

# 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 Office PLAT  
Pages: 1

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 this office.

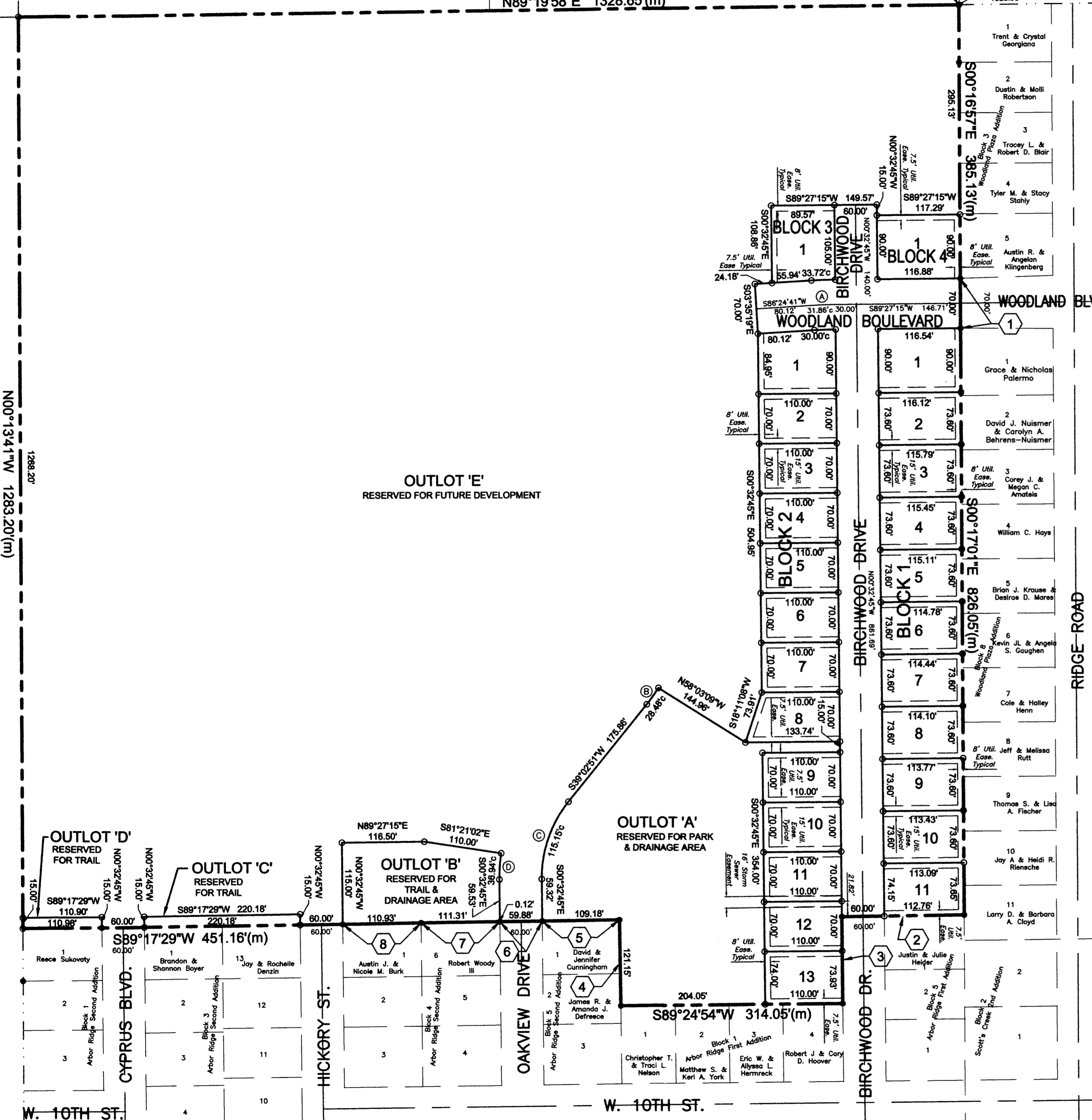
ANDY STEDBING, Lancaster County Treasurer  
APR 20 2016  
County Treasurer (SEAL)  
Date

BAYHEE #5305  
Recorded on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
Lancaster County Register of Deeds

SE 1/4, NW 1/4  
Section 28, T8N, R7E  
Thomas N. & Jill E. Tetrick

W 1/2, SW 1/4, NE 1/4  
Section 28, T8N, R7E  
Arnold & Charlene Cole

W 1/2, SW 1/4, NE 1/4  
Section 28, T8N, R7E  
Arnold & Charlene Cole



**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°16'57"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 DATE  
Lyle L. Loth L.S. #314  
NEBRASKA REGISTERED LAND SURVEYOR L.S.-314  
Lyle L. Loth

**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.

**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.

**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.

**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 have 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.

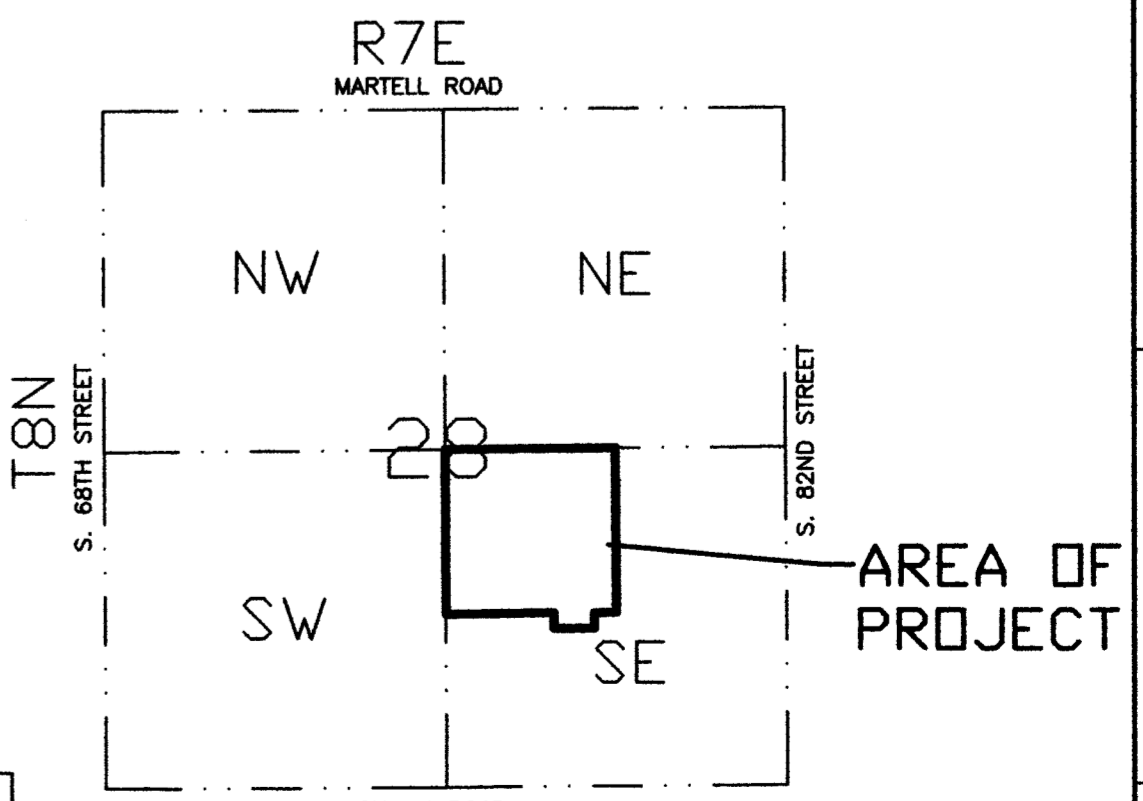
WITNESS my hand and Notarial Seal the day and year last above mentioned.  
Marcia L. Kinning  
Notary Public

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

**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 20th day of April, 2016, in accordance with the State Statutes of Nebraska.  
(City of Hickman SEAL)

ATTEST  
City Clerk



**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

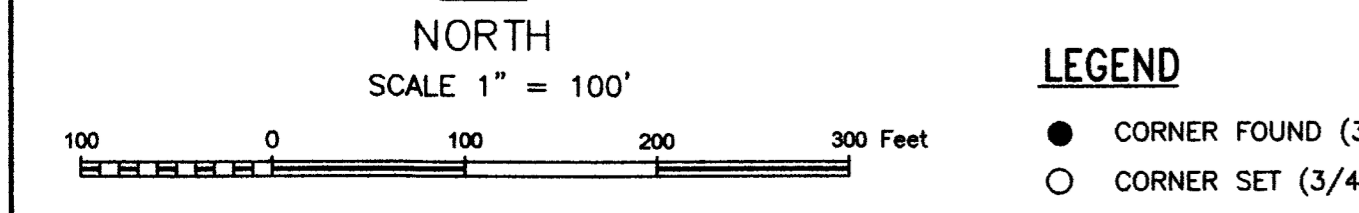
**CURVE DATA:**  
A R = 600.00' Δ = 3°02'34" T = 15.94' L = 31.86' Ch = 31.86' ChBrg = S87°55'58"W  
B R = 230.00' Δ = 7°06'00" T = 14.27' L = 28.50' Ch = 28.48' ChBrg = S35°29'51"W  
C R = 170.00' Δ = 39°35'36" T = 61.19' L = 117.48' Ch = 115.15' ChBrg = S19°15'03"W  
D R = 230.00' Δ = 9°12'43" T = 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	BLOCK 4
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.		
LOT 4 8,485 S.F.	LOT 4 7,700 S.F.		
LOT 5 8,460 S.F.	LOT 5 7,700 S.F.	LOT 1 10,537 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 8,136 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