHWEST 7TH ADDITION
NOT PART OF THIS PLAT



NORTH
SCALE 1" = 10'

