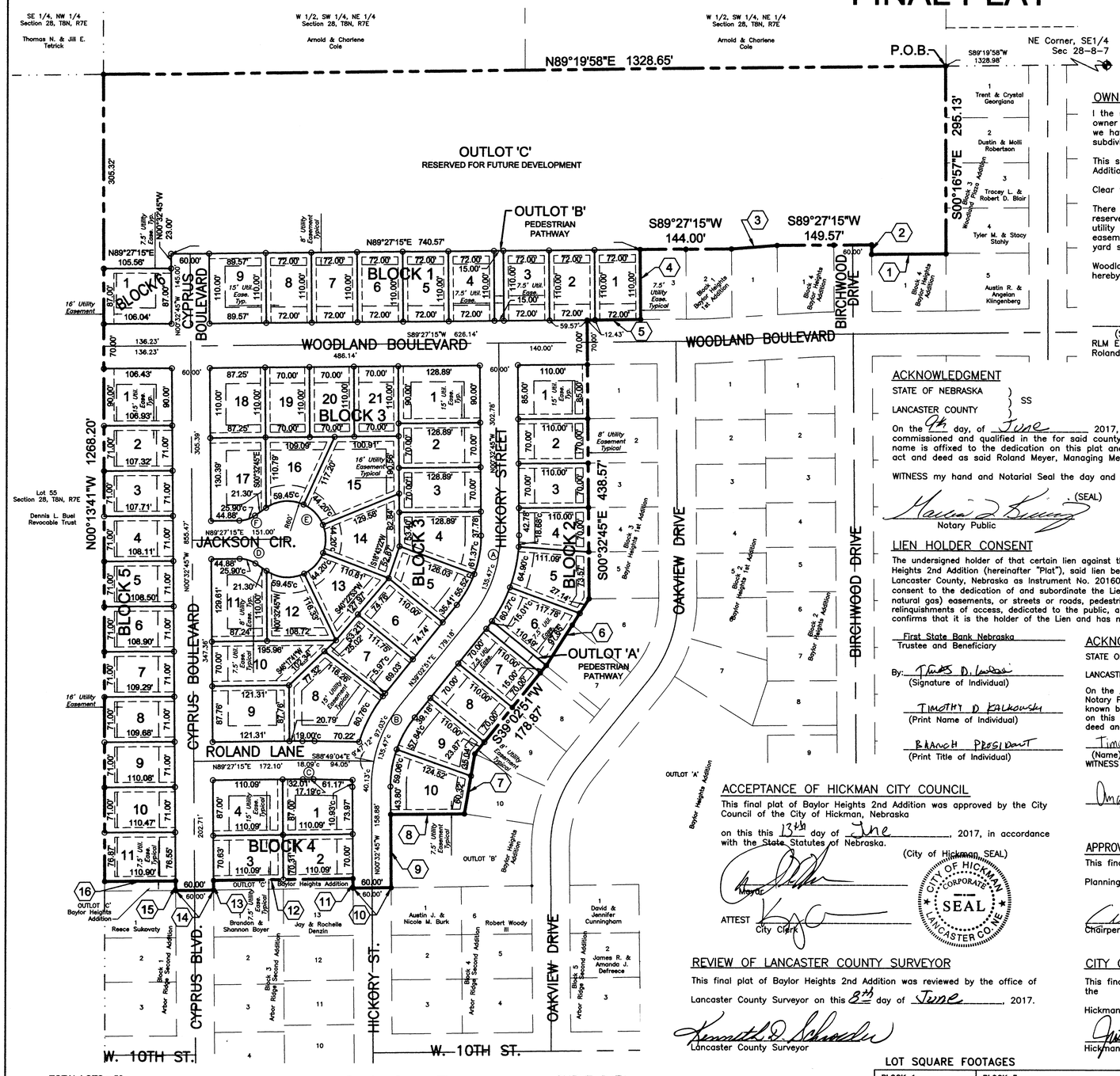
BAYLOR HEIGHTS 2ND ADDITION
FINAL PLAT

Inst # 2017029422 Tue Jul 18 08:01:01 CDT 2017
Filing Fee: $52.00 Exempt
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Pages 1

BAYHEI2

#5472



TOTAL LOTS = 56
TOTAL OUTLOTS = 3
TOTAL ACRES = 24.58

NORTH
SCALE 1" = 100'
100 0 100 200 300 Feet

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

LEGEND

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

CURVE DATA:

(A) R = 200.00' Δ = 39°35'36" T = 71.99' L = 138.21' Ch = 135.47' ChBrg=N19°15'03"E

(B) R = 200.00' Δ = 39°35'36" T = 71.99' L = 138.21' Ch = 135.47' ChBrg=N19°15'03"E

(C) R = 600.00' Δ = 1°43'41" T = 9.05' L = 18.09' Ch = 18.09' ChBrg=S89°40'55"E

(D) R = 44.00' Δ = 34°14'00" T = 13.55' L = 26.29' Ch = 25.90' ChBrg=S73°25'45"E

(E) R = 60.00' Δ = 248°28'00" T = 88.18' L = 260.19' Ch = 99.21' ChBrg=N00°32'45"W

(F) R = 44.00' Δ = 34°14'00" T = 13.55' L = 26.29' Ch = 25.90' ChBrg=S72°20'15"W

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 STEBBINS, Lancaster County treasurer
County Treasurer — JUN 8 14 2017 Date

Recorded on this _____ day of _____, 2017.

Lancaster County Register of Deeds

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 subdivide, said real estate in accordance with this plat.

This subdivision shall be known and designated as Baylor Heights 2nd 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, Hickory Street, Cyprus Boulevard and Roland Lane are hereby dedicated to the City of Hickman, Nebraska.

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

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On the 9th day of June 2017, 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.

(SEAL)
Notary Public

GENERAL NOTARY - State of Nebraska
MARCIA L. KINNING
My Comm. Exp. March 16, 2021

LIEN HOLDER CONSENT

The undersigned holder of that certain lien against the real property described in the plat known as Baylor Heights 2nd Addition (hereinafter "Plat"), said lien being recorded in the Office of the Register of Deeds of Lancaster County, Nebraska as Instrument No. 2016013484 and 2016013485 (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, or 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.

First State Bank Nebraska
Trustee and Beneficiary

By: Timothy D. Kalkowski
(Signature of Individual)

TIMOTHY D KALKOWSKI
(Print Name of Individual)

BRANCH PRESIDENT
(Print Title of Individual)

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On the 9 day of June 2017, 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 and the voluntary act and deed of said company as said

Timothy D Kalkowski — Branch President
(Name) — (Title)

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

(SEAL)
Notary Public

GENERAL NOTARY - State of Nebraska
ANGELA R. GOODTEL
My Comm. Exp. Feb. 13, 2020

ACCEPTANCE OF HICKMAN CITY COUNCIL

This final plat of Baylor Heights 2nd Addition was approved by the City Council of the City of Hickman, Nebraska

on this this 13th day of June, 2017, in accordance with the State Statutes of Nebraska.

(City of Hickman SEAL)
CITY OF HICKMAN CORPORATE SEAL LANCASTER CO. NE

Mayor

ATTEST
City Clerk

REVIEW OF LANCASTER COUNTY SURVEYOR

This final plat of Baylor Heights 2nd Addition was reviewed by the office of Lancaster County Surveyor on this 8th day of June, 2017.

Kenneth D. Schroeder
Lancaster County Surveyor

APPROVAL OF THE PLANNING COMMISSION OF HICKMAN, NEBRASKA

This final plat of Baylor Heights 2nd Addition was approved by the Hickman Planning Commission this 12 day of May, 2017.

Chairperson, Hickman Planning Commission

CITY OF HICKMAN – ENGINEER APPROVAL

This final plat of Baylor Heights 2nd Addition was reviewed and approved by the Hickman City Engineer on this 9th day of June, 2017.

Justin R. Stark
Hickman City Engineer

LOT SQUARE FOOTAGES

BLOCK 1		BLOCK 3				BLOCK 5	
LOTS 1–8	7,920 S.F.	LOT 1	11,600 S.F.	LOT 14	10,453 S.F.	LOT 1	9,601 S.F.
LOT 9	9,853 S.F.	LOTS 2&3	9,022 S.F.	LOT 15	14,715 S.F.	LOT 2	7,606 S.F.
		LOT 4	9,794 S.F.	LOT 16	8,752 S.F.	LOT 3	7,634 S.F.
BLOCK 2		LOT 5	8,536 S.F.	LOT 17	11,076 S.F.	LOT 4	7,662 S.F.
LOT 1	9,350 S.F.	LOT 6	8,286 S.F.	LOT 18	9,597 S.F.	LOT 5	7,690 S.F.
LOTS 2&3	7,700 S.F.	LOT 7	8,646 S.F.	LOTS 19–21	7,700 S.F.	LOT 6	7,718 S.F.
LOT 4	7,220 S.F.	LOT 8	14,669 S.F.			LOT 7	7,746 S.F.
LOT 5	9,627 S.F.	LOT 9	10,646 S.F.	BLOCK 4		LOT 8	7,774 S.F.
LOT 6	8,800 S.F.	LOT 10	11,105 S.F.	LOT 1	9,505 S.F.	LOT 9	7,802 S.F.
LOTS 7&8	7,700 S.F.	LOT 11	11,007 S.F.	LOT 2	7,723 S.F.	LOT 10	7,829 S.F.
LOT 9	8,924 S.F.	LOT 12	8,667 S.F.	LOT 3	7,758 S.F.	LOT 11	8,490 S.F.
LOT 10	9,967 S.F.	LOT 13	8,956 S.F.	LOT 4	9,578 S.F.		
OUTLOT 'A'	1,652 S.F.	0.04 A.C.				BLOCK 6	
OUTLOT 'B'	1,650 S.F.	0.04 A.C.				LOT 1	9,204 S.F.
OUTLOT 'C'	379,668 S.F.	8.72 A.C.					

LEGAL DESCRIPTION

A survey of Outlot 'B', Baylor Heights 1st Addition, 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 295.13 feet;
Thence S89°27'15"W, a distance of 117.29 feet;
Thence N00°32'45"W, a distance of 15.00 feet;
Thence S89°27'15"W, a distance of 149.57 feet;
Thence S85°28'54"W, a distance of 72.17 feet;
Thence S89°27'15"W, a distance of 144.00 feet;
Thence S00°32'45"E, a distance of 110.00 feet;
Thence S89°27'15"W, a distance of 84.43 feet;
Thence S00°32'45"E, a distance of 438.57 feet;
Thence S32°42'52"W, a distance of 124.79 feet;
Thence S39°02'51"W, a distance of 178.87 feet;
Thence S09°44'02"W, a distance of 95.36 feet;
Thence S89°27'15"W, a distance of 116.50 feet;
Thence S00°32'45"E, a distance of 115.00 feet;
Thence S89°17'29"W, a distance of 60.00 feet;
Thence N00°32'45"W, a distance of 15.00 feet;
Thence S89°17'29"W, a distance of 220.18 feet;
Thence S00°32'45"E, a distance of 15.00 feet;
Thence S89°17'29"W, a distance of 60.00 feet;
Thence N00°32'45"W, a distance of 15.00 feet;
Thence S89°17'29"W, a distance of 110.90 feet;
Thence N00°13'41"W, a distance of 1268.20 feet;
Thence N89°19'58"E, a distance of 1328.65 feet to the POINT OF BEGINNING and containing a calculated area of 1,070,759.08 square feet or 24.58 acres.

SURVEYOR'S CERTIFICATE

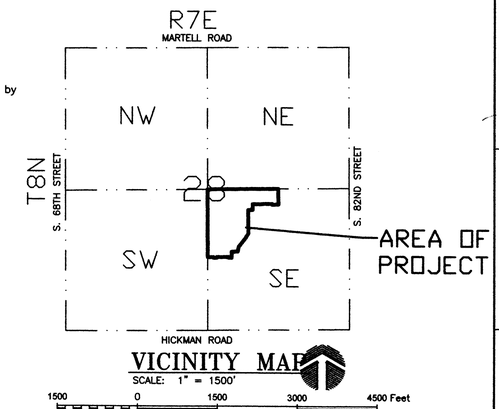
I, Lyle L. Loth, hereby certify that I am a professional land surveyor, registered in compliance with the laws of the State of Nebraska, that this plat correctly represents a survey conducted by me or under my direct supervision, that any changes from the description appearing in the last record transfer 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.

6/8/2017
DATE

NEBRASKA REGISTERED PROFESSIONAL LAND SURVEYOR LYLE L. LOTH

LINE DATA:

	BEARING	DISTANCE		BEARING	DISTANCE
1	S89°27'15"W	117.29'	9	S00°32'45"E	115.00'
2	N00°32'45"W	15.00'	10	S89°17'29"W	60.00'
3	S85°28'54"W	72.17'	11	N00°32'45"W	15.00'
4	S00°32'45"E	110.00'	12	S89°17'29"W	220.18'
5	S89°27'15"W	84.43'	13	S00°32'45"E	15.00'
6	S32°42'52"W	124.79'	14	S89°17'29"W	60.00'
7	S09°44'02"W	95.36'	15	N00°32'45"W	15.00'
8	S89°27'15"W	116.50'	16	S89°17'29"W	110.90'



VICINITY MAP

PROJECT
171041

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

BAYLOR HEIGHTS 2ND ADDITION
FINAL PLAT
HICKMAN, NEBRASKA

DATE: 6/12/17
DESIGNED BY: MLK
DRAWN BY: MLK
CHECKED BY: LLL/NPB

SHEET NO.
1 of 1