

HILLCREST CC 7TH ADDITION
FINAL PLAT
(THIS PLAT BASED UPON
SPECIAL PERMIT NO. 18021)

Inst # 2022024344 Thu Jun 09 09:48:05 CDT 2022
Filing Fee: \$52.00
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Pages 2



HILCC7 #6078

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE SUBDIVISION TO BE KNOWN AS HILLCREST CC 7TH ADDITION, AS REQUIRED IN SECTION 26.19.041 OF THE LAND SUBDIVISION ORDINANCE, A SUBDIVISION COMPOSED OF OUTLOT 'A' HILLCREST CC 5TH ADDITION, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

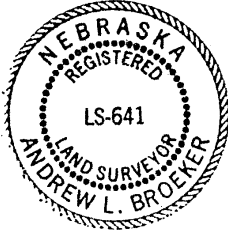
BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 'A', HILLCREST CC 5TH ADDITION, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, EASTERLY ON A NORTH LINE OF SAID OUTLOT 'A' ON AN ASSUMED BEARING OF N87°21'26"E, A DISTANCE OF 412.71' TO A NORTH CORNER OF SAID OUTLOT 'A'; THENCE S86°11'50"E, ON A NORTH LINE OF SAID OUTLOT 'A', A DISTANCE OF 69.39' TO THE NORTHEAST CORNER OF SAID OUTLOT 'A'; THENCE S00°22'30"E, ON THE EAST LINE OF SAID OUTLOT 'A', A DISTANCE OF 317.46' TO THE SOUTHEAST CORNER OF SAID OUTLOT 'A'; THENCE S87°21'26"W, ON A SOUTH LINE OF SAID OUTLOT 'A', A DISTANCE OF 480.40' TO THE SOUTHWEST CORNER OF SAID OUTLOT 'A'; THENCE N00°35'19"E, ON A WEST LINE OF SAID OUTLOT 'A', A DISTANCE OF 132.71' TO A NORTHWEST CORNER OF SAID OUTLOT 'A'; THENCE N87°21'26"E, ON A NORTH LINE OF SAID OUTLOT 'A', A DISTANCE OF 33.82' TO A WEST CORNER OF SAID OUTLOT 'A'; THENCE N02°38'34"W, ON A WEST LINE OF SAID OUTLOT 'A', A DISTANCE OF 60.00' TO A WEST CORNER OF SAID OUTLOT 'A'; THENCE S87°21'26"W, ON A SOUTH LINE OF SAID OUTLOT 'A', A DISTANCE OF 30.00' TO A SOUTHWEST CORNER OF SAID OUTLOT 'A'; THENCE N02°38'34"W, ON A WEST LINE OF SAID OUTLOT 'A', A DISTANCE OF 132.50' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 153,481.27 SQUARE FEET OR 3.52 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN PLACED AT EACH OF THE FINAL PLAT CORNERS OF 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 BLOCK CORNER AND THAT THE SUBDIVIDER WILL FILE A BOND OR ESCROW TO ENSURE 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 DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN AND ARE IN FEET AND DECIMALS OF A FOOT.

June 1, 2022 DATE
Andrew L. Broecker L.S. NUMBER 641
ANDREW L. BROECKER
OLSSON
601 P STREET, SUITE 200
LINCOLN, NE. 68508



FINAL PLAT DEDICATION

THE FOREGOING PLAT, KNOWN AS HILLCREST CC 7TH 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(S), 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.

STREETS SHOWN THEREON ARE HEREBY DEDICATED TO THE PUBLIC.

WITNESS MY HAND

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

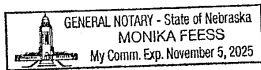
BY: Gerald L. Kort
GERALD L. KORT, PRESIDENT

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

ON THIS 23 DAY OF May, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME _____, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS _____ OF SAID COMPANY, AND HE/SHE ACKNOWLEDGED THE SAME TO BE HIS/HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

Monika Feess
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 Hecimovic PLANNING DIRECTOR
DATE: June 9, 2022

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS HILLCREST CC 5TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NOS. 2018013848 AND 2021026750 (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

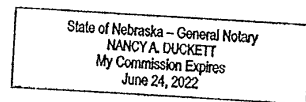
BY: Lynnette M. Nelson
LYNNETTE M. NELSON, VICE PRESIDENT

ACKNOWLEDGEMENT NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

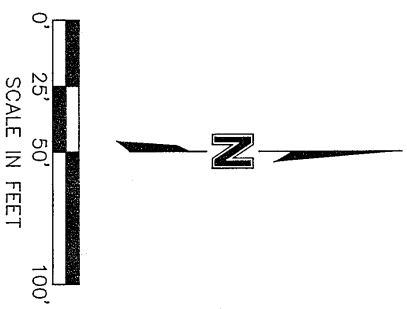
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF June 2022 BY LYNNETTE M. NELSON, PRESIDENT, PINNACLE BANK, ON BEHALF OF SAID BANK.

Nancy A. Duckett
NOTARY PUBLIC



DWC: F:\2021\06501-07000\021-06887\40-Design\Survey\SRV\Final Plat\Drawings\021-06887_HCC7th.dwg DATE: Feb 28, 2022 9:22am XREFS: C:\PPLAT_02106887 USER: b.james

HILLCREST CC 7TH ADDITION
FINAL PLAT
 (THIS PLAT BASED UPON
 SPECIAL PERMIT NO. 18021)



LOT AREA TABLE		
BLOCK 1		
LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	7,618.75 SF.±	0.17 AC.±
LOT 2	7,618.75 SF.±	0.17 AC.±
LOT 3	7,618.75 SF.±	0.17 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	9,922.80 SF.±	0.23 AC.±
BLOCK 2		
LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	9,624.86 SF.±	0.22 AC.±
LOT 2	8,612.47 SF.±	0.20 AC.±
LOT 3	8,612.50 SF.±	0.20 AC.±
LOT 4	8,612.47 SF.±	0.20 AC.±
LOT 5	8,612.56 SF.±	0.20 AC.±
LOT 6	8,612.44 SF.±	0.20 AC.±
LOT 7	10,809.18 SF.±	0.25 AC.±

