

THE WOODLANDS AT YANKEE HILL 10TH ADDITION

FINAL PLAT

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

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed the subdivision as required in Section 26.19.04 of the Land Subdivision Ordinance to be known as THE WOODLANDS AT YANKEE HILL 10TH ADDITION, a subdivision of Quarter 4, The Woodlands at Yankee Hill 7th Addition, all located in the Northwest Quarter of Section 27, Township 8 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Southwest Corner of the Northwest Quarter of said Section, Thence N 89°40'22"W along the South line of said Northwest Quarter, a distance of 1040.5 feet;

Thence N45°04'34"W, a distance of 424.95 feet;

Thence N25°00'57"W, a distance of 63.84 feet;

Thence S45°00'00"W, a distance of 51.21 feet;

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

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

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

Thence S45°00'00"W, a distance of 16.19 feet;

Thence N10°57'46"W, a distance of 103.86 feet;

Thence N45°00'00"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 110.00 feet;

Thence S45°00'00"E, a distance of 723.00 feet;

Thence S53°47'10"E, a distance of 76.35 feet;

Thence S53°47'10"E, a distance of 76.72 feet;

Thence S66°00'09"E, a distance of 76.72 feet;

Thence S72°08'39"E, a distance of 76.72 feet;

Thence S78°13'08"E, a distance of 76.72 feet;

Thence S83°59'14"E, a distance of 76.75 feet;

Thence S89°23'09"E, a distance of 151.91 feet;

Thence S00°34'51"W, a distance of 14.00 feet;

Thence S89°23'09"E, a distance of 180.00 feet;

Thence S00°34'51"W, a distance of 128.00 feet;

Thence N80°23'09"W, a distance of 120.00 feet;

Thence N00°45'17"W, a distance of 30.00 feet;

Thence S00°34'51"E, a distance of 120.00 feet;

Thence S00°34'51"E, a distance of 224.18 feet;

to the POINT OF BEGINNING, containing a calculated area of 858,730.66 square feet or 22.01 acres.

Permanent monuments have been placed at each of the final plat 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 conflicting dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this 19th day of November, 2013.



Lyle L. Luth, L.S. 314
Engineering-Surveying-Planning
601 Old Country Road, Suite X
Lincoln, NE 68512
(402) 421-2500

DEDICATION

The foregoing plot known as THE WOODLANDS AT YANKEE HILL 10TH ADDITION, 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, Whistlerstream Nebraska Inc., Time Warner Cable Midwest LLC, Black Hills Energy, and 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 electric, 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.

The streets shown hereon are hereby dedicated to the public.

The dedication easement shown hereon shall be used for public access and the public is hereby granted the right of such use.

WITNESS MY HAND

Richard C. Krueger

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

PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26.11.050 of the LMC, hereby approves this Final Plat.

Stephannine
Planning Director

December 31, 2013
Date

Final # 2013064559 Due Dec 31 13:16:04 CST 2013
Filing Fee: \$75.00
Lancaster County, NE Registrar/Recorder of Deeds Office
Room 3

#W01AH110

#5053

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 28th day of November, 2013, before me, the undersigned, a Notary Public in and for the State of Nebraska, appeared Richard C. Krueger, President of R.C. Krueger Development Company, a Nebraska corporation, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

[Signature]
NOTARY PUBLIC



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

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

THE WOODLANDS AT YANKEE HILL 10TH ADDITION

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

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of these certain liens against the real property described in the plat known as THE WOODLANDS AT YANKEE HILL 10TH ADDITION (hereinafter "Plat"), sold lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as instrument No. 2007-047266 (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.

James C. Krueger
James C. Krueger, Manager
Midwest Net Lease Investors - SE, LLC, a Nebraska limited liability company, Beneficiary

Richard C. Krueger
Richard C. Krueger, Manager
Midwest Net Lease Investors - SE, LLC, a Nebraska limited liability company, Beneficiary

Richard C. Krueger
Richard C. Krueger, Manager
Midwest Net Lease Investors - SE, LLC, a Nebraska limited liability company, Beneficiary

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 21st day of November, 2013, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Richard C. Krueger, who is personally known to me to be the identical person whose name is affixed to the dedication of the foregoing plat and who acknowledged the same to be her voluntary act and deed.

Richard C. Krueger
NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska
SANDRA HUJANACKA
My Comm. Exp. Aug 27, 2018

My commission expires the 27th day of August, 2018.

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 20th day of November, 2013, by Richard C. Krueger, Manager, on behalf of said Midwest Net Lease Investors - SE, LLC.

Richard C. Krueger
NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska
SANDRA HUJANACKA
My Comm. Exp. Aug 27, 2018

My commission expires the 27th day of August, 2018.

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 20th day of November, 2013, by Richard C. Krueger, Manager, on behalf of said 3AP-SE, LLC.

Richard C. Krueger
NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska
SANDRA HUJANACKA
My Comm. Exp. Aug 27, 2018

My commission expires the 27th day of August, 2018.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of these certain liens against the real property described in the plat known as THE WOODLANDS AT YANKEE HILL 10TH ADDITION (hereinafter "Plat"), sold lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as instrument No. 2012-007652, 2012-007653, 2012-045148 & 2013-013918 (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
By: Christopher C. Wagner
Christopher C. Wagner, Vice President
Name of individual

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 20th day of November, 2013, by Christopher C. Wagner, Vice President, on behalf of said Union Bank and Trust Company.

Christopher C. Wagner
NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska
SANDRA HUJANACKA
My Comm. Exp. Aug 27, 2018

My commission expires the 27th day of August, 2018.

THE WOODLANDS AT YANKEE HILL 10TH ADDITION

FINAL PLAT

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

LINE DATA:

LINE DATA:	BEARING	DISTANCE
1	N45°00'00"E	32.20'
2	N45°00'00"W	170.00'
3	S45°00'00"W	16.19'
4	N45°00'00"W	103.86'
5	N45°00'00"W	15.00'
6	S47°42'10"E	76.35'
7	S53°47'10"E	76.72'
8	S59°53'40"E	76.72'
9	S58°00'09"E	76.72'
10	S72°06'39"E	76.72'
11	S78°13'08"E	76.72'
12	S63°59'14"E	76.75'
13	S89°25'09"E	151.91'
14	S00°34'51"W	14.00'
15	N69°28'09"W	120.00'
16	S00°34'51"W	30.00'
17	S89°25'09"E	120.00'

LOT DATA:

LOT	BLOCK	LOT	AREA (S.F.)	AREA (AC.)
1	1-6	7,700.00		
2	1	8,020.00	10.4500	
	2	7,738.50		
	3	7,855.51		
	4	7,852.03		
	5	7,850.32		
	6	7,850.08		
	7	7,855.51		
	8	7,844.41		
	9	8,197.51		
	10	9,350.00		
	11	7,868.00		
3	1-2	7,868.00		
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	1	8,900.00		
	2	7,900.90		
	3	8,286.90		
	4	8,941.53		
	5	9,915.59		
	6	10,942.39		
	7	10,778.49		
	8	9,251.67		
	9	8,671.71		
	10	8,376.94		
	11	8,555.65		
	12	8,216.30		
	13	9,900.00		

LOT DATA:

BLOCK	LOT	AREA (S.F.)	AREA (AC.)
1	1-5	7,700.00	0.176
	6	9,350.00	0.214
	7	9,890.00	0.226
	8	7,517.40	0.172
	9	7,516.30	0.172
	10	7,516.30	0.172
	11	7,516.30	0.172
	12	7,516.30	0.172
	13	7,516.30	0.172
	14	7,516.30	0.172
2	15	15,525.05	0.354
	16	15,294.33	0.349
	17	11,232.59	0.257
	18	10,637.02	0.243
	19	3,961.28	0.091
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