

WOODLAND VIEW

BASED ON WOODLAND VIEW

PRELIMINARY PLAT

NO. 04027



05042868

INST. NO 2006

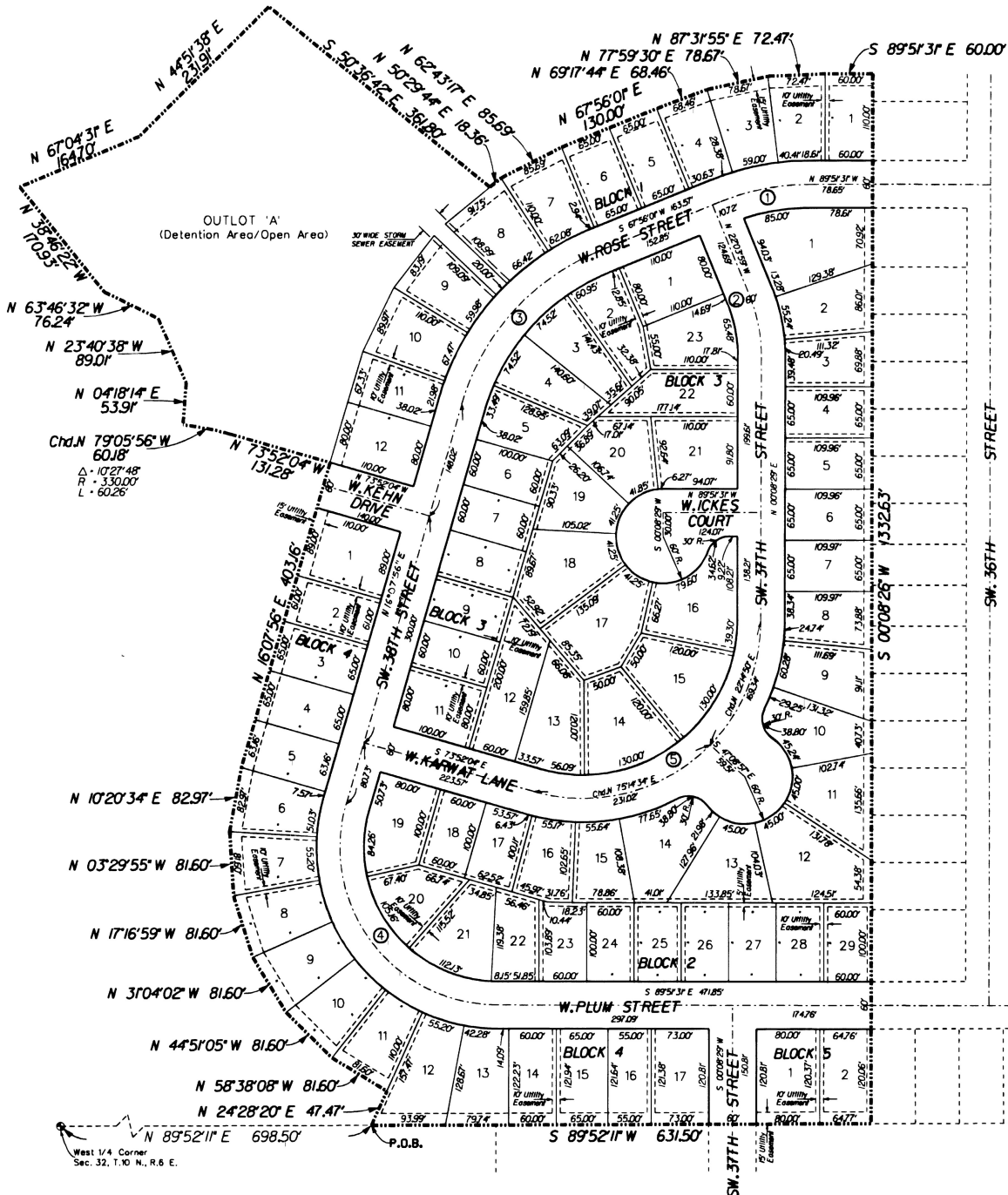
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042868

LANCASTER COUNTY, NE

#4127

#82,50
BLOCK
CODE
WOVZ
CH
ENT
ADJ
R
PH



CENTERLINE CURVE DATA

- | | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| ① Δ - 22° 12' 28" | ② Δ - 22° 12' 28" | ③ Δ - 51° 48' 05" | ④ Δ - 105° 59' 27" | ⑤ Δ - 105° 59' 27" |
| R - 300.00' | R - 200.00' | R - 300.00' | R - 200.00' | R - 225.00' |
| L - 116.28' | L - 77.52' | L - 271.23' | L - 369.98' | L - 416.22' |
| Chd. - S79° 02' 15" W | Chd. - N10° 57' 45" W | Chd. - S42° 01' 58" W | Chd. - S36° 51' 47" E | Chd. - N53° 08' 13" E |
| Chd. L. - 115.55' | Chd. L. - 77.04' | Chd. L. - 262.09' | Chd. L. - 319.43' | Chd. L. - 359.36' |



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DEDICATION

The foregoing plat known as "WOODLAND VIEW" and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned sole owners and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, Alitel, Time Warner Entertainment - Advance/Newhouse, Aquila, Lincoln Electric System, their successors and assigns, to allow entry for the purposes of construction, reconstruction, replacement, 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, its successors or assigns are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon or under any easement shown thereon and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska.

WITNESS MY HAND THIS 21st day of JUNE, 2005.

Joseph T. Hausmann
Joseph T. Hausmann, Managing Member
Hausmann Development, LLC

ACKNOWLEDGEMENT

STATE OF NEBRASKA
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 21st day of JUNE, 2005 by Joseph T. Hausmann, Managing Member, Hausmann Development, LLC.

Molly Robertson
MOLLY ROBERTSON
Notary Public

PLANNING DIRECTOR'S APPROVAL

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

ATTEST: *By: G. Williams* July 12, 2005
PLANNING DIRECTOR

LOT AREAS					
LOT #	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5
1	6600	13,390	8800	9790	9644
2	7176	8252	7711	6710	7785
3	7489	7150	7818	7150	
4	6978	7148	7598	7150	
5	7150	7148	7413	6947	
6	7150	7148	6000	7666	
7	8182	7148	6000	7408	
8	8527	7545	6000	7408	
9	7743	8922	6000	7408	
10	8536	9131	6000	7408	
11	6981	9467	8000	7408	
12	8800	12,936	10,796	10,193	
13	9334	9862	8418		
14	10,826	11,155	7325		
15	6985	11,155	7916		
16	6790	11,415	6683		
17	6126	11,498	8848		
18	6000	11,101			
19	9644	8182			
20	7443	8322			
21	8855	9657			
22	6403	8614			
23	6041	8617			
24	6000				
25	6000				
26	6000				
27	6000				
28	6000				
29	6000				
OUTLOT 'A' 3.94 ac.					

MINIMUM OPENING ELEVATIONS		
LOT #	BLOCK 1	BLOCK 4
1		1211.00
2		1211.00
3		1211.00
4		1211.00
5		1211.00
6		1211.00
7		1211.00
8	1204.75	1211.00
9	1204.75	1211.00
10	1204.75	1211.00
11	1204.75	1211.00
12	1204.75	

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the foregoing plat of "WOODLAND VIEW" a final plat of Lot 76 l.t., located in the Northwest 1/4 of Section 32, T. 10 N., R. 6 E., of the 6th P.M. Lancaster County, Nebraska, more particularly described as follows:

Commencing at the West 1/4 Corner of said Section 32 and extending thence N 89°52'11" E. 698.50 feet to the point of beginning; Thence N 24°28'20" E. 47.47 feet; Thence N 58°38'08" W. 81.60 feet; Thence N 44°51'05" W. 81.60 feet; Thence N 31°04'02" W. 81.60 feet; Thence N 17°16'59" W. 81.60 feet; Thence N 03°29'55" W. 81.60 feet; Thence N 10°20'34" E. 82.97 feet; Thence N 16°07'56" E. 403.16 feet; Thence N 73°52'04" W. 131.28 feet to a point on a circular curve to the left with a central angle of 102°48', a radius of 330.00 feet and whose chord (60.18 feet) bears N 79°05'56" W. Thence along the arc of said curve 60.26 feet; Thence N 04°18'14" E. 53.91 feet; Thence N 23°40'38" W. 89.01 feet; Thence N 63°46'32" W. 76.24 feet; Thence N 38°46'22" W. 170.93 feet; Thence N 67°04'31" E. 164.70 feet; Thence N 44°51'38" E. 231.91 feet; Thence S 50°36'42" E. 361.80 feet; Thence N 50°29'44" E. 18.36 feet; Thence N 62°43'17" E. 85.69 feet; Thence N 67°56'01" E. 130.00 feet; Thence N 69°17'44" E. 68.46 feet; Thence N 77°59'30" E. 78.67 feet; Thence N 87°31'55" E. 72.47 feet; Thence S 89°51'31" E. 60.00 feet; Thence S 00°08'26" W. 1332.63 feet; Thence S 89°52'11" W. 631.50 feet to the point of beginning containing 24.34 acres, more or less.

Permanent monuments have been placed at all corners on the boundary of this subdivision. Temporary markers have been placed at block corners within the subdivision and at points of tangency and curvature along the periphery of each block and the subdivider will post a survey to ensure the placing of permanent markers at each lot and block corner and at all other points required by the City of Lincoln, Land Subdivision Ordinance, Title 26 of the Lincoln Municipal Code and the Subdivider agrees that the placing of permanent markers will be completed prior to construction of or the conveyance of any lot shown on this plat. All dimensions are chord measurements unless shown otherwise, and are feet or decimals of a foot.

Signed this 15th day of JUNE, 2005.

Derek A. Beenblosom L.S.: 570
Derek A. Beenblosom, L.S.: 570
Allen Surveying Services
12700 North 56th Street
Lincoln, NE 68514 (402) 466-4366



LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of that certain lien against the real property described in the plat known as "WOODLAND VIEW" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as instrument No. 2005-18077 (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.

Pinnacle Bank
Lien Holder

By: *Corey Vandeweg*

Vice President
Title

Corey Vandeweg
Name of Individual

STATE OF NEBRASKA
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 21st day of JUNE, 2005 by

Corey Vandeweg
(Individual's Name)

Vice President
(Title)

on behalf of said

Pinnacle Bank
Lien Holder

Amy L. Riley
NOTARY PUBLIC

