

HARTLAND HOMES SOUTHWEST 10TH ADDITION

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

Inst # 2019037321 Tue Sep 24 14:03:42 CDT 2019
Filing Fee: \$124.00
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Pages 5



HAHOS/O

#5726

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 10TH ADDITION", a subdivision of Outlot 'A', Hartland Homes Southwest 9th 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 9th 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, also the south line of West Washington Street;

Thence on the north line of Outlot 'B', Hartland Homes Southwest 7th Addition, and the south line of West Washington Street, N89°38'30"W, a distance of 120.80 feet;

Thence N00°19'08"E, a distance of 177.02 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 712,100.39 square feet or 16.35 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 12th day of September, 2019.



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 10TH 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 owners, 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.

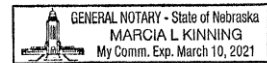
WITNESS MY HAND

NEWT Development, LLC, a Nebraska limited liability company
Andrew P. Hartman, Manager

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

On this 13th day of September, 2019, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Andrew P. Hartman, 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.



My commission expires the 10th day of March, 2021.

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 10TH ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2018022570 (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.

CATTLE BANK & TRUST
Trustee & Beneficiary

By: _____
Signature

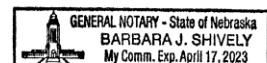
Vice President
Print Title

Matt Minchow
Print Name of individual

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

The foregoing instrument was acknowledged before me this 17th day of September, 2019, by Matt Minchow, Vice President
Print Name Print Title
on behalf of said CATTLE BANK AND TRUST



My commission expires the 17th day of April, 2023.

PLANNING DIRECTOR'S APPROVAL

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

Planning Director

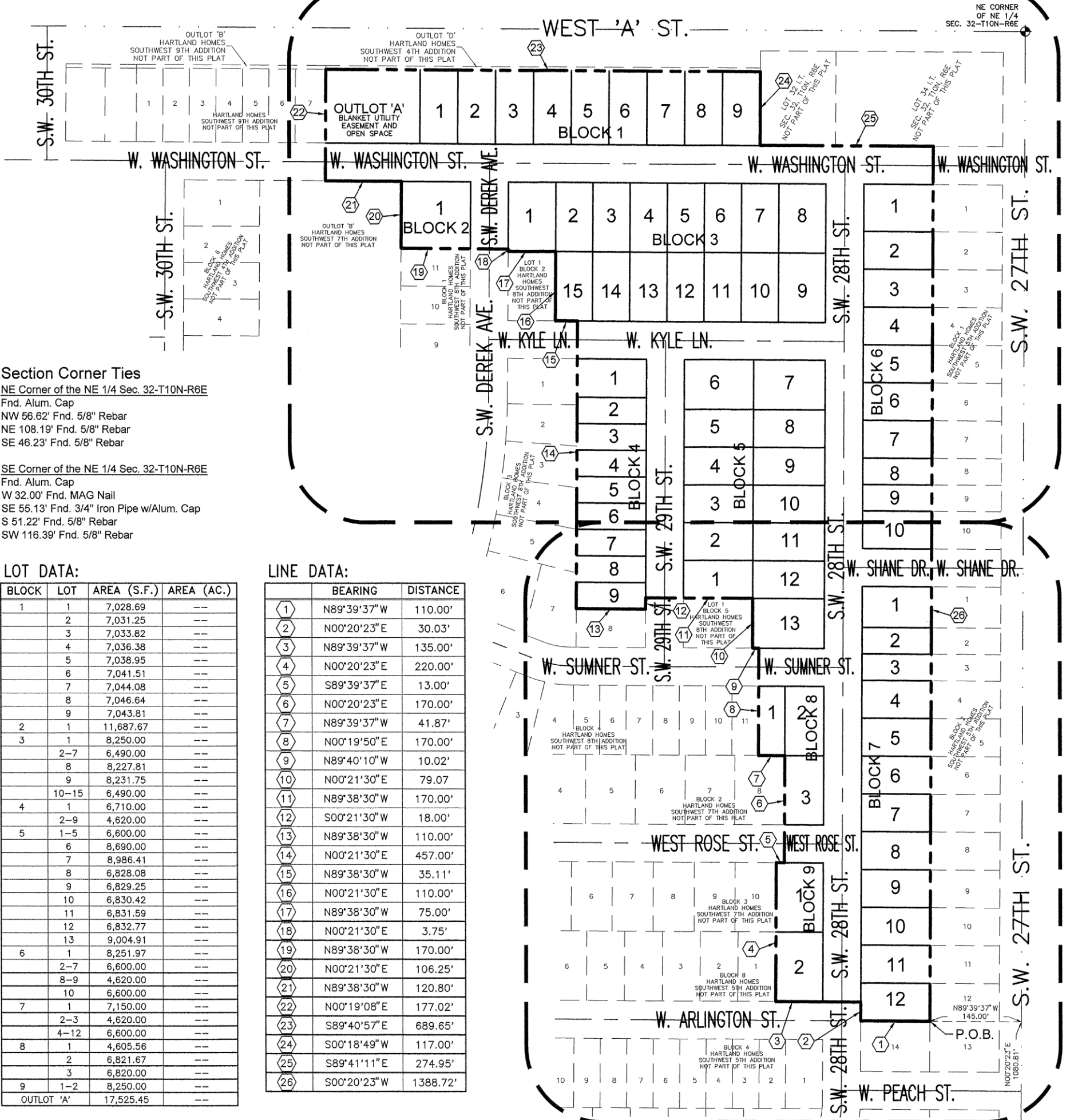
SEPTEMBER 24, 2019
Date

HARTLAND HOMES SOUTHWEST 10TH ADDITION

FINAL PLAT

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

SEE SHEET 3 OF 5



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

LOT DATA:

BLOCK	LOT	AREA (S.F.)	AREA (AC.)
1	1	7,028.69	---
	2	7,031.25	---
	3	7,033.82	---
	4	7,036.38	---
	5	7,038.95	---
	6	7,041.51	---
	7	7,044.08	---
	8	7,046.64	---
	9	7,043.81	---
2	1	11,687.67	---
3	1	8,250.00	---
	2-7	6,490.00	---
	8	8,227.81	---
	9	8,231.75	---
	10-15	6,490.00	---
4	1	6,710.00	---
	2-9	4,620.00	---
5	1-5	6,600.00	---
	6	8,690.00	---
	7	8,986.41	---
	8	6,828.08	---
	9	6,829.25	---
	10	6,830.42	---
	11	6,831.59	---
	12	6,832.77	---
	13	9,004.91	---
6	1	8,251.97	---
	2-7	6,600.00	---
	8-9	4,620.00	---
	10	6,600.00	---
7	1	7,150.00	---
	2-3	4,620.00	---
	4-12	6,600.00	---
8	1	4,605.56	---
	2	6,821.67	---
	3	6,820.00	---
9	1-2	8,250.00	---
	OUTLOT 'A'	17,525.45	---

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	N00°20'23" E	220.00'
⑤	S89°39'37" E	13.00'
⑥	N00°20'23" E	170.00'
⑦	N89°39'37" W	41.87'
⑧	N00°19'50" E	170.00'
⑨	N89°40'10" W	10.02'
⑩	N00°21'30" E	79.07'
⑪	N89°38'30" W	170.00'
⑫	S00°21'30" W	18.00'
⑬	N89°38'30" W	110.00'
⑭	N00°21'30" E	457.00'
⑮	N89°38'30" W	35.11'
⑯	N00°21'30" E	110.00'
⑰	N89°38'30" W	75.00'
⑱	N00°21'30" E	3.75'
⑲	N89°38'30" W	170.00'
⑳	N00°21'30" E	106.25'
㉑	N89°38'30" W	120.80'
㉒	N00°19'08" E	177.02'
㉓	S89°40'57" E	689.65'
㉔	S00°18'49" W	117.00'
㉕	S89°41'11" E	274.95'
㉖	S00°20'23" W	1388.72'

SHEET LEGEND:

VERBIAGE PAGE	1
INDEX & DRAWING PAGE	2
DRAWING PAGE	3
DRAWING PAGE	4
EASEMENT DETAIL	5

MINIMUM OPENING ELEVATION

BLOCK	LOT	ELEV(NAV88)
1	1	1175.50
2	1	1172.44

SEE SHEET 4 OF 5

Total Lots = 74
 Total Outlots = 1
 Total Acres = 16.35



NORTH
 SCALE 1" = 120'

120 0 120 240 360 Feet

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

HARTLAND HOMES SOUTHWEST 10TH ADDITION

FINAL PLAT

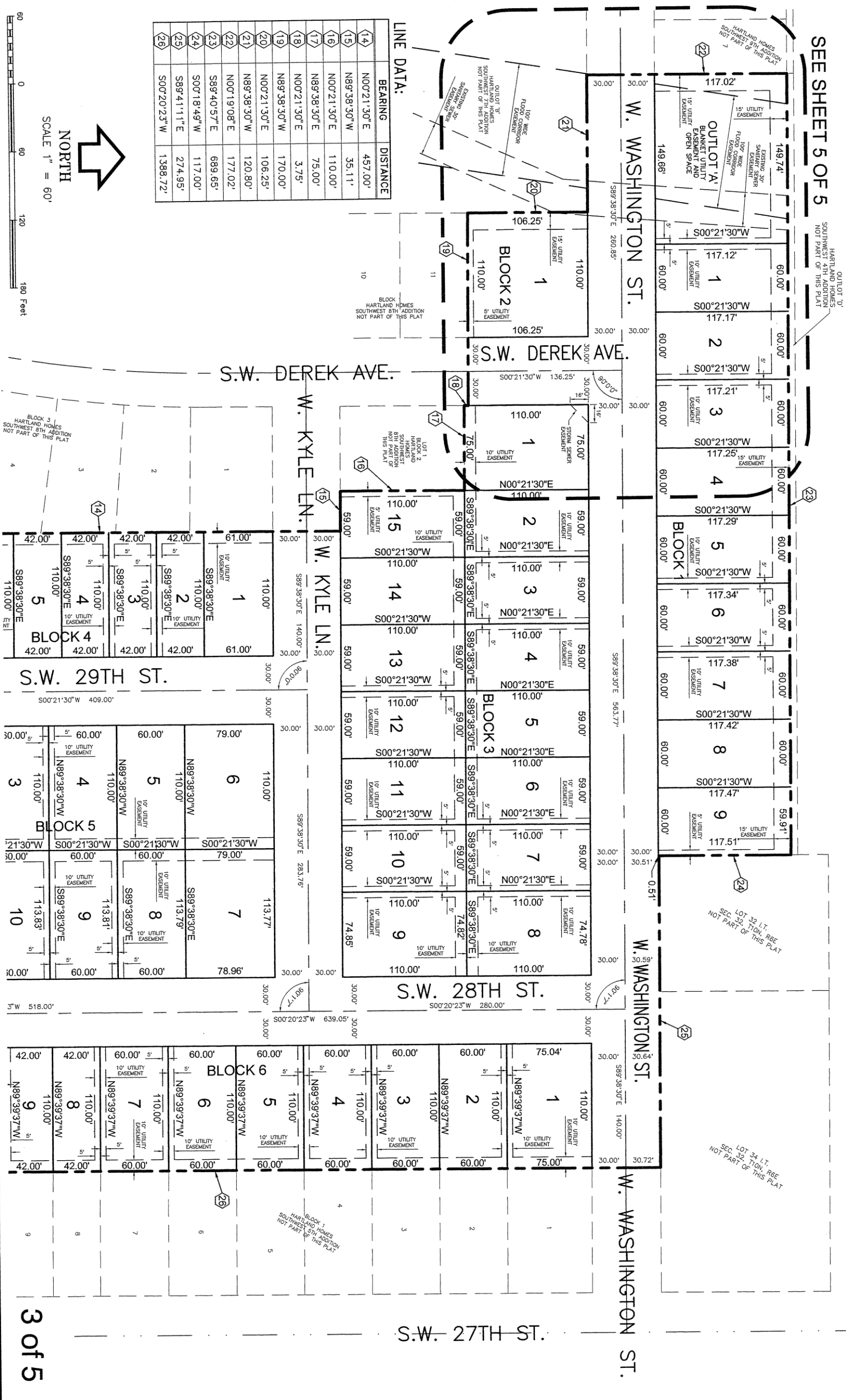
BASED ON HARTLAND HOMES SOUTHWEST 1ST ADDITION SPECIAL PERMIT #04054B

NE CORNER
OF NE 1/4
SEC. 32-110N-R6E

SEE SHEET 5 OF 5

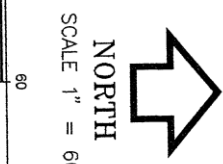
HARTLAND HOMES
SOUTHWEST 4TH ADDITION
NOT PART OF THIS PLAT

WEST 'A' ST.



LINE DATA:

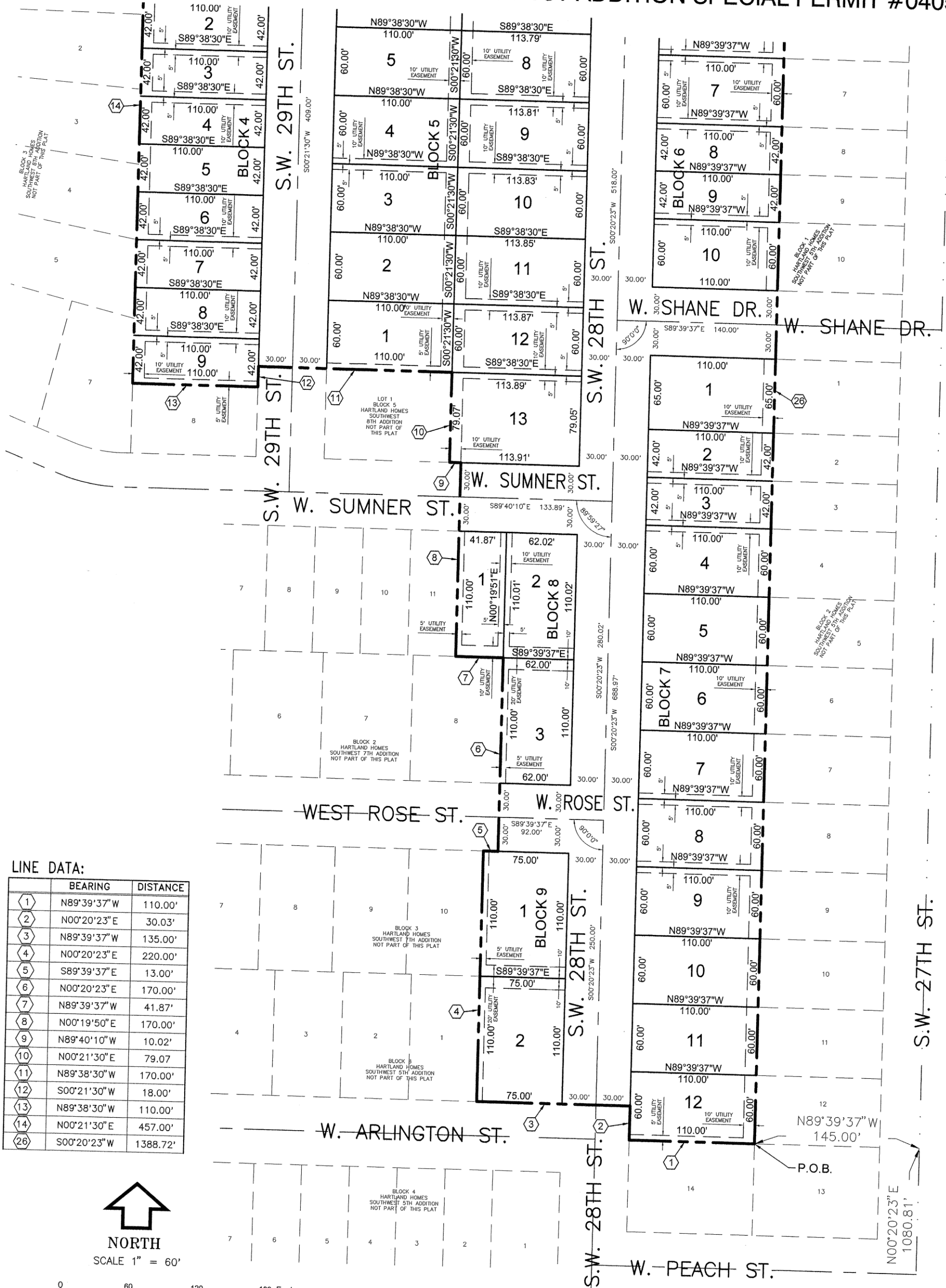
LINE NO.	BEARING	DISTANCE
14	N00°21'30"E	457.00'
15	N89°38'30"W	35.11'
16	N00°21'30"E	110.00'
17	N89°38'30"E	75.00'
18	N00°21'30"E	3.75'
19	N89°38'30"W	170.00'
20	N00°21'30"E	106.25'
21	N89°38'30"W	120.80'
22	N00°19'08"E	177.02'
23	S89°40'57"E	689.65'
24	S00°18'49"W	117.00'
25	S89°41'11"E	274.95'
26	S00°20'23"W	1388.72'



HARTLAND HOMES SOUTHWEST 10TH ADDITION

FINAL PLAT

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



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	N00°20'23"E	220.00'
5	S89°39'37"E	13.00'
6	N00°20'23"E	170.00'
7	N89°39'37"W	41.87'
8	N00°19'50"E	170.00'
9	N89°40'10"W	10.02'
10	N00°21'30"E	79.07'
11	N89°38'30"W	170.00'
12	S00°21'30"W	18.00'
13	N89°38'30"W	110.00'
14	N00°21'30"E	457.00'
26	S00°20'23"W	1388.72'



NORTH
SCALE 1" = 60'

