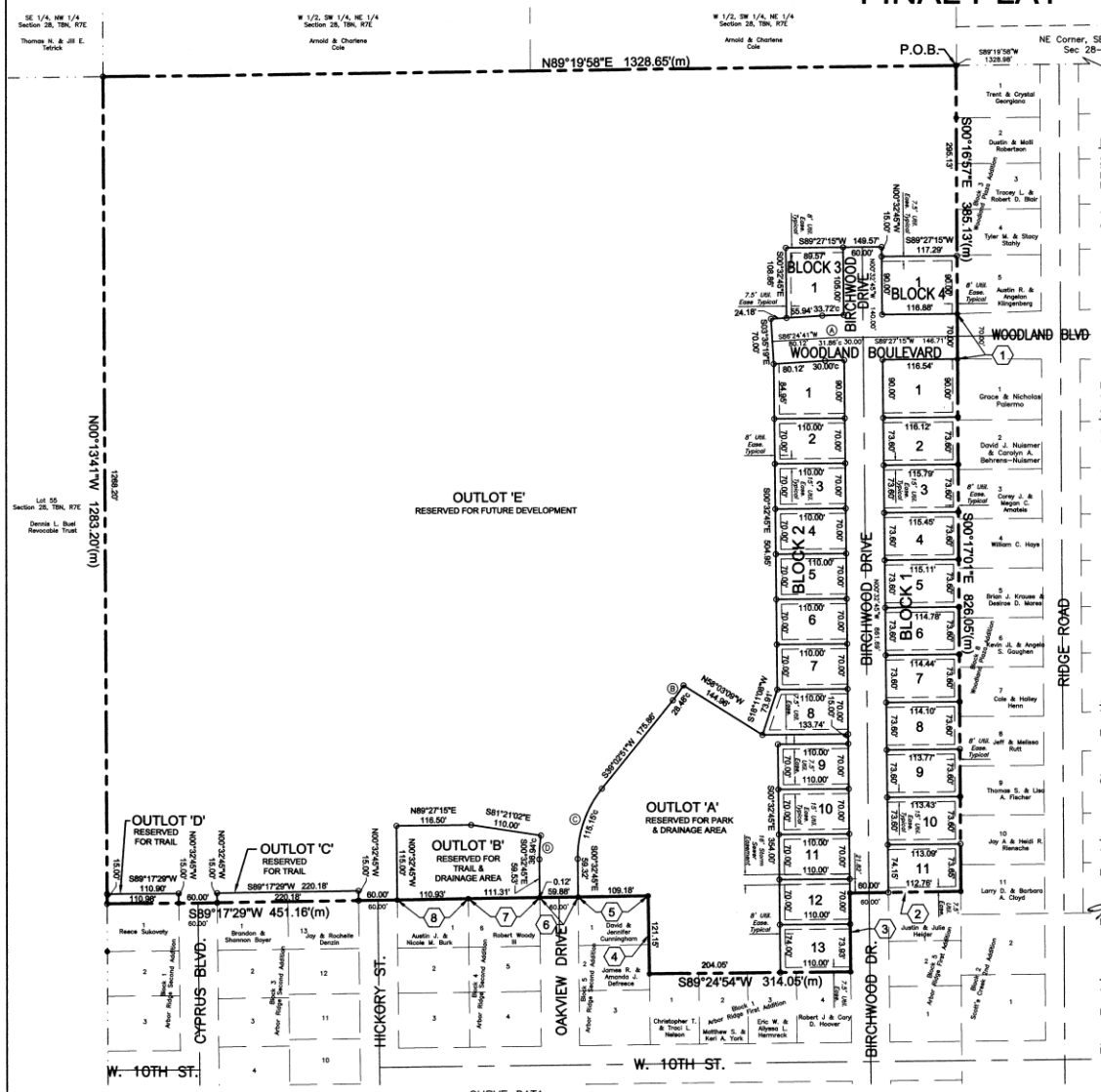
BAYLOR HEIGHTS ADDITION
FINAL PLAT

Inst # 2016016383 Tue May 03 11:18:51 CDT 2016
Filing Fee: $52.00
Lancaster County, NE Assessor/Register of Deeds
omaha Office PLAT
Pages 1

BAYHEI #5305

Recorded on this _____ day of _____, 2016.

Lancaster County Register of Deeds



COUNTY TREASURER'S CERTIFICATION

This is to certify that I found no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of the county office.

ANDY STEBBING, Lancaster County Treasurer

APR 20 2016

County Treasurer (SEAL) Date

ANDY STEBBING, Lancaster County Treasurer

LEGAL DESCRIPTION

A survey of Lot 41 of Irregular Tracts, located in the Southeast Quarter of Section 28, Township 8 North, Range 7 East, of the Sixth Principal Meridian, Lancaster County, Nebraska, more particularly described by metes and bounds as follows:

Commencing at the Northeast Corner of said Southeast Quarter;
Thence S89°19'58"W on the north line of said Southeast Quarter, a distance of 1328.98 feet to the POINT OF BEGINNING;
Thence S00°16'5"E, a distance of 385.13 feet;
Thence S00°16'07"E, a distance of 70.01 feet;
Thence S00°17'01"E, a distance of 826.05 feet;
Thence S89°12'03"W, a distance of 172.76 feet;
Thence S00°32'45"E, a distance of 122.11 feet;
Thence S89°24'54"W, a distance of 314.05 feet;
Thence N00°50'04"W, a distance of 121.15 feet;
Thence S89°16'32"W, a distance of 109.18 feet;
Thence S89°15'09"W, a distance of 59.88 feet;
Thence S89°18'40"W, a distance of 111.31 feet;
Thence S89°03'42"W, a distance of 110.93 feet;
Thence S89°17'29"W, a distance of 451.16 feet;
Thence N00°13'41"W, a distance of 1283.20 feet;
Thence N89°19'58"E, a distance of 1328.65 feet to the POINT OF BEGINNING and containing a calculated area of 1,742,742.12 square feet or 40.01 acres.

SURVEYOR'S CERTIFICATE

I, Lyle L. Loth, hereby certify that I am a professional land surveyor, registered in compliance with the laws of the State of Nebraska, that this plat correctly represents a survey conducted by me or under my direct supervision, that any changes from the description appearing in the last record transfer of the land contained in the final plat are so indicated, that all monuments shown thereon actually exist as described or will be installed and their position is correctly shown and that all dimensional and geodetic data is correct.

4-19-2016 Lyle L. Loth
DATE Lyle L. Loth L.S. #314

NEBRASKA REGISTERED LS-314 LAND SURVEYOR LYLE L. LOTH

OWNERS CERTIFICATION

I the undersigned RLM Enterprises, LLC, a Nebraska limited liability company, owner of the real estate shown and described herein, do hereby certify that we gave laid out, platted and subdivided, and do hereby lay out, plat and subdivided, said real estate in accordance with this plat.

This subdivision shall be known and designated as Baylor Heights Addition, an addition to the City of Hickman, Nebraska.

Clear title to the land contained in this plat is guaranteed.

There are strips of ground shown on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right utility or City to install, repair, replace and maintain its installations. Utility easements located on a side lot line shall not be greater than the side yard setback.

Woodland Boulevard and Birchwood Drive are hereby dedicated to the City of Hickman, Nebraska.

Outlots 'A', 'B', 'C' & 'D' are hereby dedicated to the City of Hickman for stormwater detention, parks and trails.

Roland Meyer
(Signature)
RLM Enterprises, LLC, a Nebraska limited liability company
Roland Meyer, Managing Member

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
LANCASTER COUNTY

On the 21st day of April 2016, before me, the undersigned Notary Public, duly commissioned and qualified in the for said county approved known by me to be the identical person whose name is affixed to the dedication on this plat and acknowledge the execution thereof to be his voluntary act and deed as said Roland Meyer, Managing Member of RLM Enterprises, LLC, a limited liability company.

WITNESS my hand and Notarial Seal the day and year last above mentioned.

Marcia L. Kinning (SEAL)
Notary Public

GENERAL NOTARY-State of Nebraska MARCIA L KINNING My Comm. Exp. March 10, 2017

APPROVAL OF THE PLANNING COMMISSION OF HICKMAN, NEBRASKA

This final plat of Baylor Heights Addition was approved by the Hickman Planning Commission this 21 day of April, 2016.

Chairperson, Hickman Planning Commission

REVIEW OF LANCASTER COUNTY SURVEYOR

This final plat of Baylor Heights Addition was reviewed by the office of Lancaster County Surveyor on this 20th day of April, 2016.

Kenneth D. Schroeder
Lancaster County Surveyor (SEAL)

CITY OF HICKMAN – ENGINEER APPROVAL

This final plat of Baylor Heights Addition was reviewed and approved by the Hickman City Engineer on this 3 day of May, 2016.

Justin R. Hahn
Hickman City Engineer

ACCEPTANCE OF HICKMAN CITY COUNCIL

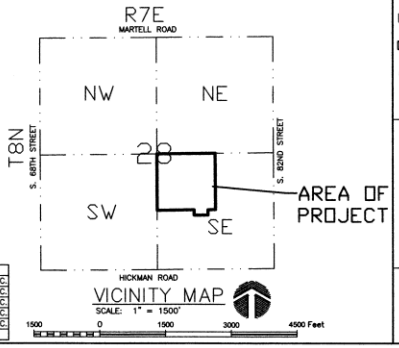
This final plat of Baylor Heights Addition was approved by the City Council of the City of Hickman, Nebraska on this this 21st day of April, 2016, in accordance with the State Statutes of Nebraska.

(City of Hickman SEAL)

Mayor

ATTEST City Clerk

CITY OF HICKMAN CORPORATE SEAL LANCASTER CO. NE



Section Corner Ties

NE Corner of the SE 1/4 Sec. 28-T8N-R7E
Fnd. Alum. Cap
NW 44.84' Fnd. 1/2" Rebar w/cap
NE 47.98' Fnd. 5/8" Rebar
SE 54.64' Fnd. 5/8" Rebar
W 33.12' Fnd. 1" Pipe w/cap

CURVE DATA:

(A) R = 600.00' Δ = 3°02'34" T = 15.94' L = 31.86' Ch = 31.86' ChBrg=S87°55'58"W

(B) R = 230.00' Δ = 7°06'00" T = 14.27' L = 28.50' Ch = 28.46' ChBrg=S35°29'51"W

(C) R = 170.00' Δ = 39°35'36" T = 61.19' L = 117.48' Ch = 115.15' ChBrg=S19°15'03"W

(D) R = 230.00' Δ = 9°12'43" T = 18.53' L = 36.98' Ch = 36.94' ChBrg=S04°03'36"W

LINE DATA:

	BEARING	DISTANCE
1	S00°16'07"E	70.01'
2	S89°12'03"W	172.76'
3	S00°32'45"E	122.11'
4	N00°50'04"W	121.15'
5	S89°16'32"W	109.18'
6	S89°15'09"W	59.88'
7	S89°18'40"W	111.31'
8	S89°03'42"W	110.93'

LOT SQUARE FOOTAGES

BLOCK 1		BLOCK 2		BLOCK 3	
LOT 1	10,470 S.F.	LOT 1	9,658 S.F.	LOT 1	9,547 S.F.
LOT 2	8,534 S.F.	LOT 2	7,700 S.F.		
LOT 3	8,510 S.F.	LOT 3	7,700 S.F.	BLOCK 4	
LOT 4	8,485 S.F.	LOT 4	7,700 S.F.	LOT 1	10,537 S.F.
LOT 5	8,460 S.F.	LOT 5	7,700 S.F.		
LOT 6	8,435 S.F.	LOT 6	7,700 S.F.		
LOT 7	8,410 S.F.	LOT 7	7,700 S.F.		
LOT 8	8,386 S.F.	LOT 8	8,531 S.F.	OUTLOT 'A'	104,178 S.F. 2.39 A.C.
LOT 9	8,361 S.F.	LOT 9	7,700 S.F.	OUTLOT 'B'	24,534 S.F. 0.56 A.C.
LOT 10	8,336 S.F.	LOT 10	7,700 S.F.	OUTLOT 'C'	3,303 S.F. 0.08 A.C.
LOT 11	8,346 S.F.	LOT 11	7,700 S.F.	OUTLOT 'D'	1,664 S.F. 0.04 A.C.
		LOT 12	7,700 S.F.	OUTLOT 'E'	1,314,812 S.F. 30.18 A.C.
		LOT 13	8,138 S.F.		

LEGEND

● CORNER FOUND (3/4" Bar)
○ CORNER SET (3/4" X 24" BAR W/ CAP)

WAIVER:

1. Percentage smaller than ten percent (10%) for Park Land dedication and Open Space.

PROJECT 151312

REGA ENGINEERING GROUP, INC.
601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402).484.7342
- ENGINEERING
- PLANNING
- LAND SURVEYING

BAYLOR HEIGHTS ADDITION FINAL PLAT
HICKMAN, NEBRASKA

DATE: 4/19/16
DESIGNED BY: MLK
DRAWN BY: MLK
CHECKED BY: LL

SHEET NO. 1 of 1