

THE WOODLANDS AT YANKEE HILL 25TH ADDITION

FINAL PLAT
BASED ON THE WOODLANDS AT YANKEE HILL P.U.D./CZ #05068E

SURVEYOR'S CERTIFICATE — 82, 81, 82, 83

I hereby certify that I have accurately surveyed the subdivision as required in Section 26.19.04.1 of the Land Surveyors' Ordinance to be known as "THE WOODLANDS AT YANKEE HILL 25TH ADDITION", a subdivision of Quarter "A", The Woodlands at Yankee Hill 3rd Addition and Lots 52-82-56 of irregular tracts, 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 Northwest Corner of the Northeast Quarter of said Section 27; Thence on the west line of the Northeast Quarter of said Section 27, S00°18'45"W, a distance of 50.00 feet to the POINT OF BEGINNING;
Thence S89°54'38"E, a distance of 548.79 feet;
Thence S00°05'07"W, a distance of 355.14 feet;
Thence S89°57'44"E, a distance of 429.81 feet;
Thence N00°04'25"E, a distance of 354.75 feet;
Thence S89°54'38"E, a distance of 360.24 feet;
Thence S00°05'22"W, a distance of 830.33 feet;
Thence S89°51'28"W, a distance of 39.86 feet;
Thence S08°05'01"E, a distance of 50.20 feet;
Thence S21°37'53"E, a distance of 415.40 feet;
Thence S12°37'53"E, a distance of 35.05 feet to a circular curve to the left having a radius of 1035.00 feet, a central angle of 05°25'15" and whose chord (97.89 feet) bears S64°57'57"W;
Thence along the arc of said circular curve 97.93 feet;
Thence S62°55'29"W, a distance of 687.99 feet;
Thence N27°04'31"W, a distance of 134.23 feet;
Thence S71°54'23"W, a distance of 110.00 feet;
Thence N18°05'37"W, a distance of 5.00 feet;
Thence S71°54'23"W, a distance of 149.62 feet;
Thence N87°49'20"W, a distance of 60.79 feet;
Thence N89°41'18"W, a distance of 378.28 feet;
Thence N00°18'42"E, a distance of 175.00 feet;
Thence S89°41'18"E, a distance of 30.01 feet;
Thence N00°18'42"E, a distance of 144.54 feet to the POINT OF BEGINNING and containing a calculated area of 1,963,763.97 square feet or 45.08 acres.

Permanent monuments have been placed at each of the final plat corners on the periphery of the subdivision, on the centerline of 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 subdivisor will file a bond or escrow to insure the placing of metal stakes at each lot corner, block corner and the outside corners of the easements, and that the subdivisor will file a bond or escrow to insure 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 17th day of March, 2017.



PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26.11.060 of the LMC, hereby approves this Final Plat.
Stephan H. Havel
Planning Director
April 17, 2017
Date

DEDICATION

The foregoing plat, known as "THE WOODLANDS AT YANKEE HILL 25TH ADDITION", as described in the surveyor's certificate is made with the free consent and in accordance with the desires of the undersigned, the sole owners, and the easements shown thereon are hereby granted in perpetuity to the CITY OF LINCOLN, NEBRASKA, a municipal corporation, their successors, assigns and permittees, to allow entry for the purpose of construction, reconstruction, repair, improvement, maintenance, use, and operation of public streets, sidewalks, storm drains, water mains, gas mains, 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 of location of any building or structure, excluding fences, over, upon, or under any easement shown thereon shall be prohibited.
The City of Lincoln, Nebraska, (or Lancaster County), its successors, assigns and permittees 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.

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

The dedication may easements shown thereon shall be used for public access and the public is hereby granted the right of such use.

The right of direct vehicular access to Yankee Hill Road is hereby relinquished.

WITNESS OUR HANDS

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

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

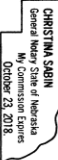
ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY }
SS

On this 17th day of March, 2017, before me, the undersigned, a notary public, duly commissioned, qualified to act and residing in said county, Richard C. Krueger, President of R.C. Krueger Development Company, a Nebraska corporation, and Managing Member of R.C. Krueger Development Company, a Nebraska corporation, and Managing Member of R.C. Krueger Development Company, a Nebraska corporation, and Managing Member of R.C. Krueger Development Company, a Nebraska corporation, 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 companies.

Richard C. Krueger
NOTARY PUBLIC

My commission expires the 29th day of October, 2018.



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 25TH ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Registrar of Deeds of Lancaster County, Nebraska, as instrument No. 2007-082081 (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 as shown on the foregoing plat, and the undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Union Bank & Trust Company
Trustee & Beneficiary

Print Name
Lisa Hirsland

Signature
Christine E. Wagner

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY }
SS

The foregoing instrument was acknowledged before me this 21st day of March, 2017, by Christopher Wagner, Vice President, on behalf of said Union Bank & Trust Company.

Christopher Wagner
NOTARY PUBLIC

LIEN HOLDER CONSENT AND SUBORDINATION

My commission expires the 23rd day of October, 2018.
The undersigned holders of those certain liens against the real property described in the plat known as "THE WOODLANDS AT YANKEE HILL 25TH ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Registrar of Deeds of Lancaster County, Nebraska, as instrument No. 2007-082081 and 2017-007079 (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 as 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.

Christopher S. Borling, a member of
the Nebraska State Bar Association
Trustee

Richard C. Krueger, Managing Member
R.C. Krueger Development Company, a Nebraska corporation
Beneficiary

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY }
SS

The foregoing instrument was acknowledged before me this 31st day of March, 2017, by Christopher S. Borling, a member of the Nebraska State Bar Association, Trustee.

Christopher S. Borling
NOTARY PUBLIC

My commission expires the 29th day of February, 2020.

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY }
SS

The foregoing instrument was acknowledged before me this 14th day of March, 2017, by Richard C. Krueger, Managing Member on behalf of said Century, LLC, a Nebraska limited liability company.

Richard C. Krueger
NOTARY PUBLIC

My commission expires the 29th day of October, 2018.

FINAL PLAT

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BLOCK	LOT	AREA (S.F.)	AREA (AC.)
1	1	7,686.1	0.176
	2	10,682.4	0.244
2	1	9,750.7	0.224
	2	7,343.7	0.168
3	1	12,650.9	0.290
	2	10,153.8	0.232
4	1	10,671.7	0.243
	2	9,291.4	0.213
	3	6,219.2	0.142
	4	6,410.4	0.147
	5	6,512.6	0.150
	6	7,242.7	0.165
	7	10,661.6	0.243
	8	7,830.2	0.180
	9	6,832.9	0.156
	10	10,086.8	0.231
	11	7,488.5	0.171
	12	6,197.2	0.142
	13	6,315.7	0.145
	14	5,891.1	0.135
	15	8,764.7	0.200
	16	9,724.3	0.224
5	1	8,170.4	0.187
	2	6,976.6	0.160
	3	6,332.3	0.145
	4	8,500.7	0.194
	5	9,561.8	0.219
	6	8,400.7	0.191
	7	7,816.5	0.179
	8-10	7,700.0	0.176
	11&12	9,350.0	0.214
	13	7,700.0	0.176
	14	8,079.5	0.185
	15	8,491.3	0.195
	16	9,096.9	0.209
	17	9,400.1	0.215
6	18	10,022.8	0.230
	1	6,155.3	0.141
	2	7,575.7	0.173
	3	10,710.3	0.245
	4	10,201.1	0.234
	5	9,621.3	0.221
	6	8,895.8	0.203
	7	8,193.1	0.188
	8	10,498.5	0.240
	9	11,153.4	0.257
	10	7,407.7	0.170
	11	8,099.5	0.185
	12	8,603.9	0.196
	13	8,620.7	0.197
	14	9,237.6	0.212
	1-4	7,700.0	0.176
7	1-4	7,482.0	0.171
	5	9,425.0	0.215
OUTLOT A	1	1,926.6	0.044
	2	1,241,588.4	28.50
OUTLOT B			

	BEARING	DISTANCE
1	S89°51.28'W	33.86'
2	S08°05.01'E	50.20'
3	S21°31.53'E	35.05'
4	N27°04.31'W	134.23'
5	S71°54.23'W	110.00'
6	N18°05.23'W	5.00'
7	S71°54.23'W	149.62'
8	N78°49.20'W	60.79'

(A) $R = 1035.00'$
 $\Delta = 0525.15''$
 $T = 49.00'$
 $L = 97.93'$
 $CH = 97.89'$
 $CHBRG = S64.5757''W$

*** Corners to be reset by City of Lincoln after Yankee Hill Road Improvements are complete**

* NW Corner of the NE 1/4 Sec. 27-T9N-R7E
Fnd. Alum. Cap
N 152.7' Fnd. #5 Rebar
NE 147.86' Fnd. 1" Pipe
SE 199.40' Fnd. 1" Pipe

*** NE Corner of the NE 1/4 Sec. 27-T8N-R7E**

Fnd. Alum. Cap
NE 96.89' Fnd. #5 Rebar
SE 50.45' Fnd. Brass Cap in HDWL
SE 62.93' Fnd. 1" pipe
NW 72.77' Fnd. #5 Rebar

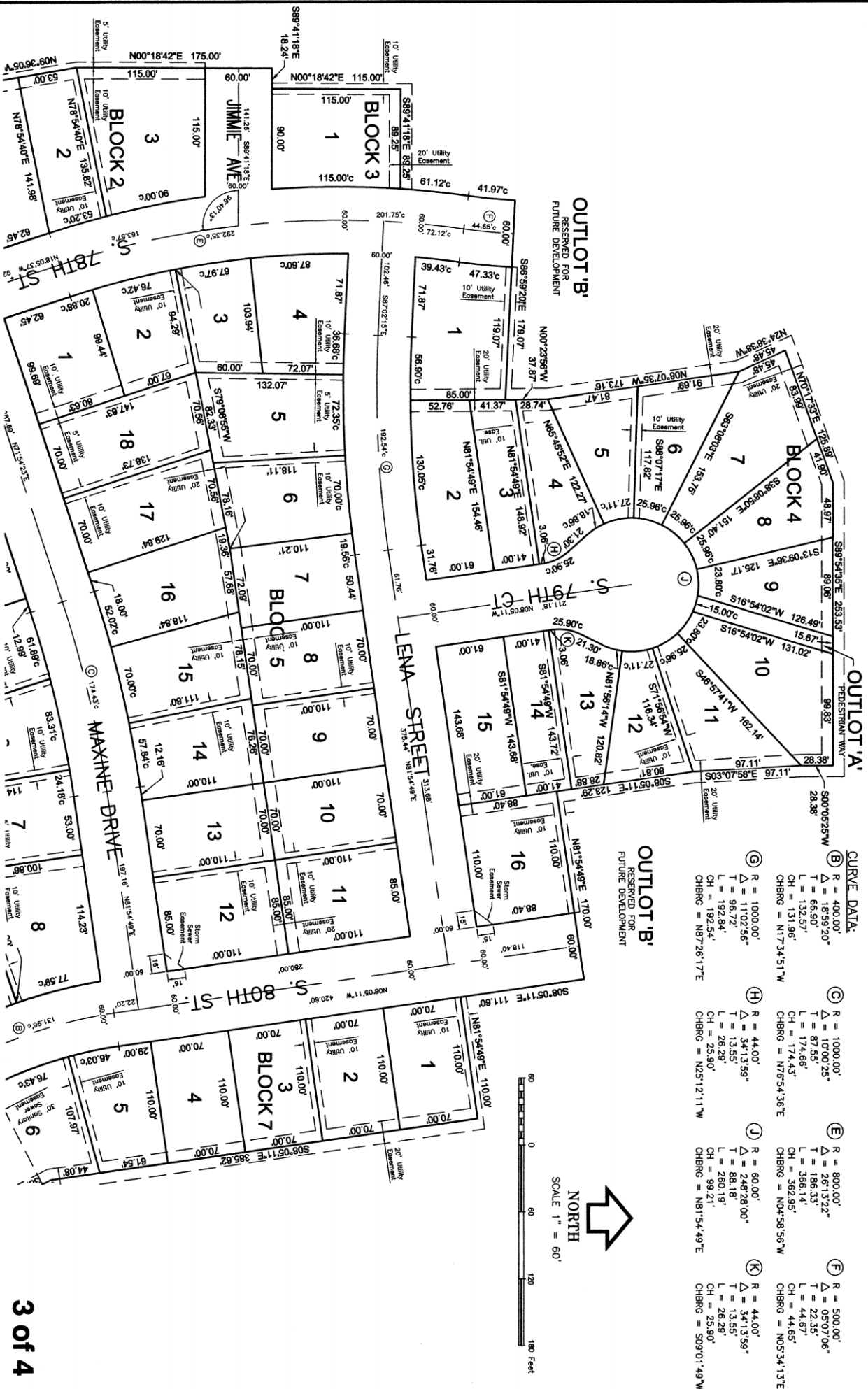
SW Corner of the NE 1/4 Sec. 27, T9N, R7E
Fnd. Alum. Cap
W 44.22' Fnd. 5/8" Rebar
N 46.84' Fnd. 5/8" Rebar
SE 62.16' Fnd. 5/8" Rebar
SW 39.76' Fnd. 5/8" Rebar

SCALE 1" = 150'

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CURVE DATA:

- (B) $R = 400.00'$
 $\Delta = 185.970^\circ$
 $T = 66.90'$
 $L = 132.57'$
 $CH = 131.96'$
 $CHBRG = N173.451^\circ W$
- (C) $R = 1000.00'$
 $\Delta = 107.0025^\circ$
 $T = 87.55'$
 $L = 174.66'$
 $CH = 174.43'$
 $CHBRG = N76.5436^\circ E$
- (E) $R = 800.00'$
 $\Delta = 261.322^\circ$
 $T = 196.33'$
 $L = 366.14'$
 $CH = 362.95'$
 $CHBRG = N04.5856^\circ W$
- (F) $R = 500.00'$
 $\Delta = 05.0706^\circ$
 $T = 22.35'$
 $L = 44.67'$
 $CH = 44.65'$
 $CHBRG = N05.3413^\circ E$
- (G) $R = 1000.00'$
 $\Delta = 117.0256^\circ$
 $T = 96.72'$
 $L = 192.84'$
 $CH = 192.54'$
 $CHBRG = N67.2617^\circ E$
- (H) $R = 44.00'$
 $\Delta = 34.1359^\circ$
 $T = 13.55'$
 $L = 26.29'$
 $CH = 25.90'$
 $CHBRG = N25.1211^\circ W$
- (J) $R = 60.00'$
 $\Delta = 248.2800^\circ$
 $T = 66.18'$
 $L = 260.19'$
 $CH = 259.21'$
 $CHBRG = N81.5449^\circ E$
- (K) $R = 44.00'$
 $\Delta = 34.1359^\circ$
 $T = 13.55'$
 $L = 26.29'$
 $CH = 25.90'$
 $CHBRG = S09.0149^\circ W$

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