

# HILLCREST CC 1ST ADDITION FINAL PLAT (THIS PLAT BASED UPON SPECIAL PERMIT NO. 18021 FOR HILLCREST)

Inst # 2019030361 Tue Aug 13 11:37:53 CDT 2019  
Filing Fee: \$196.00  
Lancaster County, NE Assessor/Register of Deeds Office PLAT  
Pages 8

HILCC1 #5714

## FINAL PLAT DEDICATION

THE FOREGOING PLAT, KNOWN AS HILLCREST CC 1ST 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 RIGHT-OF-WAY SHOWN THEREON IS 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 ACCESS AND 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 "A" STREET IS HEREBY RELINQUISHED.

A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER THE PRIVATE ROAD(S) TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS AND PERMITTEES AND TO THE PUBLIC GENERALLY FOR VEHICULAR AND PEDESTRIAN PURPOSES. THE CONSTRUCTION OR LOCATION OF ANY GATE, FENCE, OR OTHER BARRIER RESTRICTING VEHICULAR AND PEDESTRIAN ACCESS OVER THE PRIVATE ROADWAY SHALL BE PROHIBITED EXCEPT WHEN NECESSARY TO CONTROL TRAFFIC DURING THE CONSTRUCTION, RECONSTRUCTION, REPAIR, OR MAINTENANCE OF THE PRIVATE ROADWAY.

WITNESS MY HAND

HERITAGE LAKES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY  
BY: HBII, INC., A NEBRASKA CORPORATION, MANAGER

BY: Gerald L. Kort  
GERALD L. KORT, PRESIDENT

CITY OF LINCOLN, A MUNICIPAL CORPORATION

BY: Leirion Gaylor Baird  
LEIRION GAYLOR BAIRD, MAYOR

BCLINC., L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY

BY: Craig Gies BY: Boyd M. Batterman  
CRAIG GIES, MEMBER BOYD M. BATTERMAN, MEMBER

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
 )SS.  
COUNTY OF LANCASTER )

ON THIS 16 DAY OF July, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME GERALD L. KORT, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS PRESIDENT OF HBII, INC., A NEBRASKA CORPORATION, MANAGER OF HERITAGE LAKES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

Shani Barros  
NOTARY PUBLIC



## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
 )SS.  
COUNTY OF LANCASTER )

ON THIS 9 DAY OF August, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME LEIRION GAYLOR BAIRD, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

Teresa A. McKinstry  
NOTARY PUBLIC

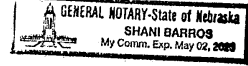


## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
 )SS.  
COUNTY OF LANCASTER )

ON THIS 16 DAY OF July, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME CRAIG GIES, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS MEMBER OF BCLINC, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

Shani Barros  
NOTARY PUBLIC

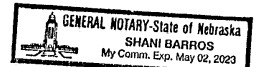


## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
 )SS.  
COUNTY OF LANCASTER )

ON THIS 16 DAY OF July, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME BOYD M. BATTERMAN, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS MEMBER OF BCLINC, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

Shani Barros  
NOTARY PUBLIC



## PLANNING DIRECTOR'S APPROVAL

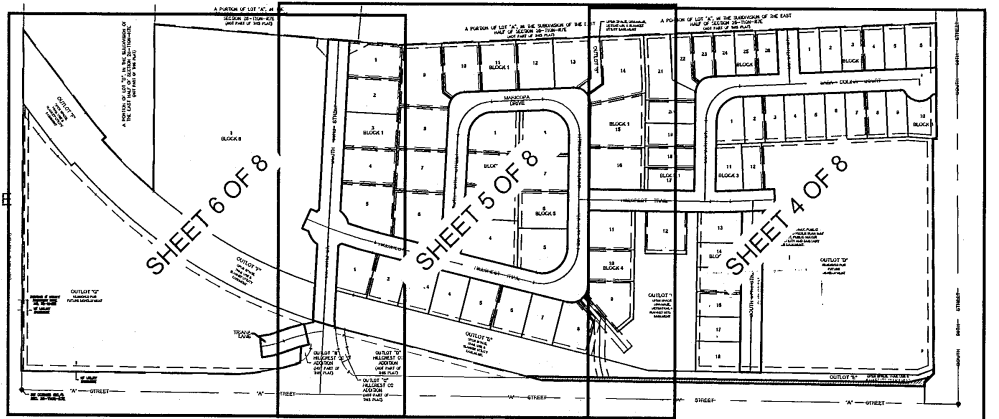
THE PLANNING DIRECTOR PURSUANT TO SECTION 26.11.060 OF THE LINCOLN MUNICIPAL CODE, HEREBY APPROVES THIS FINAL PLAT.

Stephen Henrichs  
PLANNING DIRECTOR

August 13, 2019  
DATE

## INDEX OF SHEETS

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- SHEET 4: FINAL PLAT DRAWING, OUTLOT "F" DETAIL, AND "A" STREET RIGHT-OF-WAY DETAIL.
- SHEET 5: FINAL PLAT DRAWING, OUTLOTS "C" AND "M" PUBLIC STORM SEWER AND SANITARY SEWER DETAILS.
- SHEET 6: FINAL PLAT DRAWING.
- SHEET 7: UTILITY EASEMENTS LOCATION AND SIZE DETAIL.
- SHEET 8: UTILITY EASEMENT LOCATION AND SIZE DETAIL.



VICINITY MAP  
NOT TO SCALE

DWG: F:\2016\3001-3500\016-3109-Design\Survey\SRVY\Final Plats\1st Add\Drawings\016-3109\_HCCCI\STAFF.dwg  
 DATE: May 16, 2019 11:54am  
 XREFS: MICHAEL JOHNSON\_LS\_NE c:\pbse\_b163109  
 USER: abrook city2DSubdivision

**HILLCREST CC 1ST ADDITION  
FINAL PLAT  
(THIS PLAT BASED UPON SPECIAL  
PERMIT NO. 18021 FOR HILLCREST)**

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS HILLCREST CC 1<sup>ST</sup> ADDITION, A SUBDIVISION COMPOSED OF THAT PORTION OF LOT D, SUBDIVISION OF E 1/2 SECTION 26-10-7, LAYING NORTH OF THE FORMER MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, AS DESCRIBED IN TRACT 2 OF WARRANTY DEED INSTRUMENT NUMBER 2016054072, FILED OF RECORD, LANCASTER COUNTY REGISTER OF DEEDS, THAT PORTION OF LOT D, SUBDIVISION OF E 1/2 SECTION 26-10-7, AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2017013152, FILED OF RECORD, LANCASTER COUNTY REGISTER OF DEEDS, THAT PORTION OF THE FORMER MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, AS DESCRIBED IN QUITCLAIM DEED INSTRUMENT NUMBER 2017035287, FILED OF RECORD, LANCASTER COUNTY REGISTER OF DEEDS, AND OUTLOT "A" HILLCREST CC ADDITION, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

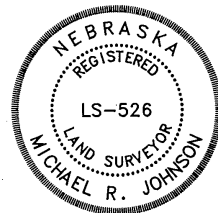
COMMENCING AT THE SOUTHEAST CORNER OF SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M.; THENCE WESTERLY ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF N89°24'41"W, A DISTANCE OF 95.85' TO A POINT; THENCE N00°35'19"E, A DISTANCE OF 50.00' TO THE SOUTHEAST CORNER OF THAT PORTION OF LOT D, SUBDIVISION OF E 1/2 SECTION 26-10-7, AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2016054072, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF "A" STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N89°24'41"W, ON THE SOUTH LINE OF THAT PORTION OF LOT "D", SUBDIVISION OF E 1/2 SECTION 26-10-7, LAYING NORTH OF THE FORMER MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2016054072, AND ON THE SOUTH LINE OF THE FORMER MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, AS DESCRIBED IN QUITCLAIM DEED INSTRUMENT NUMBER 2017035287, SAID LINE BEING THE NORTH RIGHT-OF-WAY LINE OF "A" STREET, SAID LINE ALSO BEING 50.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,077.31' TO A POINT OF INTERSECTION WITH A SOUTHWEST LINE OF THE FORMER MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, AS DESCRIBED IN QUITCLAIM DEED INSTRUMENT NUMBER 2017035287, THENCE N75°58'47"W, ON A SOUTHWEST LINE OF SAID FORMER MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, AS DESCRIBED IN QUITCLAIM DEED INSTRUMENT NUMBER 2017035287, A DISTANCE OF 574.07' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 03°36'34", A RADIUS OF 1,482.68', AN ARC LENGTH OF 93.45' ON A SOUTHWEST LINE OF SAID FORMER MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, AS DESCRIBED IN QUITCLAIM DEED INSTRUMENT NUMBER 2017035287, A CHORD LENGTH OF 93.45', A TANGENT LENGTH OF 46.75', AND A CHORD BEARING OF N74°10'48"W TO THE NORTHEAST CORNER OF OUTLOT "A", HILLCREST CC ADDITION, SAID POINT BEING THE NORTHWEST RIGHT OF WAY CORNER OF SOUTH 93RD STREET; THENCE S02°53'28"W, ON AN EAST LINE OF SAID OUTLOT "A", SAID LINE BEING A WEST RIGHT OF WAY LINE OF SAID SOUTH 93RD STREET, A DISTANCE OF 5.00'; TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 03°09'20", A RADIUS OF 480.00', AN ARC LENGTH OF 26.44' ON A SOUTH LINE OF SAID OUTLOT "A", SAID LINE BEING A NORTH RIGHT OF WAY LINE OF TRIANA LANE, A CHORD LENGTH OF 26.43', A TANGENT LENGTH OF 13.22', AND A CHORD BEARING OF S78°17'35"W TO THE NORTHWEST CORNER OF SAID RIGHT OF WAY; THENCE S13°17'05"E, ON AN EAST LINE OF SAID OUTLOT "A", SAID LINE ALSO BEING A WEST RIGHT OF WAY LINE OF SAID TRIANA LANE, A DISTANCE OF 60.00'; TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 03°01'36", A RADIUS OF 420.00', AN ARC LENGTH OF 22.19' ON A NORTH LINE OF SAID OUTLOT "A", AND ON A NORTH LINE OF OUTLOT "B" HILLCREST CC ADDITION, A CHORD LENGTH OF 22.18', A TANGENT LENGTH OF 11.10', AND A CHORD BEARING OF S75°12'07"W TO AN EAST CORNER OF SAID OUTLOT "A"; THENCE S02°53'28"W, ON AN EAST LINE OF SAID OUTLOT "A", SAID LINE ALSO BEING A WEST LINE OF SAID OUTLOT "B", A DISTANCE OF 44.00'; TO THE SOUTHEAST CORNER OF SAID OUTLOT "A", SAID POINT ALSO BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 10°10'06", A RADIUS OF 58.00', AN ARC LENGTH OF 10.29' ON A SOUTH LINE OF SAID OUTLOT "A", SAID LINE BEING A NORTH RIGHT OF WAY LINE OF "A" STREET, A CHORD LENGTH OF 10.28', A TANGENT LENGTH OF 5.16', AND A CHORD BEARING OF S68°36'54"W; TO A POINT OF COMPOUND CURVATURE FOR A CURVE IN A CLOCKWISE, HAVING A CENTRAL ANGLE OF 12°24'04", A RADIUS OF 757.00', AN ARC LENGTH OF 163.85' ON A SOUTH LINE OF SAID OUTLOT "A", SAID LINE BEING A NORTH RIGHT OF WAY LINE OF SAID "A" STREET, A CHORD LENGTH OF 163.53', A TANGENT LENGTH OF 82.24', AND A CHORD BEARING OF S79°53'59"W TO A POINT; THENCE N89°24'41"W, ON A SOUTH LINE OF SAID OUTLOT "A", SAID LINE BEING A NORTH RIGHT OF WAY LINE OF SAID "A" STREET, SAID LINE ALSO BEING 55.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 613.79' TO THE SOUTHWEST CORNER OF SAID OUTLOT "A", SAID POINT ALSO BEING A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE N00°08'39"E, ON THE WEST LINE OF OUTLOT "A", AND ON THE WEST LINE OF THE FORMER MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, AS DESCRIBED IN QUITCLAIM DEED INSTRUMENT NUMBER 2017035287, SAID LINE BEING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 960.38' TO THE NORTHWEST CORNER OF SAID FORMER MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, AS DESCRIBED IN QUITCLAIM DEED INSTRUMENT NUMBER 2017035287; THENCE S37°12'23"E, ON A NORTHEAST LINE OF SAID FORMER MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, AS DESCRIBED IN QUITCLAIM DEED INSTRUMENT NUMBER 2017035287, A DISTANCE OF 291.27' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 03°39'29", A RADIUS OF 1,370.18', AN ARC LENGTH OF 87.48' ON A NORTHEAST LINE OF THE FORMER MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, AS DESCRIBED IN QUITCLAIM DEED INSTRUMENT NUMBER 2017035287, A CHORD LENGTH OF 87.46', A TANGENT LENGTH OF 43.75', AND A CHORD BEARING OF S39°05'54"E TO A POINT; THENCE S49°16'00"W, ON A SOUTHEAST LINE OF SAID FORMER MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, AS DESCRIBED IN QUITCLAIM DEED INSTRUMENT NUMBER 2017035287, A DISTANCE OF 12.50' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 08°31'27", A RADIUS OF 1,382.68', AN ARC LENGTH OF 205.71' ON A NORTH LINE OF SAID FORMER MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, AS DESCRIBED IN QUITCLAIM DEED INSTRUMENT NUMBER 2017035287, A CHORD LENGTH OF 205.52', A TANGENT LENGTH OF 103.04', AND A CHORD BEARING OF S45°09'14"E TO A SOUTHWEST CORNER OF THAT PORTION OF LOT D, SUBDIVISION OF E 1/2 SECTION 26-10-7, AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2017013152; THENCE N00°14'07"E, ON THE WEST LINE OF THAT PORTION OF LOT D, AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2017013152, A DISTANCE OF 472.15' TO THE NORTHWEST CORNER OF THAT PORTION OF LOT "D", AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2017013152; THENCE S85°27'21"E, ON A NORTH LINE OF THAT PORTION OF LOT "D", AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2017013152, AND ON A NORTH LINE OF THAT PORTION OF LOT D, AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2016054072, A DISTANCE OF 690.54' TO A POINT; THENCE N87°21'26"E, ON A NORTH LINE OF THAT PORTION OF LOT D, AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2016054072, A DISTANCE OF 1,514.12' TO THE NORTHEAST CORNER OF THAT PORTION OF LOT D, AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2016054072, SAID POINT BEING ON A WEST RIGHT-OF-WAY LINE OF SOUTH 98<sup>TH</sup> STREET, SAID POINT ALSO BEING 60.00' WEST OF THE EAST LINE OF SOUTHEAST QUARTER OF SAID SECTION 26; THENCE S00°22'30"E, ON AN EAST LINE OF THAT PORTION OF LOT D, AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2016054072, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 60.00' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 325.94' TO A POINT; THENCE S89°37'30"W, ON A SOUTH LINE OF THAT PORTION OF LOT D, AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2016054072, SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 10.00' TO A POINT LOCATED 70.00' WEST OF THE EAST LINE OF SAID SOUTHEAST

QUARTER; THENCE S00°22'30"E, ON AN EAST LINE OF THAT PORTION OF LOT D, AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2016054072, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 70.00' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 665.09' TO A POINT; THENCE S45°06'35"W, ON A SOUTHEAST LINE OF THAT PORTION OF LOT D, AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2016054072, SAID LINE BEING A NORTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 35.06' TO A POINT LOCATED 95.00' WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE S00°22'30"E, ON EAST LINE OF THAT PORTION OF LOT D, AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2016054072, SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 95.00' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 10.00' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 2,356,571.70 SQUARE FEET OR 54.10 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED AT EACH OF THE FINAL PLAT CORNER OR 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 EACH LOT AND BLOCK CORNER AND THAT THE SUBDIVIDER WILL FILE A BOND OR ESCROW TO ENSURE THE PLACING OF THE 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.

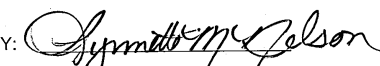
ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

July 16th, 2019   
DATE MICHAEL R. JOHNSON  
OLSSON  
601 P STREET, SUITE 200  
LINCOLN, NE. 68508  
526  
L.S. NUMBER



**LIEN HOLDER CONSENT AND SUBORDINATION**

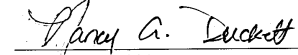
THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS HILLCREST CC 1ST ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2018013848 AND 2018013849 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TV, TELEPHONE, NATURAL GAS) EASEMENTS, OR STREETS, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS 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.

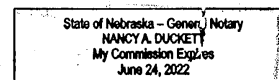
PINNACLE BANK  
BY:   
LYNNETTE M. NELSON, VICE PRESIDENT

**ACKNOWLEDGEMENT NOTARY**

STATE OF NEBRASKA )  
 )SS.  
COUNTY OF LANCASTER )


THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF July, 2019, BY LYNNETTE M. NELSON, VICE PRESIDENT, PINNACLE BANK, ON BEHALF OF SAID BANK.

  
NOTARY PUBLIC



**LIEN HOLDER CONSENT AND SUBORDINATION**

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS HILLCREST CC 1ST ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2017013153 (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, OR STREETS, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS 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.

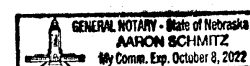
CORNHUSKER BANK  
BY:   
NAME: David E. Shiffermiller  
TITLE: EVP

**ACKNOWLEDGEMENT NOTARY**

STATE OF NEBRASKA )  
 )SS.  
COUNTY OF LANCASTER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF July, 2019, BY David E. Shiffermiller (NAME OF BANK OFFICER), EVP (TITLE OF BANK OFFICER), CORNHUSKER BANK, ON BEHALF OF SAID BANK.

  
NOTARY PUBLIC

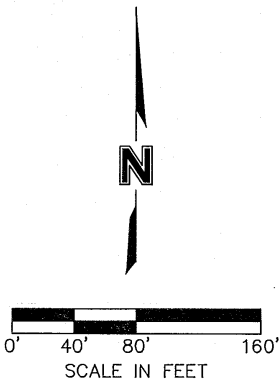


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DATE: Jun 04, 2019 3:21pm  
XREFS: MICHAEL JOHNSON\_LS\_NE  
USER: abroeker  
city2DSubdivision  
016-3109\_CZ-PLD  
016-3109\_HCCOISTAFF.dwg  
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HILLCREST CC 1ST ADDITION  
FINAL PLAT  
(THIS PLAT BASED UPON SPECIAL  
PERMIT NO. 18021 FOR HILLCREST)

MINIMUM OPENING ELEVATION TABLE	
LOT NUMBER	MINIMUM OPENING ELEVATION
BLOCK 1	
LOT 12	1290.7
LOT 13	1290.7
LOT 14	1290.7
LOT 25	1296.2
LOT 26	1296.2
BLOCK 2	
LOT 1	1296.2
LOT 2	1296.2
BLOCK 4	
LOT 8	1274.6
LOT 9	1274.6
LOT 10	1274.6
LOT 12	1274.6
LOT 14	1276.2
LOT 15	1275.0
LOT 16	1274.6
LOT 17	1274.6
LOT 18	1274.6

LOT AREA TABLE			LOT AREA TABLE		
BLOCK 1			BLOCK 4		
LOT NUMBER	AREA IN SF.	AREA IN AC.	LOT 1	13,310.45 SF.±	0.31 AC.±
LOT 1	14,681.32 SF.±	0.34 AC.±	LOT 2	11,700.00 SF.±	0.27 AC.±
LOT 2	15,000.00 SF.±	0.34 AC.±	LOT 3	11,700.00 SF.±	0.27 AC.±
LOT 3	15,000.00 SF.±	0.34 AC.±	LOT 4	11,700.00 SF.±	0.27 AC.±
LOT 4	15,000.00 SF.±	0.34 AC.±	LOT 5	11,700.00 SF.±	0.27 AC.±
LOT 5	18,792.09 SF.±	0.43 AC.±	LOT 6	11,700.00 SF.±	0.27 AC.±
LOT 6	19,973.90 SF.±	0.46 AC.±	LOT 7	11,700.00 SF.±	0.27 AC.±
LOT 7	16,800.00 SF.±	0.39 AC.±	LOT 8	12,289.13 SF.±	0.28 AC.±
LOT 8	16,800.00 SF.±	0.39 AC.±	LOT 9	13,813.26 SF.±	0.32 AC.±
LOT 9	21,944.76 SF.±	0.50 AC.±	LOT 10	11,700.00 SF.±	0.27 AC.±
LOT 10	14,904.18 SF.±	0.34 AC.±	LOT 11	14,300.00 SF.±	0.33 AC.±
LOT 11	14,560.00 SF.±	0.33 AC.±	LOT 12	13,860.95 SF.±	0.32 AC.±
LOT 12	14,560.00 SF.±	0.33 AC.±	LOT 13	10,911.49 SF.±	0.25 AC.±
LOT 13	14,139.95 SF.±	0.33 AC.±	LOT 14	8,750.00 SF.±	0.20 AC.±
LOT 14	22,911.02 SF.±	0.53 AC.±	LOT 15	8,750.00 SF.±	0.20 AC.±
LOT 15	21,312.50 SF.±	0.49 AC.±	LOT 16	8,750.00 SF.±	0.20 AC.±
LOT 16	18,800.00 SF.±	0.43 AC.±	LOT 17	8,750.00 SF.±	0.20 AC.±
LOT 17	9,063.67 SF.±	0.21 AC.±	LOT 18	10,437.50 SF.±	0.24 AC.±
LOT 18	8,400.00 SF.±	0.19 AC.±	BLOCK 5		
LOT 19	9,100.00 SF.±	0.21 AC.±	LOT 1	15,531.40 SF.±	0.36 AC.±
LOT 20	9,100.00 SF.±	0.21 AC.±	LOT 2	13,921.31 SF.±	0.32 AC.±
LOT 21	16,660.56 SF.±	0.38 AC.±	LOT 3	14,284.18 SF.±	0.33 AC.±
LOT 22	9,088.30 SF.±	0.21 AC.±	LOT 4	18,053.86 SF.±	0.41 AC.±
LOT 23	7,816.46 SF.±	0.18 AC.±	LOT 5	16,220.00 SF.±	0.37 AC.±
LOT 24	7,500.00 SF.±	0.17 AC.±	LOT 6	14,689.50 SF.±	0.34 AC.±
LOT 25	7,500.00 SF.±	0.17 AC.±	LOT 7	14,689.50 SF.±	0.34 AC.±
LOT 26	7,500.00 SF.±	0.17 AC.±	LOT 8	16,403.13 SF.±	0.38 AC.±
BLOCK 2			BLOCK 6		
LOT 1	7,500.00 SF.±	0.17 AC.±	LOT 1	283,921.99 SF.±	6.52 AC.±
LOT 2	7,500.00 SF.±	0.17 AC.±	OUTLOTS		
LOT 3	7,500.00 SF.±	0.17 AC.±	OUTLOT LETTER	AREA IN SF.	AREA IN AC.
LOT 4	7,500.00 SF.±	0.17 AC.±	"A"	27,300.97 SF.±	0.63 AC.±
LOT 5	7,500.00 SF.±	0.17 AC.±	"B"	5,128.03 SF.±	0.12 AC.±
LOT 6	10,759.40 SF.±	0.25 AC.±	"C"	79,920.24 SF.±	1.83 AC.±
BLOCK 3			"D"	316,076.99 SF.±	7.26 AC.±
LOT 1	9,367.89 SF.±	0.22 AC.±	"E"	94,140.69 SF.±	2.16 AC.±
LOT 2	7,618.75 SF.±	0.17 AC.±	"F"	115,030.21 SF.±	2.64 AC.±
LOT 3	7,618.75 SF.±	0.17 AC.±	"G"	302305.37 SF.±	6.94 AC.±
LOT 4	7,618.75 SF.±	0.17 AC.±			
LOT 5	7,618.75 SF.±	0.17 AC.±			
LOT 6	7,618.75 SF.±	0.17 AC.±			
LOT 7	7,618.75 SF.±	0.17 AC.±			
LOT 8	7,618.75 SF.±	0.17 AC.±			
LOT 9	7,561.87 SF.±	0.17 AC.±			
LOT 10	9,008.53 SF.±	0.21 AC.±			
LOT 11	9,915.11 SF.±	0.23 AC.±			
LOT 12	7,561.87 SF.±	0.17 AC.±			



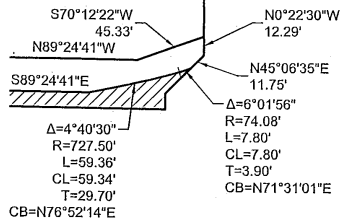
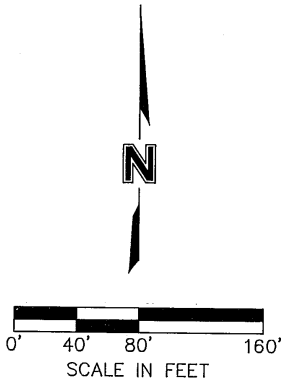
CURVE DATA

- |  |   |   |  |   |   |  |  |
|--|---|---|--|---|---|--|--|
| Ⓐ Δ=3°09'20"<br>R=480.00'<br>L=26.44'<br>CL=26.43'<br>T=13.22'<br>CB=S78°17'35"W     | Ⓔ Δ=3°07'40"<br>R=1225.00'<br>L=66.87'<br>CL=66.87'<br>T=33.45'<br>CB=S67°57'29"E     | Ⓛ Δ=84°27'58"<br>R=100.00'<br>L=147.42'<br>CL=134.43'<br>T=90.78'<br>CB=S45°07'27"W | Ⓜ Δ=45°11'59"<br>R=57.00'<br>L=44.97'<br>CL=43.81'<br>T=23.73'<br>CB=S32°45'08"E | Ⓞ Δ=103°25'54"<br>R=46.50'<br>L=83.94'<br>CL=73.00'<br>T=58.91'<br>CB=N52°18'16"E | Ⓟ Δ=63°15'23"<br>R=13.50'<br>L=14.90'<br>CL=14.16'<br>T=8.31'<br>CB=N61°00'53"W       | Ⓨ Δ=12°24'04"<br>R=757.00'<br>L=163.85'<br>CL=163.53'<br>T=82.24'<br>CB=S79°53'59"W    | ⓄⓄ Δ=15°16'16"<br>R=250.00'<br>L=66.63'<br>CL=66.44'<br>T=33.52'<br>CB=N75°59'16"E |
| Ⓑ Δ=3°01'36"<br>R=420.00'<br>L=22.19'<br>CL=22.18'<br>T=11.10'<br>CB=S75°12'07"W     | ⓕ Δ=6°27'28"<br>R=1225.00'<br>L=138.07'<br>CL=138.00'<br>T=69.11'<br>CB=S72°45'03"E   | Ⓜ Δ=11°07'45"<br>R=450.00'<br>L=87.41'<br>CL=87.27'<br>T=43.84'<br>CB=N8°27'20"E    | Ⓝ Δ=7°45'32"<br>R=57.00'<br>L=7.72'<br>CL=7.71'<br>T=3.87'<br>CB=S57°15'17"W     | Ⓡ Δ=93°13'53"<br>R=46.50'<br>L=75.66'<br>CL=67.59'<br>T=49.20'<br>CB=N46°01'38"W  | Ⓥ Δ=114°29'12"<br>R=46.50'<br>L=92.91'<br>CL=78.21'<br>T=72.27'<br>CB=S86°37'47"E     | Ⓩ Δ=10°10'06"<br>R=58.00'<br>L=10.29'<br>CL=10.28'<br>T=5.16'<br>CB=N68°36'54"E        | ⓉⓉ Δ=8°21'47"<br>R=450.00'<br>L=65.68'<br>CL=65.63'<br>T=32.90'<br>CB=S72°32'01"W  |
| Ⓒ Δ=3°39'29"<br>R=1370.18'<br>L=87.48'<br>CL=87.46'<br>T=43.75'<br>CB=S39°05'54"E    | Ⓒ Δ=103°25'54"<br>R=100.00'<br>L=180.52'<br>CL=156.99'<br>T=126.69'<br>CB=N52°18'16"E | Ⓚ Δ=3°13'53"<br>R=1000.00'<br>L=56.40'<br>CL=56.39'<br>T=28.21'<br>CB=N88°58'22"E   | Ⓞ Δ=42°55'57"<br>R=57.00'<br>L=42.71'<br>CL=41.72'<br>T=22.41'<br>CB=N33°53'09"W | Ⓢ Δ=84°27'58"<br>R=46.50'<br>L=68.55'<br>CL=62.51'<br>T=42.21'<br>CB=S45°07'27"W  | Ⓦ Δ=21°51'29"<br>R=1382.68'<br>L=527.49'<br>CL=524.29'<br>T=266.99'<br>CB=S60°20'42"E | ⒶⒶ Δ=31°29'14"<br>R=1482.68'<br>L=814.81'<br>CL=804.60'<br>T=417.98'<br>CB=N56°37'49"W | ⒺⒺ Δ=3°36'43"<br>R=1482.68'<br>L=93.47'<br>CL=93.45'<br>T=46.75'<br>CB=N74°10'48"W |
| Ⓣ Δ=8°31'27"<br>R=1382.68'<br>L=205.71'<br>CL=205.52'<br>T=103.04'<br>CB=S45°09'14"E | ⓗ Δ=93°13'53"<br>R=100.00'<br>L=162.72'<br>CL=145.35'<br>T=105.81'<br>CB=N46°01'38"W  | Ⓛ Δ=86°46'07"<br>R=100.00'<br>L=151.44'<br>CL=137.38'<br>T=94.51'<br>CB=S43°58'22"W | Ⓟ Δ=10°01'34"<br>R=57.00'<br>L=9.97'<br>CL=9.96'<br>T=5.00'<br>CB=N56°07'16"E    | Ⓣ Δ=86°46'07"<br>R=46.50'<br>L=70.42'<br>CL=63.88'<br>T=43.95'<br>CB=S43°58'22"W  | ⓧ Δ=2°08'11"<br>R=1382.65'<br>L=51.55'<br>CL=51.55'<br>T=25.78'<br>CB=S74°55'05"E     | ⒷⒷ Δ=3°38'50"<br>R=1495.18'<br>L=95.18'<br>CL=95.16'<br>T=47.60'<br>CB=N39°02'01"W     |  |

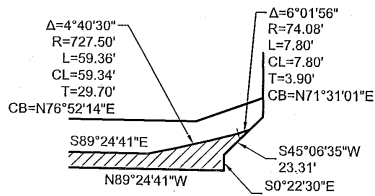
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 USER: abroeker  
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# HILLCREST CC 1ST ADDITION FINAL PLAT (THIS PLAT BASED UPON SPECIAL PERMIT NO. 18021 FOR HILLCREST)

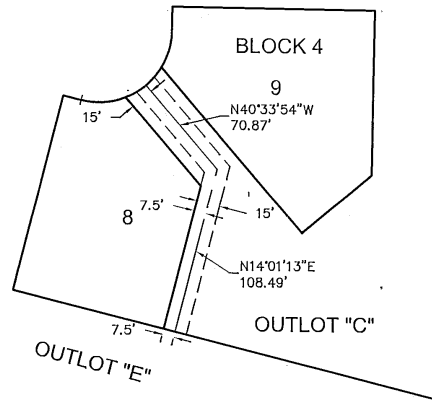
**NOTES:**  
SEE SHEET 4, 5 AND 6 FOR PUBLIC STORM SEWER EASEMENT, PUBLIC ACCESS EASEMENT, PEDESTRIAN EASEMENT AND SANITARY SEWER EASEMENT DETAILS.  
SEE SHEETS 7 AND 8 FOR UTILITY EASEMENT LOCATION AND SIZE DETAILS.



**OUTLET "E" DETAIL**  
SCALE: 1" = 80'



**"A" STREET ROW DEDICATION DETAIL**  
SCALE: 1" = 80'



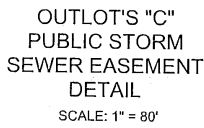
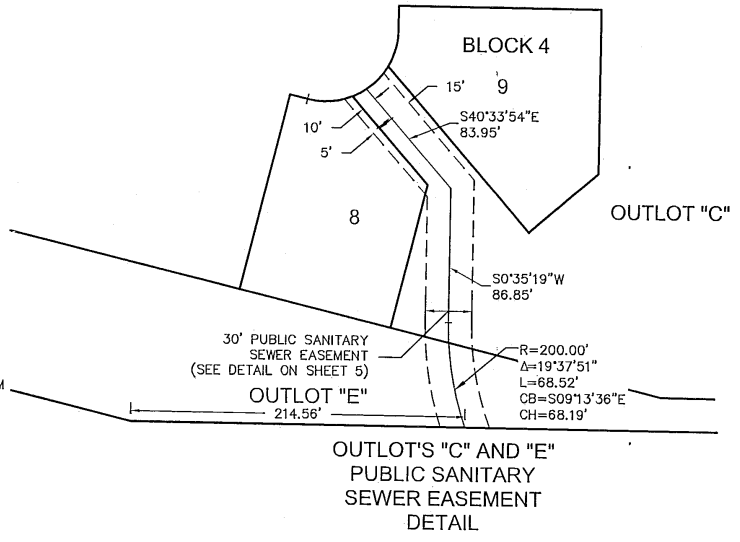
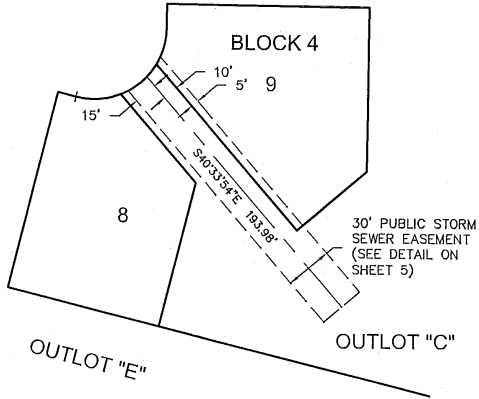
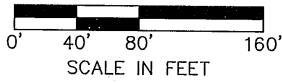
**PEDESTRIAN EASEMENT DETAIL**  
SCALE: 1" = 80'



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XREFS: MICHAEL\_JOHNSON\_LS\_NE

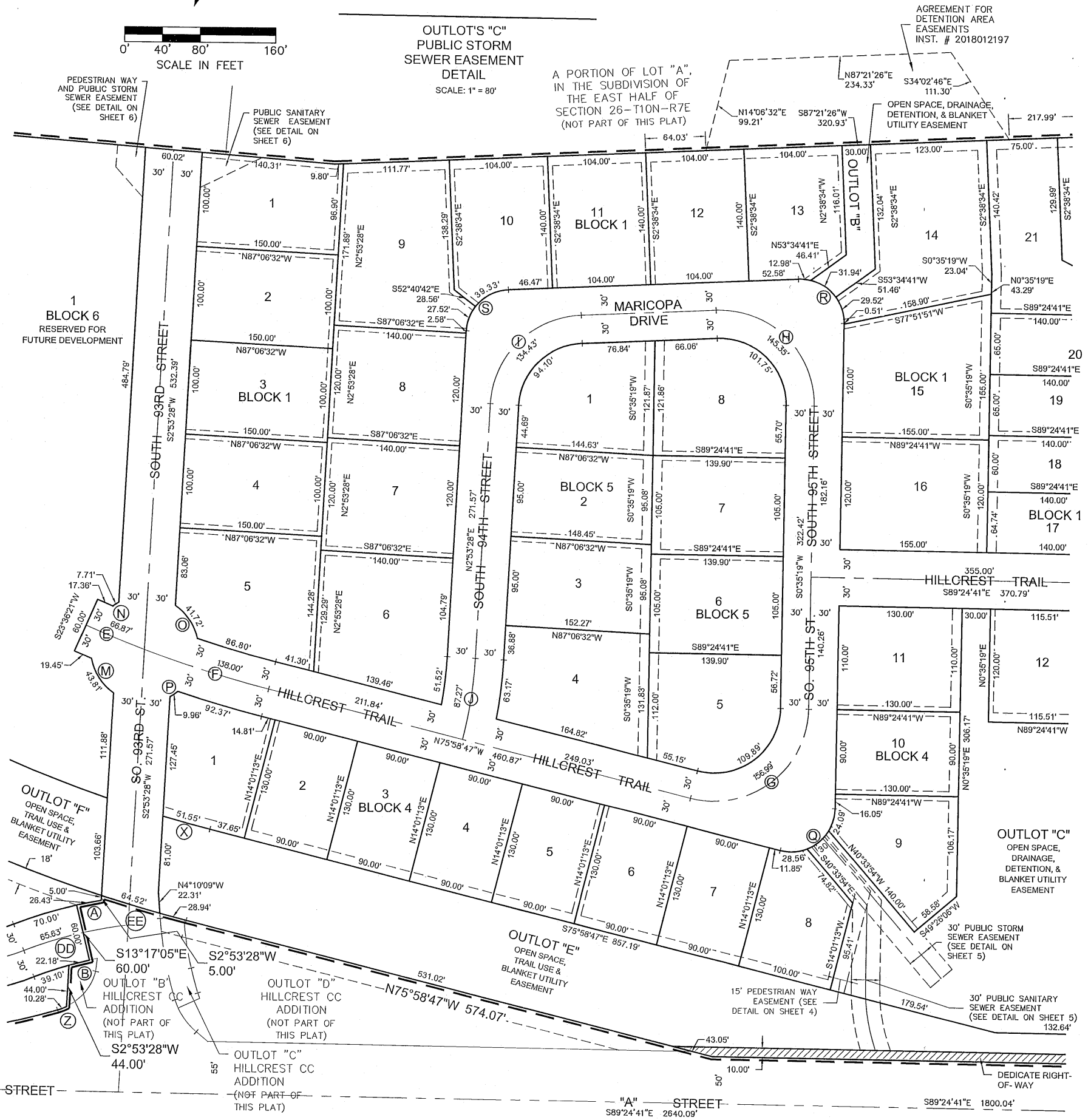
# HILLCREST CC 1ST ADDITION FINAL PLAT (THIS PLAT BASED UPON SPECIAL PERMIT NO. 18021 FOR HILLCREST)

**NOTES:**  
SEE SHEET 4, 5 AND 6 FOR PUBLIC STORM SEWER EASEMENT, PUBLIC ACCESS EASEMENT, PEDESTRIAN EASEMENT AND SANITARY SEWER EASEMENT DETAILS.  
SEE SHEETS 7 AND 8 FOR UTILITY EASEMENT LOCATION AND SIZE DETAILS.



A PORTION OF LOT "A",  
IN THE SUBDIVISION OF  
SECTION 26-T10N-R7E  
(NOT PART OF THIS PLAT)

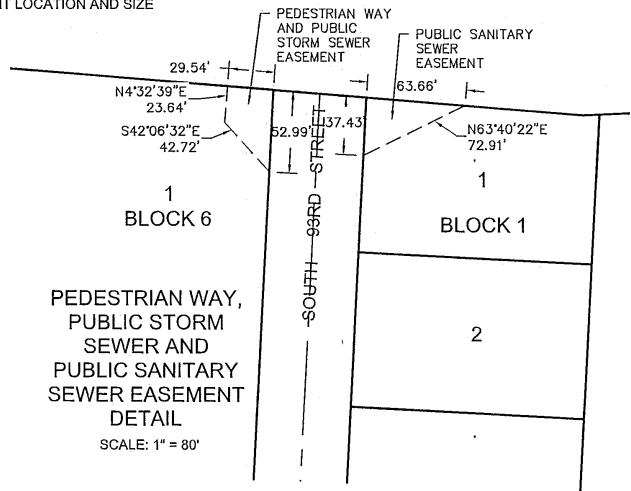
AGREEMENT FOR  
DETENTION AREA  
EASEMENTS  
INST. # 2018012197



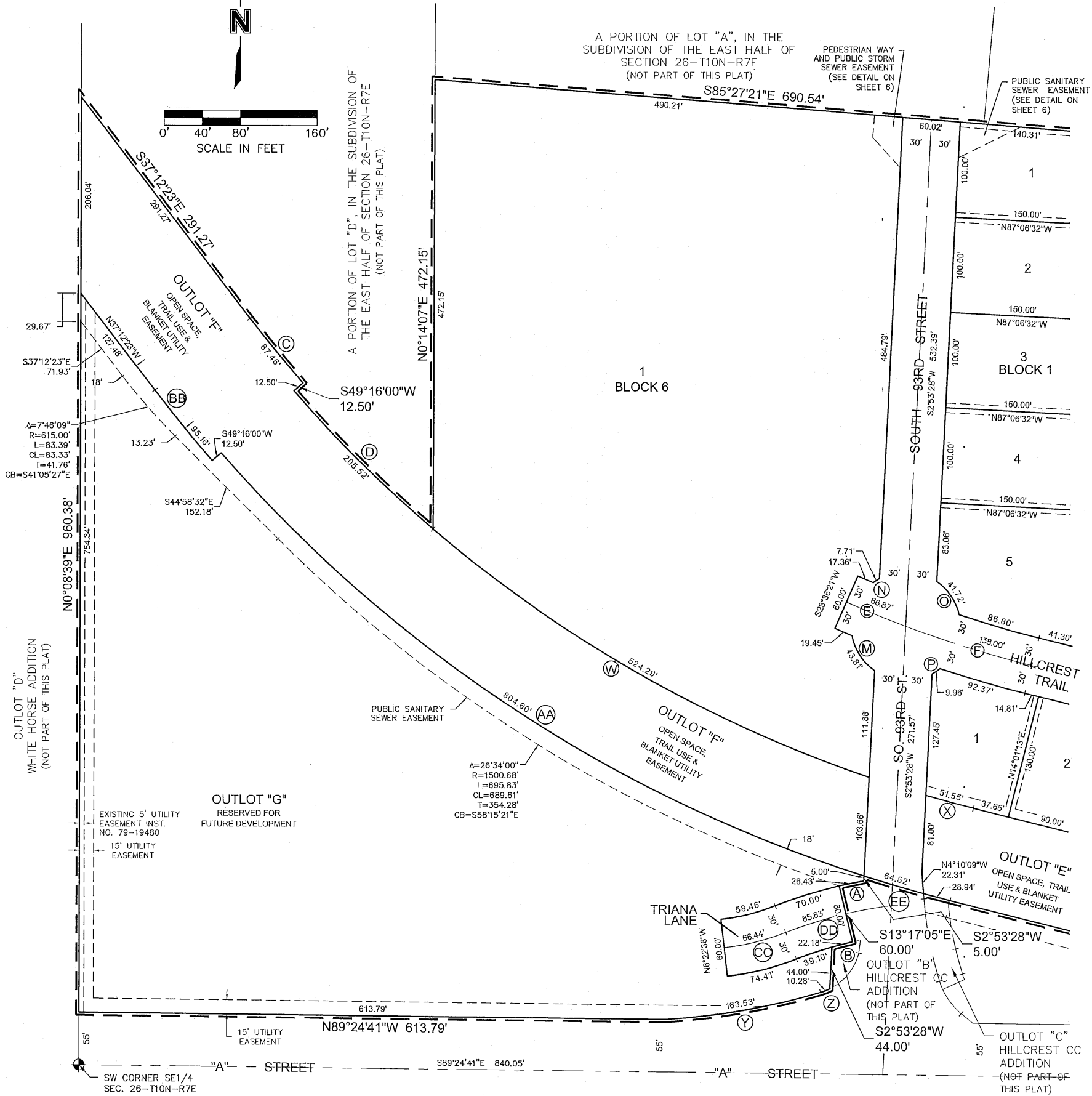
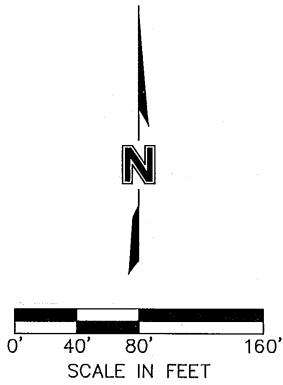
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 XREFS: MICHAEL\_JOHNSON\_LS\_NE  
 USER: mjohnson

# HILLCREST CC 1ST ADDITION FINAL PLAT (THIS PLAT BASED UPON SPECIAL PERMIT NO. 18021 FOR HILLCREST)

**NOTES:**  
SEE SHEET 4, 5 AND 6 FOR PUBLIC STORM SEWER EASEMENT,  
PEDESTRIAN WAY EASEMENT AND SANITARY SEWER EASEMENT DETAILS.  
SEE SHEETS 7 AND 8 FOR UTILITY EASEMENT LOCATION AND SIZE  
DETAILS.

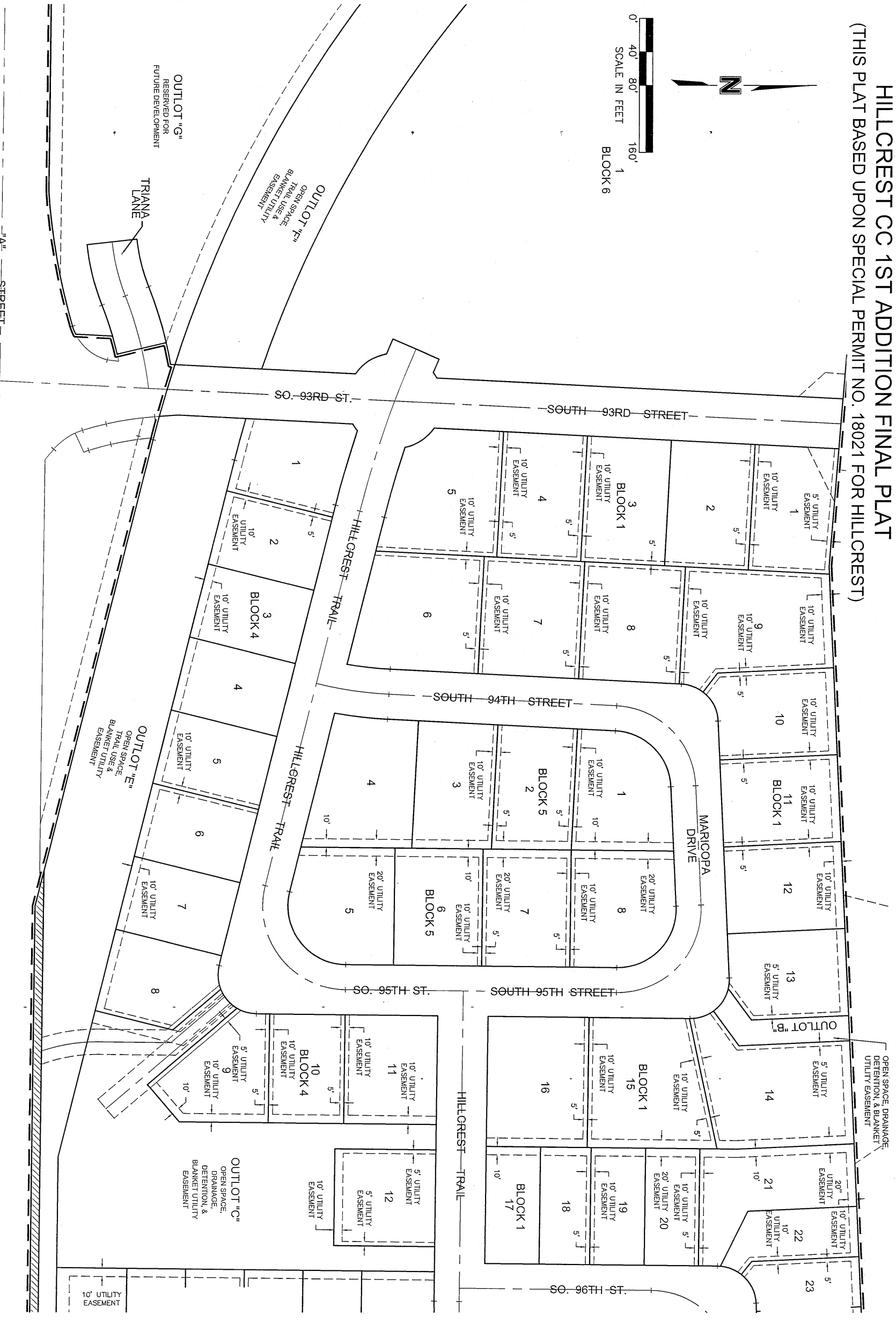
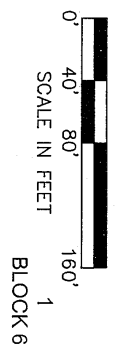
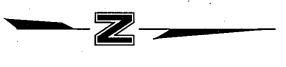


PEDESTRIAN WAY,  
PUBLIC STORM  
SEWER AND  
PUBLIC SANITARY  
SEWER EASEMENT  
DETAIL  
SCALE: 1" = 80'



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 XREFS: MICHAEL JOHNSON\_LS\_NE  
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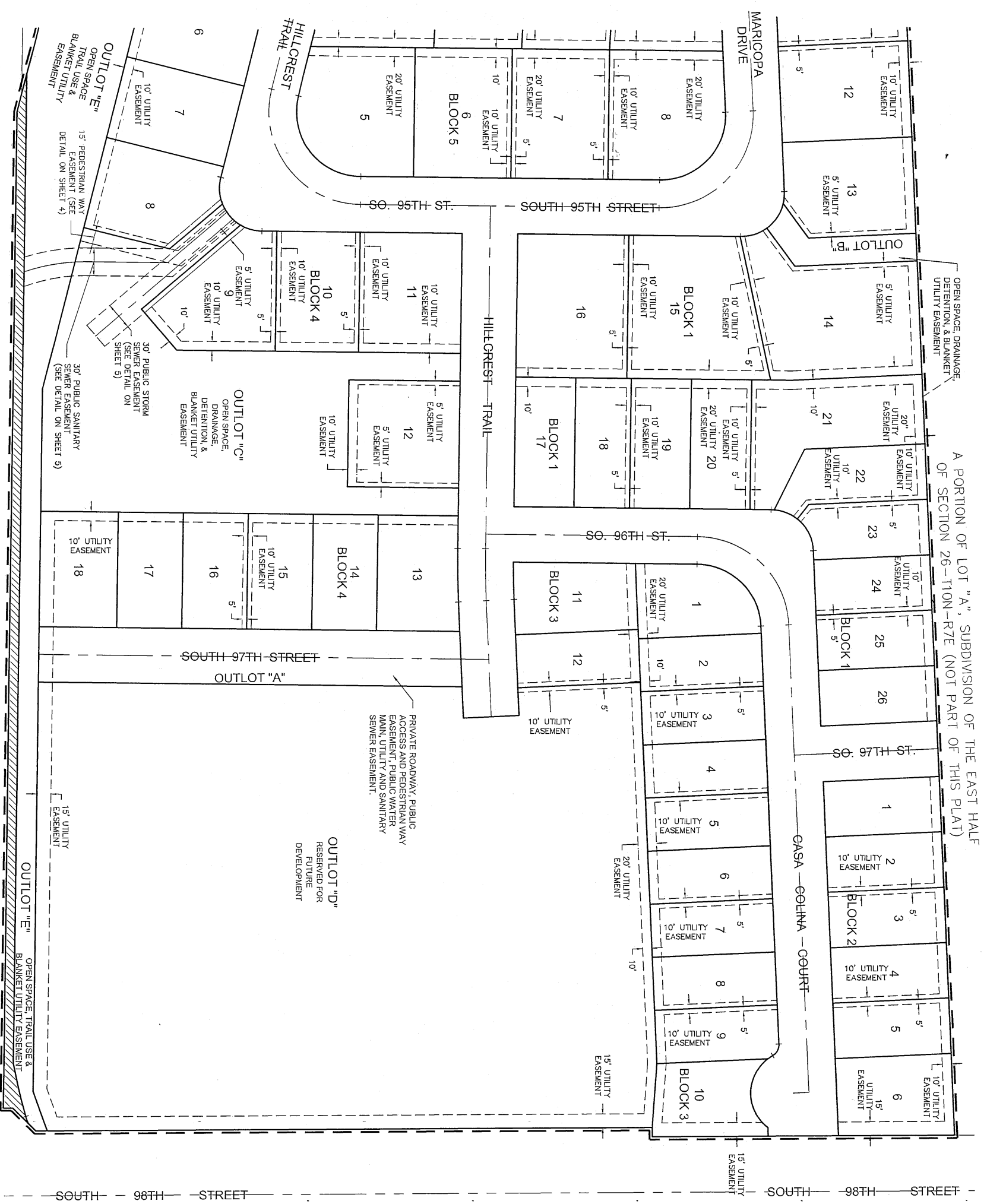
HILLCREST CC 1ST ADDITION FINAL PLAT  
 (THIS PLAT BASED UPON SPECIAL PERMIT NO. 18021 FOR HILLCREST)



UTILITY EASEMENT LOCATION  
 AND SIZE DETAIL

**HILLCREST CC 1ST  
ADDITION  
FINAL PLAT  
(THIS PLAT BASED UPON  
SPECIAL PERMIT NO. 18021  
FOR HILLCREST)**

UTILITY EASEMENT LOCATION  
AND SIZE DETAIL



"A" STREET

"A" STREET

"A" STREET

SOUTH 98TH STREET

SOUTH 98TH STREET

SOUTH 97TH STREET

SOUTH 97TH ST.

SOUTH 95TH STREET

SOUTH 95TH ST.

HILLCREST TRAIL

MARICOPA DRIVE

HILLCREST TRAIL

GASA GOLINA COURT

PRIVATE ROADWAY, PUBLIC ACCESS AND PEDESTRIAN WAY EASEMENT, PUBLIC WATER MAIN, UTILITY AND SANITARY SEWER EASEMENT.

OUTLOT "D"  
RESERVED FOR FUTURE DEVELOPMENT

OUTLOT "E"  
OPEN SPACE, TRAIL USE & BLANKET UTILITY EASEMENT  
15' PEDESTRIAN WAY EASEMENT (SEE DETAIL ON SHEET 4)

OUTLOT "C"  
OPEN SPACE, DRAINAGE, DETENTION, & BLANKET UTILITY EASEMENT  
30' PUBLIC STORM SEWER EASEMENT (SEE DETAIL ON SHEET 5)  
30' PUBLIC SANITARY SEWER EASEMENT (SEE DETAIL ON SHEET 5)

OUTLOT "E"  
OPEN SPACE, TRAIL USE & BLANKET UTILITY EASEMENT

OPEN SPACE, DRAINAGE, DETENTION & BLANKET UTILITY EASEMENT

A PORTION OF LOT "A", SUBDIVISION OF THE EAST HALF OF SECTION 26-T10N-R7E (NOT PART OF THIS PLAT)

