

#18050

INST NO 2003  
005718

2003 JAN 17 P 4:00

WINCHESTER COUNTY, NE

BLOCK  
WILRI/WILRI  
WILRI 2/ WILRI 3/  
WILRI 4/  
ENTERED  
EDITED

281 lots

INDEX AGAINST FOR SPECIAL PERMIT 1692B:

**Wilderness Ridge Addition:**

Section 25, Township 9 North, Range 6 East

Outlot "A", Outlot "B", Outlot "C", Outlot "F", Outlot "G", Outlot "H" and Outlot "J".

- Lots 1 through 70 Block 1
- Lots 1 through 20 Block 2
- Lots 23 through 65 Block 2
- Lots 1 through 40 Block 3
- Lot 1 Block 5

**Wilderness Ridge 1<sup>st</sup> Addition:**

Section 25, Township 9 North, Range 6 East

- Outlot "A"
- Lot 1

**Wilderness Ridge 2<sup>nd</sup> Addition:**

Section 25, Township 9 North, Range 6 East

- Outlot "A"
- Lots 1 and 2 Block 1

**Wilderness Ridge 3<sup>rd</sup> Addition:**

Section 25, Township 9 North, Range 6 East

- Outlot "A", Outlot "B", Outlot "C", Outlot "D" and Outlot "E"
- Lots 1 through 22 Block 1
- Lots 26 through 33 Block 1
- Lots 1 through 22 Block 2
- Lots 1 through 6 Block 3
- Lot 1 Block 4
- Lot 1 Block 5
- Lots 1 through 9 Block 6
- Lot 1 Block 7

**Wilderness Ridge 4<sup>th</sup> Addition:**

Section 25, Township 9 North, Range 6 East

- Lots 1 and 2

**Wilderness Woods Office Park Addition:**

Section 25, Township 9 North, Range 6 East

- Outlot "A", Outlot "B" and Outlot "D"
- Lots 1 through 15

**Lot 62 I.T.**

Section 24, Township 9 North, Range 6 East

City Clerk  
Peresa -

RESOLUTION NO. A- 81838

## SPECIAL PERMIT NO. 1692B

1                   WHEREAS, Wilderness Ridge, L.L.C. has submitted an application designated  
2 as Special Permit No. 1692B for authority to sell alcoholic beverages for consumption on the  
3 premises generally located at southwest of the intersection South 27th Street and Yankee Hill  
4 Road, legally described as:

5                   Lot 1 I.T., Lot 4, I.T., Lot 9 I.T., Lot 14, I.T., Lot 16 I.T., Lot 18 I.T.,  
6 Lot 21, I.T., Lot 24 I.T., Lot 27 I.T., Lot 28 I.T., Lot 29 I.T., Lot 30  
7 I.T., the Northwest Quarter of the Southeast Quarter, a portion of  
8 the North Half of the South Half of the Northwest Quarter, all  
9 located in Section 25, and Lot 62 I.T., located in Section 24,  
10 Township 9 North, Range 6 East of the 6th P.M., Lancaster  
11 County, Nebraska and more particularly described as follows:

12                   Beginning at the northeast corner of Lot 27 I.T., said point being  
13 the true point of beginning; thence on an assumed bearing of  
14 south 00 degrees 03 minutes 17 seconds east, along the east  
15 line of said Lot 27 I.T., and said Lot 28 I.T., a distance of 1274.72  
16 feet to the northeast corner of said Lot 29 I.T.; thence south 00  
17 degrees 38 minutes 43 seconds west, along an east line of said  
18 Lot 29 I.T., a distance of 818.58 feet to an east corner of said Lot  
19 29 I.T.; thence south 00 degrees 03 minutes 17 seconds east,  
20 along an east line of said Lot 29 I.T., a distance of 506.12 feet to  
21 the northeast corner of said Lot 30 I.T.; thence south 00 degrees  
22 00 minutes 42 seconds east, along an east line of said Lot 30  
23 I.T., a distance of 293.88 feet to a point of deflection; thence  
24 south 00 degrees 50 minutes 02 seconds east, along an east  
25 line of said Lot 30 I.T., a distance of 696.92 feet to a point;  
26 thence north 89 degrees 59 minutes 18 seconds east, along a  
27 north line of said Lot 30 I.T., a distance of 17.00 feet to a point;  
28 thence south 00 degrees 00 minutes 42 seconds east, along an  
29 east line of said Lot 30 I.T., a distance of 300.00 feet to a point;  
30 thence south 89 degrees 59 minutes 18 seconds west, along a  
31 south line of said Lot 30 I.T., a distance of 17.00 feet to a point;  
32 thence south 00 degrees 00 minutes 42 seconds east, along an  
33 east line of said Lot 30 I.T., a distance of 1353.12 feet to the  
34 southeast corner of said Lot 30 I.T.; thence north 89 degrees 38  
35 minutes 49 seconds west, along the south line of said Lots 30 I.T.  
36 and 9 I.T., a distance of 2020.16 feet to the southwest corner of  
37 said Lot 9 I.T.; thence north 28 degrees 36 minutes 46 seconds  
38 west along the west lines of Lots 9 I.T., 16 I.T., 14 I.T., 18 I.T., 24  
39 I.T., 21 I.T., and Lot 62 I.T., a distance of 6604.66 feet to a west  
40 corner of said Lot 62 I.T.; thence north 00 degrees 10 minutes 31  
41 seconds west along a west line of said Lot 62 I.T., a distance of  
42 64.78 feet to the northwest corner of said Lot 62 I.T.; thence north  
43 89 degrees 49 minutes 23 seconds east along a north line of

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said Lot 62 I.T., a distance of 117.27 feet to a point of curvature; thence along a curve to the right having a radius of 350.00 feet, arc length of 274.61 feet, delta angle of 44 degrees 57 minutes 15 seconds, a chord bearing of south 67 degrees 42 minutes 00 seconds east along the north line of said Lot 62 I.T., and a chord length of 267.62 feet to a point of tangency; thence south 45 degrees 13 minutes 22 seconds east along a north line of said Lot 62 I.T., a distance of 348.97 feet to a point of curvature; thence along a curve to the left having a radius of 898.83 feet, arc length of 697.04 feet, delta angle of 44 degrees 25 minutes 57 seconds, a chord bearing of south 67 degrees 26 minutes 02 seconds east along a north line of said Lots 62 I.T. and 21 I.T., and a chord length of 679.70 feet to a point of tangency; thence south 89 degrees 39 minutes 00 seconds east, along a north line of said Lot 21 I.T., a distance of 43.29 feet to the northeast corner of said Lot 21 I.T.; thence north 79 degrees 07 minutes 00 seconds east, along a north line of said Lot 1 I.T., a distance of 87.27 feet to a point of deflection; thence south 89 degrees 39 minutes 00 seconds east, along a north line of said Lot 1 I.T., a distance of 1229.81 feet to the northeast corner of said Lot 1 I.T.; thence north 00 degrees 01 minutes 45 seconds west along the west line of said Lot 28 I.T., a distance of 33.00 feet to the north corner of said Section 25; thence south 89 degrees 38 minutes 45 seconds east along the north line of said Lot 28 I.T., a distance of 1287.04 feet to a northeast corner of said Lot 28 I.T.; thence south 00 degrees 01 minutes 45 seconds east along the east line of said Lot 28 I.T., a distance of 33.00 feet to the northwest corner of said Lot 27 I.T.; thence south 89 degrees 38 minutes 45 seconds east along the north line of said Lot 27 I.T., a distance of 1144.28 feet to a northeast corner of said Lot 27 I.T.; thence south 00 degrees 21 minutes 15 seconds west along an east line of said Lot 27 I.T., a distance of 17.00 feet to a north corner of said Lot 27 I.T.; thence south 89 degrees 38 minutes 45 seconds east, along a north line of said Lot 27 I.T., a distance of 150.00 feet to a northeast corner of said Lot 27 I.T., said point being the true point of beginning; said tract contains a calculated area of 18,383,764.39 square feet or 422.04 acres, more or less; and

WHEREAS, the real property adjacent to the area included within the site plan for this permit to sell alcoholic beverages on the premises will not be adversely affected; and

WHEREAS, said site plan together with the terms and conditions hereinafter set forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal Code to promote the public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lincoln, Nebraska:

1           That the application of Wilderness Ridge, L.L.C., hereinafter referred to as  
2 "Permittee", to sell alcoholic beverages for consumption on the premises on property legally  
3 described above be and the same is hereby granted under the provisions of Section 27.63.  
4 680 of the Lincoln Municipal Code upon condition that operation of said licensed premises  
5 be in strict compliance with said application, the site plan, and the following additional express  
6 terms, conditions, and requirements:

7           1.     This permit approves the sale of alcoholic beverages for consumption  
8 on the premises only as an accessory use to the Wilderness Ridge Golf Course.

9           2.     The site plan approved by this permit shall be the basis for all  
10 interpretations of setbacks, yards, locations of buildings, location of parking and circulation  
11 elements, and similar matters.

12           3.     The terms, conditions, and requirements of this resolution shall be  
13 binding and obligatory upon the Permittee, its successors, and assigns. The building official  
14 shall report violations to the City Council which may revoke the special permit or take such  
15 other action as may be necessary to gain compliance.

16           4.     The Permittee shall sign and return the City's letter of acceptance to the  
17 City Clerk within 30 days following approval of the special permit, provided, however, said 30-  
18 day period may be extended up to six months by administrative amendment. The City Clerk  
19 shall file a copy of the resolution approving the special permit and the letter of acceptance with  
20 the Register of Deeds, filing fees therefor to be paid in advance by the Permittee.

21           5.     The site plan as approved with this resolution voids and supersedes all  
22 previously approved site plans, however, all resolutions approving previous permits remain  
23 in force unless specifically amended by this resolution.

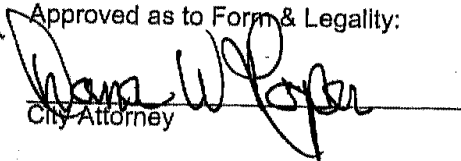
Introduced by:

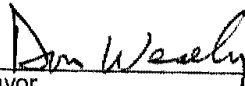


See further Council Proceedings  
on next page.

3 AYES: Camp, Cook, Friendt,  
McRoy, Seng, Svoboda, Werner;  
NAYS: None.

Approved as to Form & Legality:

  
City Attorney

Approved this <sup>4th</sup> 27 day of Nov., 2002:  
  
Mayor

**ADOPTED**

NOV 25 2002

By City Council

**02R-257**

11/18/02 Council Proceedings:

**SVOBODA** Moved to delay action on Bill No. 02R-257 for one week to 11/25/02.

Seconded by Seng & carried by the following vote: AYES: Camp, Cook, Friendt,  
McRoy, Seng, Svoboda, Werner; NAYS: None.

**LETTER OF ACCEPTANCE**

City Council  
City of Lincoln  
Lincoln, Nebraska

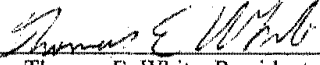
To The City Council:


We, Ridge Development Company and Southview, Inc., the Managing Members of **Wilderness Ridge L.L.C.**, Permittee in **Special Permit 1692B** granted by **Resolution No. A-81838** adopted by the City Council of the City of Lincoln, Nebraska, on **Nov. 25, 2002** do hereby certify that we have thoroughly read said resolution, understand the contents thereof and do hereby accept without qualification all of the terms, conditions, and requirements therein.

Dated this 16<sup>th</sup> day of January, 2003

**WILDERNESS RIDGE, L.L.C.**, a  
Nebraska limited liability company

By: Ridge Development Company, a  
Nebraska corporation, Managing Member

By:   
Thomas E. White, President of  
Development

By:   
John C. Brager, President of  
Construction

By: Southview, Inc., a Nebraska corporation,  
Managing Member

By:   
Gerald L. Schleich, President

**C E R T I F I C A T E**

STATE OF NEBRASKA            )  
COUNTY OF LANCASTER       ) ss:  
CITY OF LINCOLN               )

I, Teresa J. Meier, Deputy City Clerk of the City of Lincoln, Nebraska, do hereby certify that the above and foregoing is a true and correct copy of **Special Permit 1692B** approved by **Resolution No. A-81838** adopted by the City Council on **Nov. 25, 2002** as the original appears of record in my office, and is now in my charge remaining as Deputy City Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City of Lincoln, Nebraska, this 17<sup>th</sup> day of January, 2003.

