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Lincoln County, NE Register/Recorder of Deeds Office
Lincoln, NE 68501

TH00YAH#7

#44931

CS 8/2

THE WOODLANDS AT YANKEE HILL 7TH ADDITION

FINAL PLAT

BASED ON THE WOODLANDS AT YANKEE HILL PLANNED UNIT DEVELOPMENT #050688

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed the subdivision as required in Section 26,19.041 of the Land Subdivision Ordinance, to be known as "THE WOODLANDS AT YANKEE HILL 7TH ADDITION", a subdivision of Section 27, Township 9 North, Range 10 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Southeast Corner of the Northwest Quarter of said Section:

Thence N89°40'22"W along the South line of said Northwest Quarter, a distance of 1040.54 feet;

Thence N45°04'34"W, a distance of 424.85 feet;

Thence N26°00'57"W, a distance of 63.84 feet;

Thence N45°00'00"W, a distance of 51.21 feet;

Thence N45°00'00"W, a distance of 110.00 feet;

Thence N45°00'00"E, a distance of 32.20 feet;

Thence N45°00'00"W, a distance of 170.00 feet;

Thence N45°00'00"W, a distance of 16.19 feet;

Thence N45°00'00"W, a distance of 103.86 feet;

Thence N105°17'46"W, a distance of 212.46 feet;

Thence N67°34'10"E, a distance of 156.12 feet;

Thence N45°00'00"E, a distance of 248.10 feet;

Thence N45°00'00"W, a distance of 15.00 feet;

Thence N45°00'00"E, a distance of 380.00 feet;

Thence S45°00'44"E, a distance of 710.00 feet;

Thence S45°00'44"E, a distance of 83.00 feet;

Thence S89°23'10"E, a distance of 83.33 feet;

Thence S89°23'10"E, a distance of 83.37 feet;

Thence S81°25'45"E, a distance of 68.25 feet;

Thence S89°25'09"E, a distance of 68.25 feet;

Thence S89°25'09"E, a distance of 280.00 feet;

Thence S89°25'09"E, a distance of 75.00 feet;

Thence S89°25'09"E, a distance of 14.00 feet;

Thence S89°25'09"E, a distance of 180.00 feet;

Thence S89°25'09"E, a distance of 128.00 feet;

Thence N89°25'09"W, a distance of 30.00 feet;

Thence S89°25'09"E, a distance of 120.00 feet;

Thence S89°25'09"E, a distance of 242.16 feet to the POINT OF BEGINNING, containing a calculated area of 1,302,810.53 square feet or 29.91 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 and that the subdivider will file a bond or escrow to insure 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 curvilinear dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this 8th day of February, 2013.



Lyle L. Lott, L.S. 314
Engineering-Surveying-Planning
601 Old Cheney Road, Suite 2A
Lincoln, NE 68512
(402) 421-2500

DEDICATION

The foregoing plot known as "THE WOODLANDS AT YANKEE HILL 7TH ADDITION", and as described in this 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, Windstream Nebraska Inc., Time Warner Entertainment - Advance/Newhouse, Block Hills Energy, Lincoln Electric System, their successors and assigns, to allow entry for the installation, operation, replacement, repair, operation and the maintenance of wires, cables, conduits, facilities and appurtenances for the distribution of electricity and gas; telephones 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.

The streets shown thereon are hereby dedicated to the public.

WITNESS MY HAND THIS 12th day of February, 2013.

Richard C. Krueger
R.C. Krueger Development Company, a Nebraska corporation
Richard C. Krueger, President

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 13th day of February, 2013, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally appeared Richard C. Krueger, President of R.C. Krueger Development Company, a Nebraska corporation, who acknowledged to me that he is the duly authorized officer of the corporation and that he executed the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

Notary Public

My commission expires the 27th day of August, 2016.



PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26.11.080 of the LMC, hereby approves this Final Plat.

Stephanie Lott
Planning Director

March 6, 2013
Date

THE WOODLANDS AT YANKEE HILL 7TH ADDITION

FINAL PLAT

BASED ON THE WOODLANDS AT YANKEE HILL PLANNED UNIT DEVELOPMENT #05068B

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 7TH ADDITION" (hereinafter "Plat"), sold and being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as instrument No. 2009-005280 (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, and to the extent of the easements shown on the plat, and that it is the holder of the Lien and has not assigned the Lien to any other person.

James J. Simpson, Esq.
Trustee

Richard C. Krueger
Midwest Net Lease Investors - SE, LLC
Beneficiary

Richard C. Krueger, Manager
Name and Title of Individual

Richard C. Krueger
Midwest Net Lease Investors - SE, LLC
Beneficiary

Richard C. Krueger, Manager
Name and Title of Individual

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 13th day of February, 2013, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came James J. Simpson, Esq., Trustee, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and she acknowledged the same to be her voluntary act and deed.

James J. Simpson
NOTARY PUBLIC

My commission expires the 20 day of August, 2013.



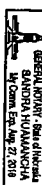
ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 13th day of February, 2013, by Richard C. Krueger, Name of Individual, on behalf of said Midwest Net Lease Investors - SE, LLC, Title

Richard C. Krueger
NOTARY PUBLIC

My commission expires the 27th day of August, 2016.



ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 13th day of February, 2013, by Richard C. Krueger, Name of Individual, on behalf of said Midwest Net Lease Investors - SE, LLC, Title

Richard C. Krueger
NOTARY PUBLIC

My commission expires the 27th day of August, 2016.



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 7TH ADDITION" (hereinafter "Plat"), sold and being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as instrument No. 2012-007852, 2012-007853 & 2012-045146 (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.

Union Bank and Trust Company
Trustee & Beneficiary

Charles C. Adams
Name of Individual

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 12 day of February, 2013, by Charles C. Adams, Name of Individual, on behalf of said Union Bank and Trust Company, Title

Charles C. Adams
NOTARY PUBLIC

My commission expires the 20 day of February, 2016.



THE WOODLANDS AT YANKEE HILL 7TH ADDITION

FINAL PLAT

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

CURVE DATA
 R = 500.00'
 Δ = 44°23'09"
 T = 238.83'
 Ch = 438.48'
 ChBq = 587'12.34"E

LOT DATA:

BLOCK	LOT	AREA (S.F.)	AREA (AC.)
1	1-6	7,700.00	0.176
2	1-6	7,700.00	0.176
3	1-6	7,700.00	0.176
4	1-6	7,700.00	0.176
5	1-6	7,700.00	0.176
6	1-6	7,700.00	0.176
7	1-6	7,700.00	0.176
8	1-6	7,700.00	0.176
9	1-6	7,700.00	0.176
10	1-6	7,700.00	0.176
OUTLOT 'A'		959,780.06	22.01

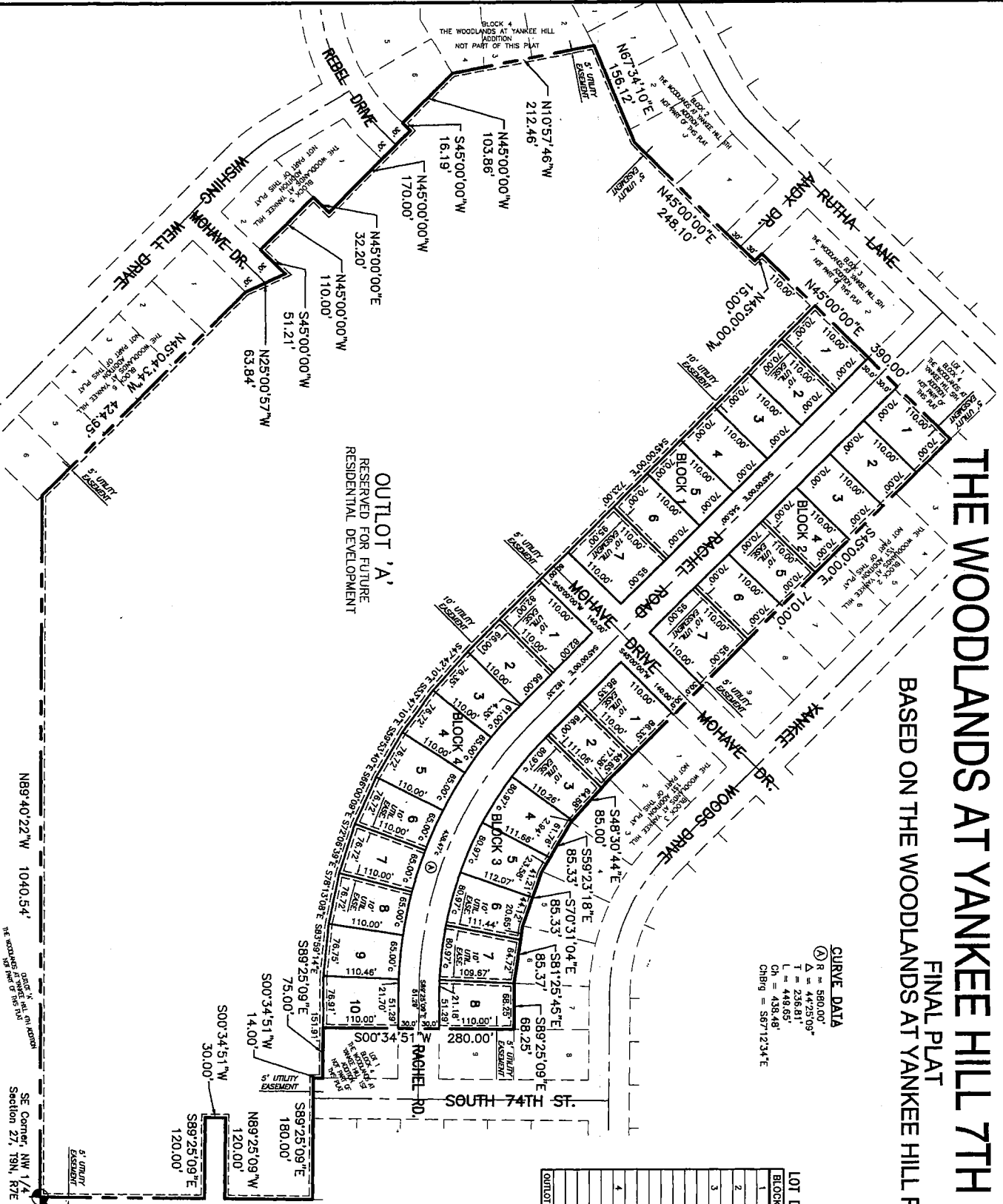
Total Lots = 32
 Total Outlots = 1
 Total Acres = 29.91

SCALE: 1" = 100'



P.O.B.

3 of 3



N89°40'22"W 1040.54'

SE Corner NW 1/4
 Section 27, 19N, 7E