

THE WOODLANDS AT YANKEE HILL 3RD ADDITION

FINAL PLAT BASED ON THE WOODLANDS AT YANKEE HILL PLANNED UNIT DEVELOPMENT #05068A

SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as THE WOODLANDS AT YANKEE HILL 3RD ADDITION, a subdivision of Outlot 'B', The Woodlands at Yankee Hill 2nd Addition and Lot 1, Cheney Cemetery Addition, all located in the North Half of Section 27, Township 9 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Commencing at the N.E. Corner of the N.E. 1/4 of said Section 27 and extending thence N89°38'27"W a distance of 500.00 feet to the POINT OF BEGINNING; thence continuing S00°07'42"W, 332.45 feet;

Thence S89°38'47"E, 625.46 feet;
Thence S00°07'51"W, 1027.80 feet;
Thence N89°32'08"W, 792.10 feet;
Thence S85°32'10"W, 957.86 feet;
Thence S00°19'35"W, 612.59 feet to a point on a circular curve to the right having a central angle of 27°10'10" and a radius of 135.55 feet, and a chord bearing N44°44'57"W, a distance of 135.55 feet;

Thence N89°07'41"E, 110.00 feet;
Thence N22°14'42"W, 51.00 feet;
Thence N07°45'54"W, 58.79 feet;
Thence N03°48'50"E, 60.18 feet;
Thence S83°11'38"W, 28.53 feet;
Thence N26°48'22"W, 170.00 feet;
Thence S83°11'38"W, 28.53 feet;
Thence N07°45'54"W, 58.79 feet;
Thence N26°48'22"W, 170.00 feet;
Thence N17°49'28"W, 145.00 feet;
Thence N17°49'28"W, 215.08 feet;
Thence N01°35'54"E, 170.00 feet;
Thence N01°46'59"W, 43.40 feet;
Thence S89°25'09"E, 61.60 feet;
Thence N07°45'54"W, 58.79 feet;
Thence S89°32'10"W, 957.86 feet;
Thence N00°21'31"E, 830.39 feet;

Thence S89°38'27"E, 663.10 feet, to the POINT OF BEGINNING, containing a calculated area of 2,238,324.09 square feet or 51.38 acres.

Permanent monuments have been placed at each of the final plot 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 within the subdivision, and the subdivision will post a bond or escrow to insure the placing of permanent metal stakes at each lot and block corner and the subdivision agrees that the placing of permanent metal stakes will be completed prior to the construction on or 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 28th day of April, 2011



L. L. Lath
L. L. Lath, L.S. 314
Engineering-Surveying-Planning, Inc.
601 Old Cheney Road, Suite 'A'
Lincoln, NE 68512
(402) 421-2500

DEDICATION

The foregoing plot known as THE WOODLANDS AT YANKEE HILL 3RD ADDITION, and as shown on the Surveyor's Certificate, is made with the consent and in accordance with the decision of the State of Nebraska, and the City of Lincoln, Nebraska, a municipal corporation, hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, Windstream Nebraska Inc., Time Warner Entertainment - Advance/Newhouse, Block Hills Energy, 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 an easement shown thereon shall be prohibited.

The construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, upon, or under any storm drain easement or drainage easement shown thereon.

The City of Lincoln, Nebraska, its successors and 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.

Direct vehicular access from Outlots 'B' and 'C' to Yankee Hill Road and South 84th Street is hereby relinquished.

The streets shown thereon are hereby dedicated to the public.

WITNESS MY HAND THIS 20th day of April, 2011

Richard C. Krueger
Richard C. Krueger, Manager
City of Lincoln, a municipal corporation

Chris Beutler
Chris Beutler, Mayor
City of Lincoln, a municipal corporation

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 28th day of April, 2011, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Richard C. Krueger, Manager of City of Lincoln, 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 plot and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

Sandra Huanancho
NOTARY PUBLIC

My commission expires the 27th day of August, 2012.



PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26.11.060 of the LMC, hereby approves this Final Plat.
Steph Huanancho
Planning Director
June 8, 2011
Date

Final # 2011026135 Thu Jun 16 10:19:54 CDT 2011
Lancaster County, NE NE Assessor/Registrar of Deeds, Records
PLAT
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#47773

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 6th day of June, 2011, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Chris Beutler, Mayor of the City of Lincoln, a municipal corporation, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plot and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

Chris Beutler
NOTARY PUBLIC

My commission expires the 9 day of Sept, 2012.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of those certain liens against the real property described in the plat known as THE WOODLANDS AT YANKEE HILL 3RD ADDITION ("Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as instrument No. 2007-62081 (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.

Chris Beutler
By: *Chris Beutler*
Trustee & Beneficiary
Name of individual

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 29th day of April, 2011, by Chris Beutler, C. Beutler
Title Mayor on behalf of said Union Bank and Trust Company

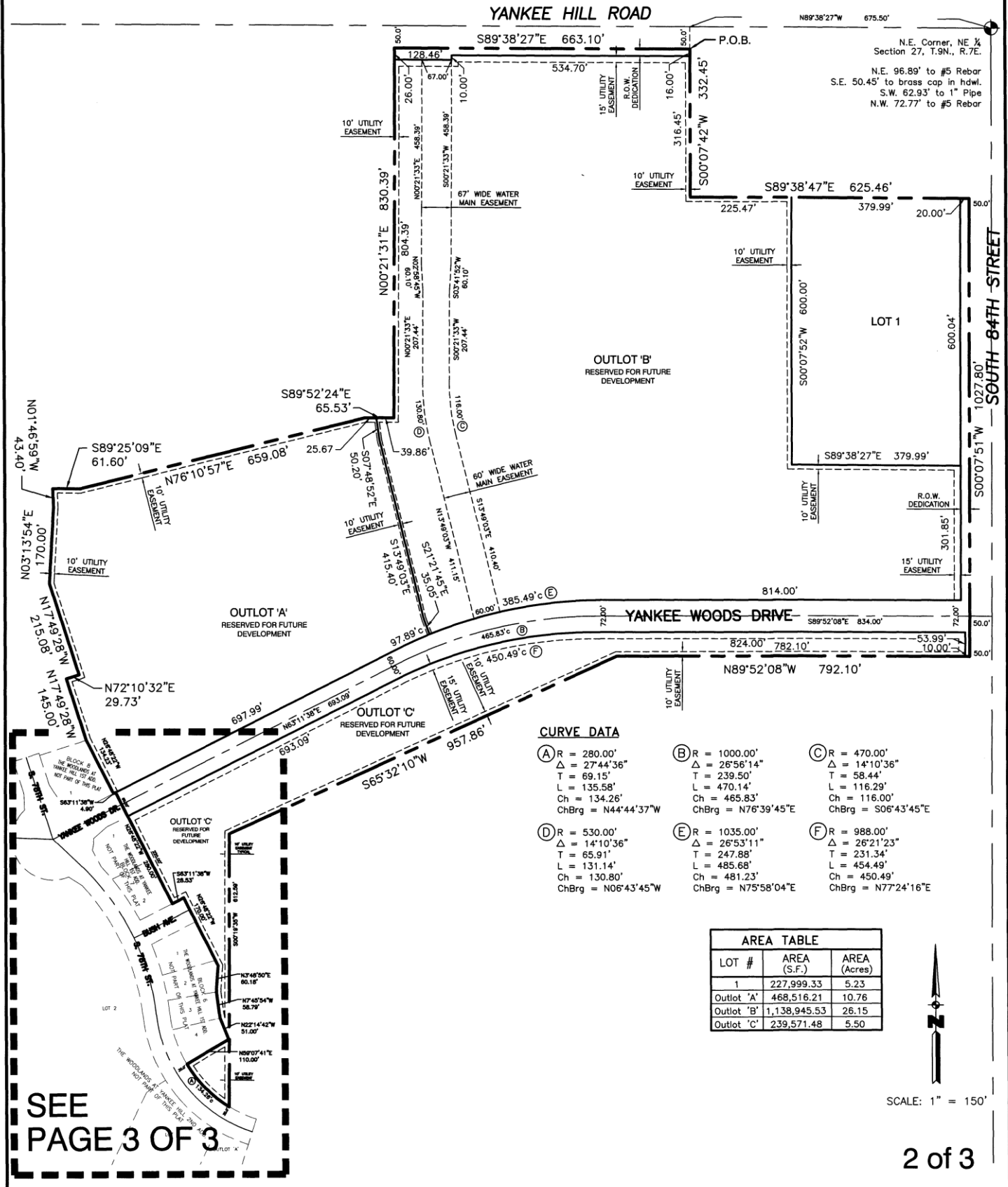
Chris Beutler
NOTARY PUBLIC

My commission expires the 29th day of April, 2011.

SHEET LEGEND:
1 VERBAGE PAGE
2 INDEX & DRAWING PAGE
3 DRAWING PAGE

THE WOODLANDS AT YANKEE HILL 3RD ADDITION

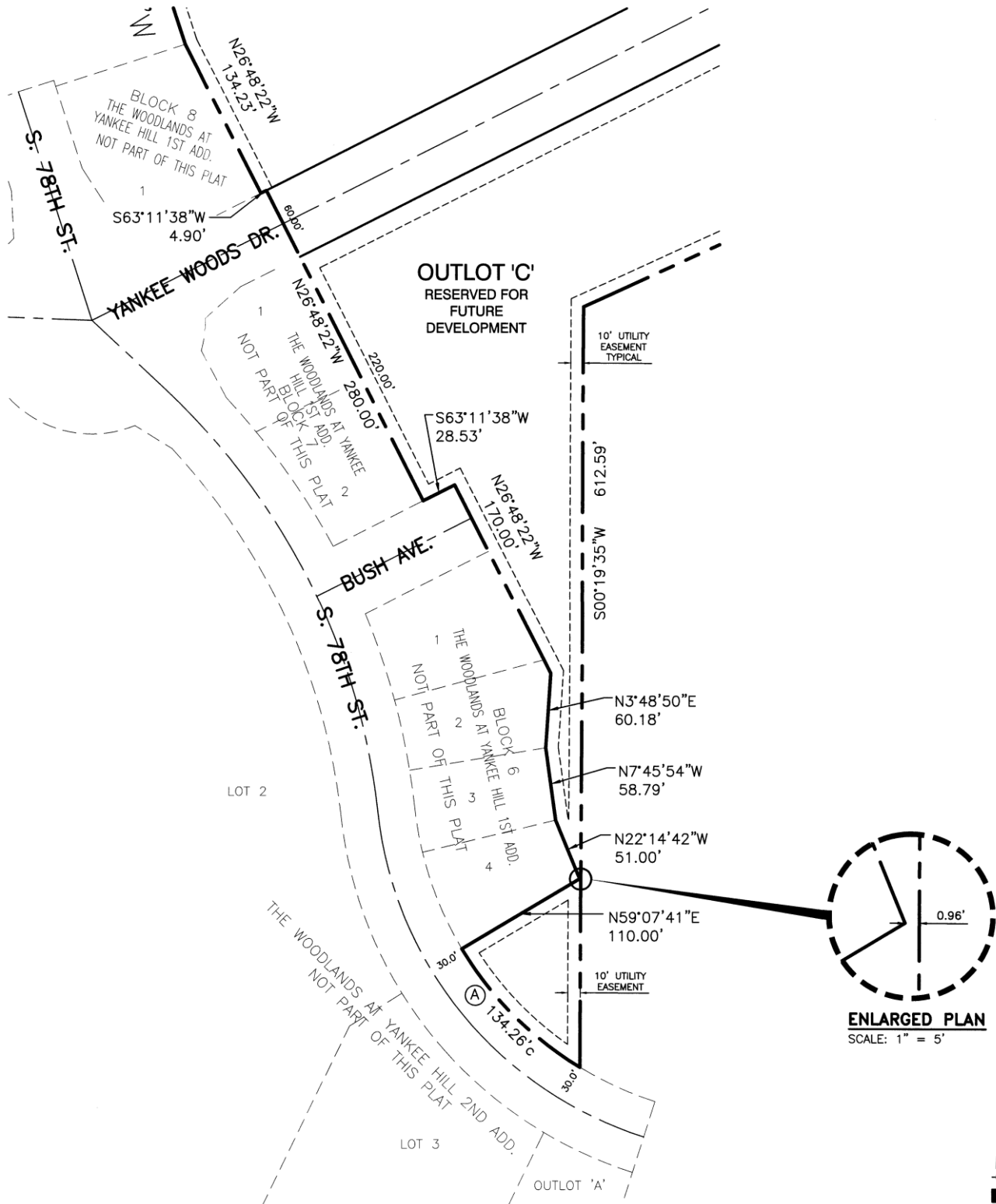
FINAL PLAT
BASED ON THE WOODLANDS AT YANKEE HILL P.U.D. #05068A



THE WOODLANDS AT YANKEE HILL 3RD ADDITION

FINAL PLAT

BASED ON THE WOODLANDS AT YANKEE HILL P.U.D. #05068A



CURVE DATA

(A) R = 280.00'
 Δ = 27°44'36"
 T = 69.15'
 L = 135.58'
 Ch = 134.26'
 ChBrg = N44°44'37"W

Total Lots = 1
 Total Outlots = 3
 Total Acres = 51.38

