

HARTLAND HOMES SOUTHWEST 9TH ADDITION

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

Inst # 2018012108 Tue Apr 03 15:34:32 CDT 2018
Filing Fee: \$76.00
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Pages 3

HAH059

#5549

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 9TH ADDITION", a subdivision of Lot 31 of Irregular Tracts and Outlot 'A', Hartland Homes Southwest 8th 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 8th Addition;

Thence on the south line of said Outlot 'A', N89°39'37"W, a distance of 110.00 feet to the northwest corner of Lot 14, Block 2, Hartland Homes Southwest 5th Addition, also a point on the east line of S.W. 28th Street;

Thence on the east line of S.W. 28th Street, N00°20'23"E, a distance of 30.03 feet; Thence N89°39'37"W along the north line of West Arlington Street, a distance of 135.00 feet to the southwest corner of said Outlot 'A', also the southeast corner of Lot 1, Block 8, Hartland Homes Southwest 5th Addition;

Thence on the west line of said Outlot 'A', also the east line of Lot 1, Block 8, Hartland Homes Southwest 5th Addition and Lot 10, Block 3, Hartland Homes Southwest 7th Addition, N00°20'23"E, a distance of 220.00 feet to the northeast corner of Lot 10, Block 3, Hartland Homes Southwest 7th Addition, also a point on the south line of West Rose Street;

Thence on the south line of West Rose Street, S89°39'37"E, a distance of 13.00 feet; Thence N00°20'23"E, a distance of 170.00 feet to the northeast corner of Lot 8, Block 2, Hartland Homes Southwest 7th Addition;

Thence on the north line of Lot 8, Block 2, Hartland Homes Southwest 7th Addition, N89°39'37"W, a distance of 41.87 feet to the southeast corner of Lot 11, Block 4, Hartland Homes Southwest 8th Addition;

Thence on the east line of Lot 11, Block 4, Hartland Homes Southwest 8th Addition, N00°19'50"E, a distance of 170.00 feet, to a point on the north line of West Sumner Street;

Thence on the north line of West Sumner Street, N89°40'10"W, a distance of 10.02 feet to the southeast corner of Lot 1, Block 5, Hartland Homes Southwest 8th Addition;

Thence on the east line of Lot 1, Block 5, Hartland Homes Southwest 8th Addition, N00°21'30"E, a distance of 79.07 feet to the northeast corner of Lot 1, Block 5, Hartland Homes Southwest 8th Addition;

Thence on the north line of Lot 1, Block 5, Hartland Homes Southwest 8th Addition, N89°38'30"W, a distance of 170.00 feet to a point on the west line of S.W. 29th Street;

Thence on the west line of S.W. 29th Street, S00°21'30"W, a distance of 18.00 feet to the northeast corner of Lot 8, Block 3, Hartland Homes Southwest 8th Addition;

Thence on the north line of Lot 8, Block 3, Hartland Homes Southwest 8th Addition, N89°38'30"W, a distance of 110.00 feet to the northwest corner of Lot 8, also a point on the east line of Lot 7, both in Block 3, Hartland Homes Southwest 8th Addition;

Thence on the east line of Lots 1 through 5 and 7, Block 3, Hartland Homes Southwest 8th Addition, N00°21'30"E, a distance of 457.00 feet to a point on the north line of West Kyle Lane;

Thence on the north line of West Kyle Lane, N89°38'30"W, a distance of 35.11 feet to the southeast corner of Lot 1, Block 2, Hartland Homes Southwest 8th Addition;

Thence on the east line of Lot 1, Block 2, Hartland Homes Southwest 8th Addition, N00°21'30"E, a distance of 110.00 feet to the northeast corner of Lot 1, Block 2, Hartland Homes Southwest 8th Addition;

Thence on the north line of Lot 1, Block 2, Hartland Homes Southwest 8th Addition, N89°38'30"W, a distance of 75.00 feet to the northwest corner of Lot 1, Block 2, Hartland Homes Southwest 8th Addition, also a point on the east line of S.W. Derek Avenue;

Thence on the east line of S.W. Derek Avenue, N00°21'30"E, a distance of 3.75 feet; Thence N89°38'30"W, a distance of 170.00 feet to the northwest corner of Lot 11, Block 1, Hartland Homes Southwest 8th Addition;

Thence on the east line of Outlot 'B', Hartland Homes Southwest 7th Addition, N00°21'30"E, a distance of 106.25 feet to the northeast corner of Outlot 'B', Hartland Homes Southwest 7th Addition;

Thence on the north line of Outlot 'B', Hartland Homes Southwest 7th Addition, N89°38'30"W, a distance of 224.67 feet to the northwest corner of Outlot 'B', Hartland Homes Southwest 7th Addition, also the northeast corner of Lot 1, Block 6, Hartland Homes Southwest 4th Addition;

Thence N00°21'30"E, a distance of 60.00 feet to a point on the north line of West Washington Street;

Thence on the north line of West Washington Street, also the south line of said Lot 31 of Irregular Tracts, N89°38'30"W, a distance of 196.33 feet to the southeast corner of Lot 2, Block 2, Hartland Homes Southwest 4th Addition, also the southwest corner of said Lot 31;

Thence on the east line of Lot 2, Block 2, Hartland Homes Southwest 4th Addition, also the west line of said Lot 31, N00°15'42"E, a distance of 149.78 feet to the northwest corner of said Lot 31;

Thence on the north line of said Lot 31, also the south line of West 'A' Street, S89°41'05"E, a distance of 300.31 feet to the northeast corner of said Lot 31;

Thence on the east line of said Lot 31, S00°19'08"W, a distance of 33.00 feet to the southwest corner of Outlot 'D', Hartland Homes Southwest 4th Addition;

Thence on the south line of Outlot 'D', Hartland Homes Southwest 4th Addition, S89°40'57"E, a distance of 689.65 feet to the southeast corner of Outlot 'D', Hartland Homes Southwest 4th Addition;

Thence on the west line of Lot 32 of Irregular Tracts in Section 32, Township 10 North, Range 6 East, S00°18'49"W, a distance of 117.00 feet to the southwest corner of Lot 32 of Irregular Tracts;

Thence on the south line of Lots 32 and 34 of Irregular Tracts in Section 32, Township 10 North, Range 6 East, S89°41'11"E, a distance of 274.95 feet to the northeast corner of said Outlot 'A';

Thence on the east line of said Outlot 'A', also the west line of Lots 1 through 10, Block 1, and Lots 1 through 12, Block 2 all within Hartland Homes Southwest 5th Addition, S00°20'23"W, a distance of 1388.72 feet to the POINT OF BEGINNING and containing a calculated area of 763,334.54 square feet or 17.52 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 2nd day of February, 2018.

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



DEDICATION

The foregoing plat, known as "HARTLAND HOMES SOUTHWEST 9TH 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 pedestrian way easements shown thereon shall be used for public access and the public is hereby granted the right of such use.

The right of direct vehicular access to West A Street is hereby relinquished.

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 HAND

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

NEWT Development, LLC, a Nebraska limited liability company

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS



On this 14 day of February, 2018, 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 and Manager of NEWT Development, 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.

NOTARY PUBLIC

My commission expires the 3 day of February, 2019.

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 9TH 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 2005-036786 (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

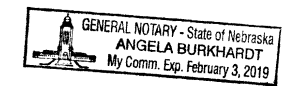
By:

Print Title

Print Name of individual

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS



The foregoing instrument was acknowledged before me this 14 day of February, 2018, by Christopher C. Wagner, Vice President
Print Name Print Title
on behalf of said UNION BANK AND TRUST COMPANY

NOTARY PUBLIC

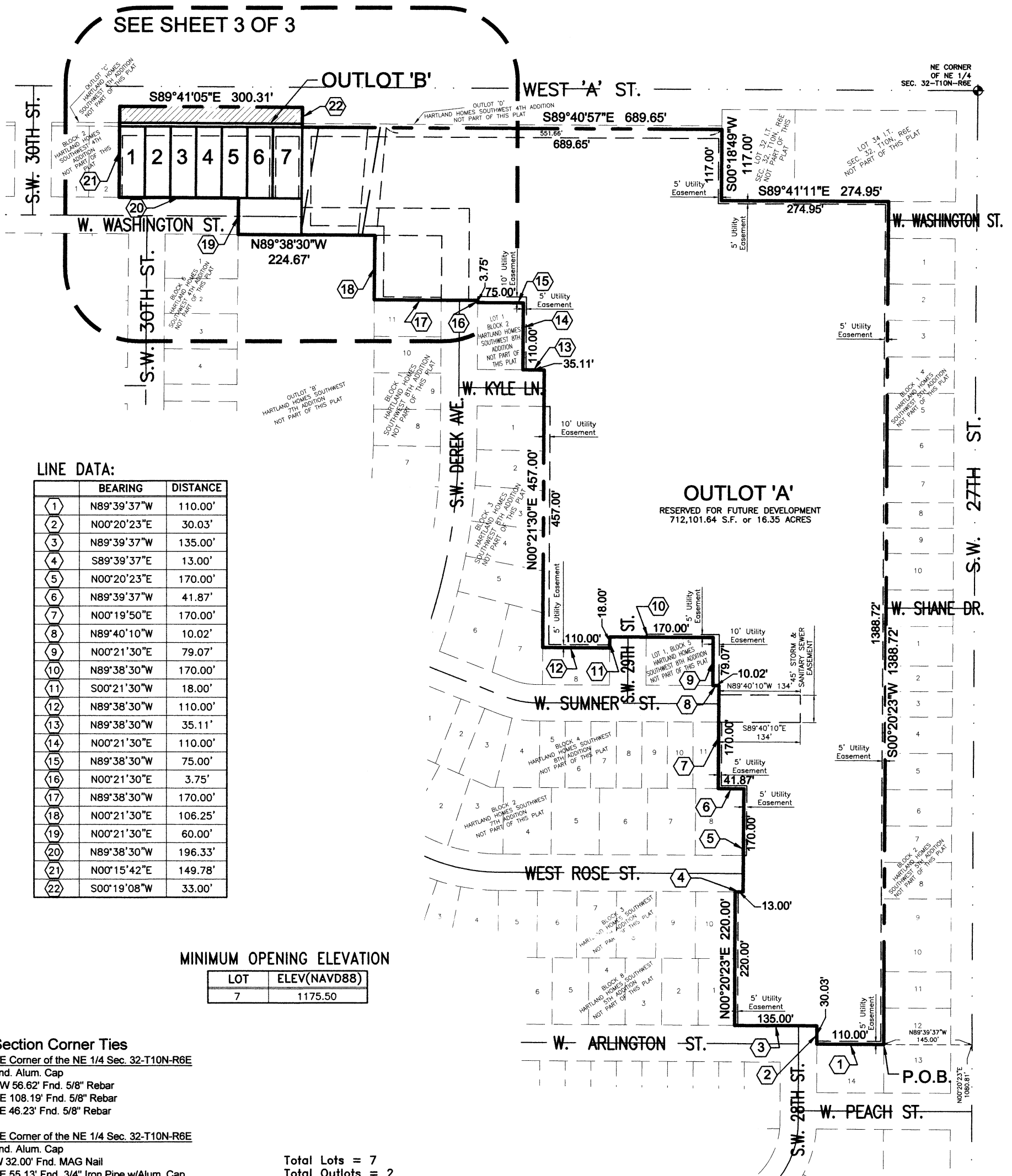
My commission expires the 3 day of February, 2019.

HARTLAND HOMES SOUTHWEST 9TH ADDITION

FINAL PLAT

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

SEE SHEET 3 OF 3



LINE DATA:

	BEARING	DISTANCE
1	N89°39'37"W	110.00'
2	N00°20'23"E	30.03'
3	N89°39'37"W	135.00'
4	S89°39'37"E	13.00'
5	N00°20'23"E	170.00'
6	N89°39'37"W	41.87'
7	N00°19'50"E	170.00'
8	N89°40'10"W	10.02'
9	N00°21'30"E	79.07'
10	N89°38'30"W	170.00'
11	N89°38'30"W	110.00'
12	N89°38'30"W	110.00'
13	N89°38'30"W	35.11'
14	N00°21'30"E	110.00'
15	N89°38'30"W	75.00'
16	N00°21'30"E	3.75'
17	N89°38'30"W	170.00'
18	N00°21'30"E	106.25'
19	N00°21'30"E	60.00'
20	N89°38'30"W	196.33'
21	N00°15'42"E	149.78'
22	S00°19'08"W	33.00'

MINIMUM OPENING ELEVATION

LOT	ELEV(NAVD88)
7	1175.50

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

Total Lots = 7
 Total Outlots = 2
 Total Acres = 17.52

PLANNING DIRECTOR'S APPROVAL

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

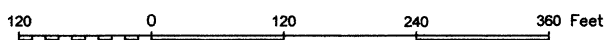
Stephen Hendricks
 Planning Director

April 3, 2018
 Date



NORTH

SCALE 1" = 120'



SHEET LEGEND:

- VERBIAGE PAGE 1
- INDEX & DRAWING PAGE 2
- DRAWING PAGE 3

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

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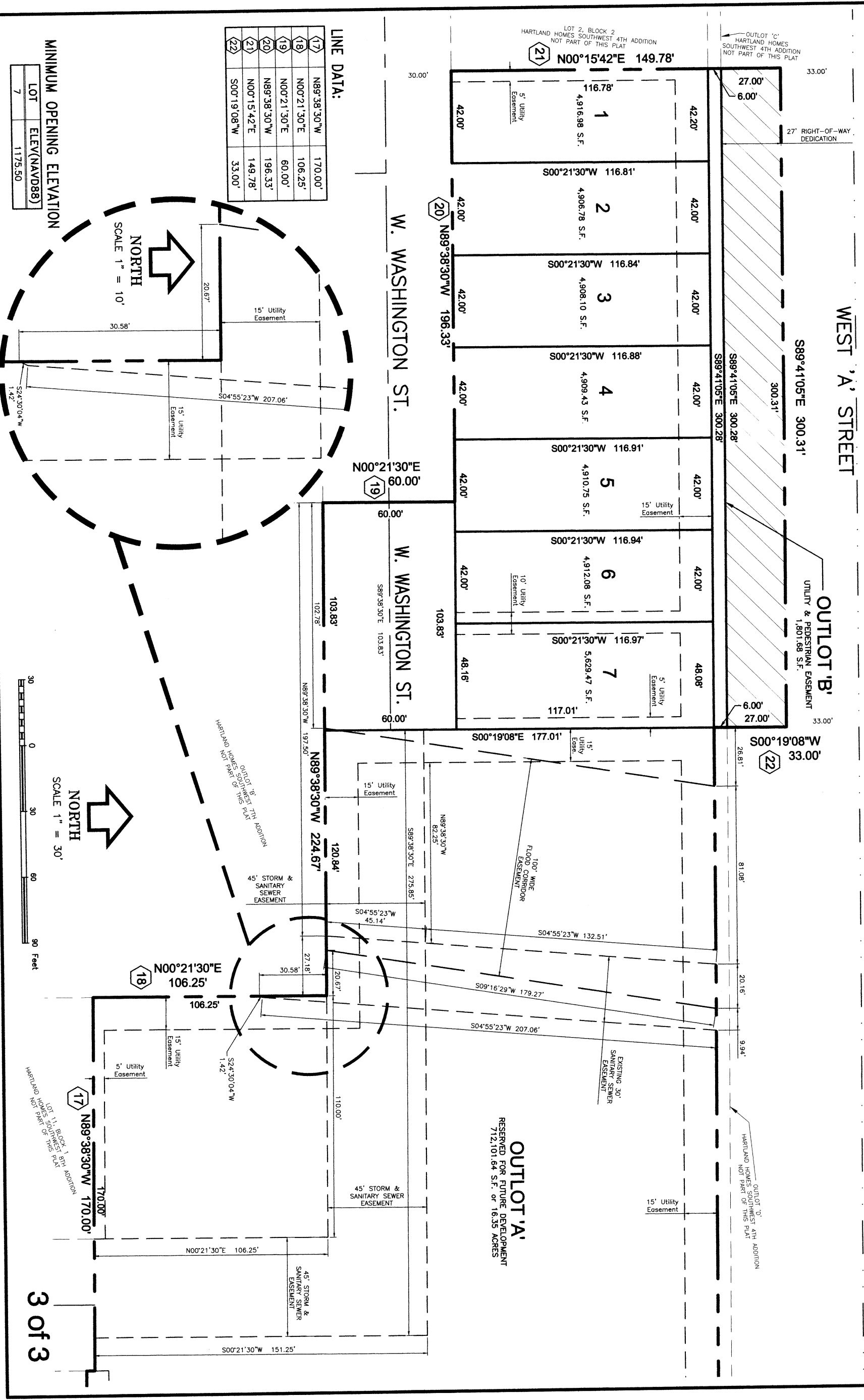
FINAL PLAT

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

WEST 'A' STREET

OUTLOT 'B'

OUTLOT 'A'



LINE DATA:

17	N89°38'30"W	170.00'
18	N00°21'30"E	106.25'
19	N00°21'30"E	60.00'
20	N89°38'30"W	196.33'
21	N00°15'42"E	149.78'
22	S00°19'08"W	33.00'

MINIMUM OPENING ELEVATION

LOT	ELEV(NAVD88)
7	1175.50

NORTH
SCALE 1" = 10'

NORTH
SCALE 1" = 30'

