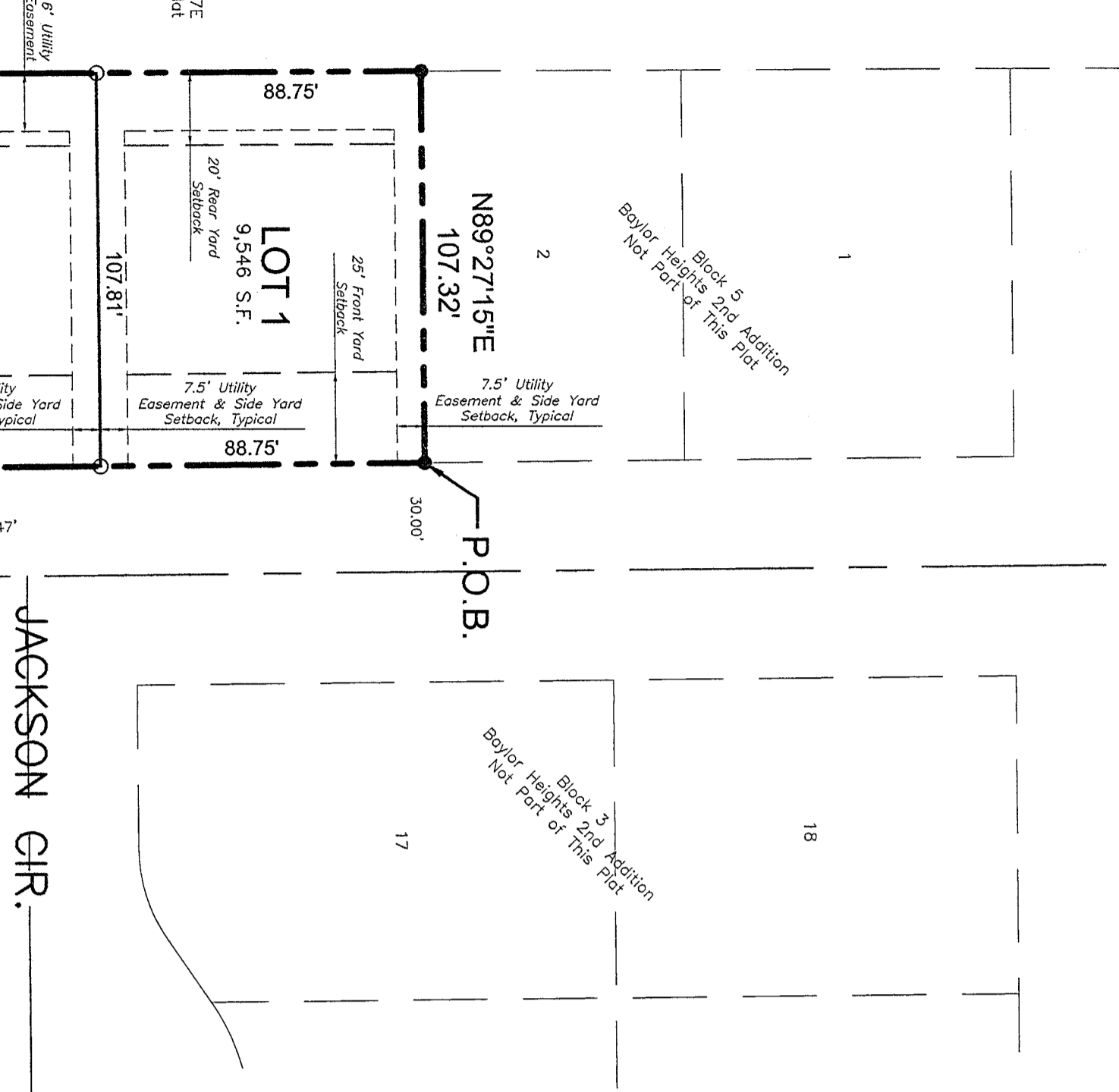


# BAYLOR HEIGHTS 3RD ADDITION ADMINISTRATIVE FINAL PLAT

WOODLAND BOULEVARD

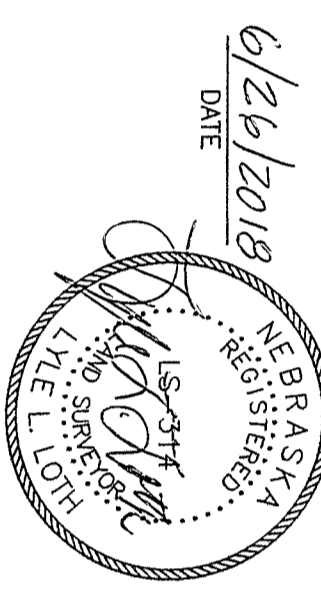


### LEGAL DESCRIPTION

Legal 3 through 7, Block 5, Baylor Heights 2nd 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:  
 BEGINNING at the Northeast Corner of said Lot 3;  
 Thence in a southerly direction on the east line of said Lots 3 through 7, also the west line of Cyprus Boulevard, S00°32'45"E, a distance of 355.00 feet to the southeast corner of said Lot 7;  
 Thence in a westerly direction on the south line of said Lot 7, S89°27'15"W, a distance of 109.29 feet to a westerly location on the west line of said Lots 7 through 3, N00°13'41"W, a distance of 355.00 feet to the Northwest corner of said Lot 3;  
 Thence in an easterly direction on the north line of said Lot 3, N89°27'15"E, a distance of 107.32 feet to the POINT OF BEGINNING and containing a calculated area of 38,448 square feet or 0.88 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 of the land contained in the final plat are so indicated, that all monuments shown are true and correct, that all bearings and distances are true and correct, that all dimensions shown and that all dimensional and geodetic data is correct.



### DEDICATION

The foregoing plat shall be known and designated as Baylor Heights 3rd Addition, in the Southeast Quarter of Section 28, Township 8 North, Range 7 East, of the Sixth Principal Meridian, Lancaster County, Nebraska, more fully described by metes and bounds in the Legal Description.

This dedication 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 public, for the purpose of construction, reconstruction, repair, operation and maintenance to allow entry for the purpose of construction, reconstruction, repair, operation and maintenance of wires, cables, conduits, fixtures, poles, towers, pipes, and equipment for utilities thereon, over, upon, or under the easements shown on the foregoing plat. Utility easements located on a side lot line shall not be greater than the side yard setback.

The construction or location of any building or structure, excluding fences, over, upon, or under any easement shown thereon shall be prohibited.  
 The City of Hickman, 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. Relocation of existing facilities will be at the owner/developers expense.

*Adam Heiden*  
 (Signature)

Longe Range Investments, LLC, a Nebraska limited liability company  
 Adam Heiden, Manager

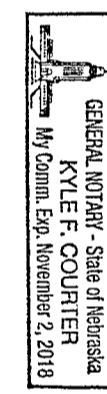
### ACKNOWLEDGMENT

STATE OF NEBRASKA }  
 LANCASTER COUNTY } SS

On the 3 day of July, 2018, 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 Adam Heiden, Manager of Long Range Investments, LLC, a limited liability company.

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

*MLK*  
 (Signature)  
 Notary Public



### ACCEPTANCE BY THE ZONING ADMINISTRATOR

This final plat of Baylor Heights 3rd Addition was reviewed and approved by the Hickman Zoning Administrator this 17 day of July, 2018.

*David Becklund*  
 (Signature)  
 Hickman Zoning Administrator

### ACCEPTANCE BY THE CITY ADMINISTRATOR

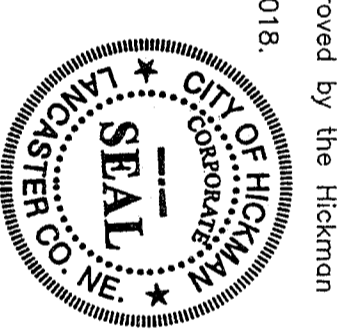
This final plat of Baylor Heights 3rd Addition was reviewed and approved by the Hickman City Administrator this 19 day of July, 2018.

*John R. Stucky*  
 (Signature)  
 Hickman City Administrator

### CITY OF HICKMAN - ENGINEER APPROVAL

This final plat of Baylor Heights 3rd Addition was reviewed and approved by the Hickman City Engineer on this 17 day of July, 2018.

*John R. Stucky*  
 (Signature)  
 Hickman City Engineer



### 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 Stubbins*  
 (Signature)  
 County Treasurer

Date 7-5-18

### LIEN HOLDER CONSENT

The undersigned holder of that certain lien against the real property described in the plat known as Baylor Heights 3rd Addition (hereinafter "Plat"), said lien being recorded in the Office of the Register of Deeds of Lancaster County, Nebraska as Instrument No. 2018004395 (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 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.

Western National Bank  
 Trustee of Beneficiary

*Bill Lelek*  
 (Signature of Individual)

Bill Lelek  
 (Print Name of Individual)

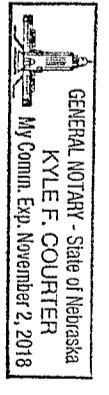
CEO  
 (Print Title of Individual)

### ACKNOWLEDGMENT

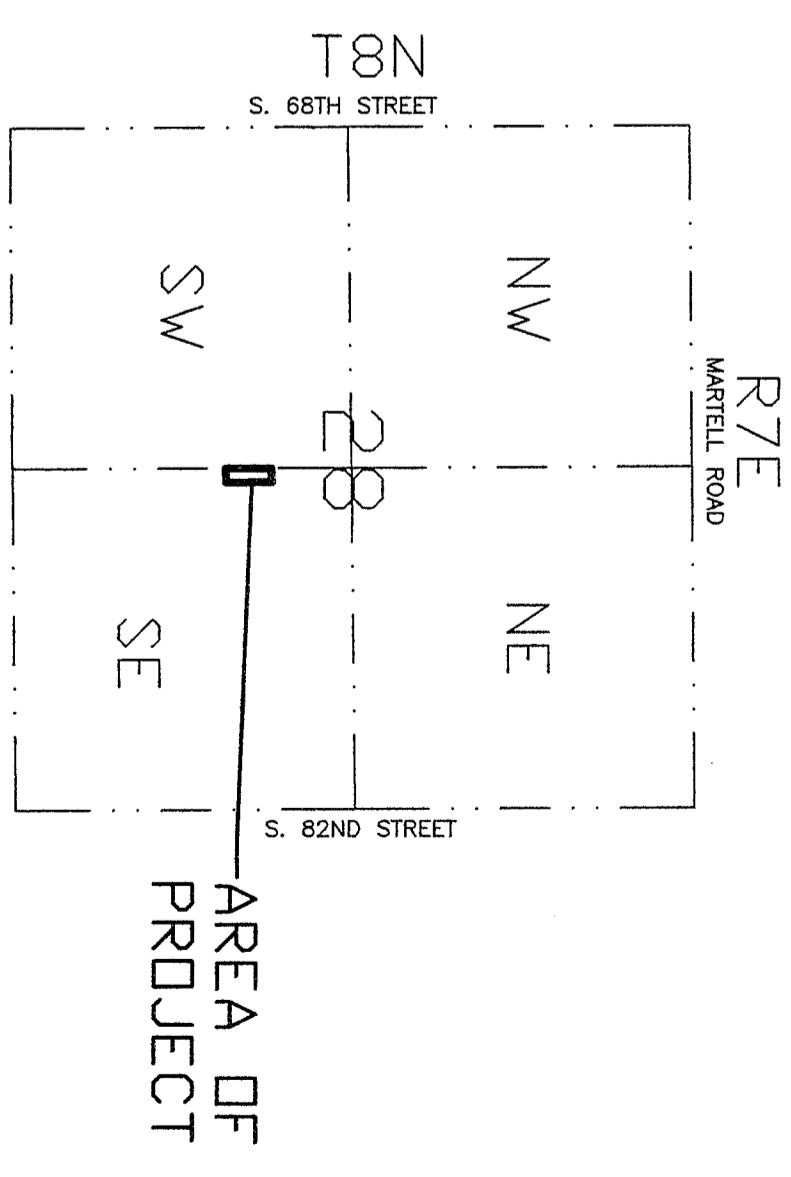
STATE OF NEBRASKA }  
 LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 3 day of July, 2018, by Bill Lelek  
 Print Name  
 on behalf of said Western National Bank  
 Print Title

*MLK*  
 (Signature)  
 Notary Public



My commission expires the 2 day of November, 2018.



DATE: 6/26/18  
 DESIGNED BY: MLK  
 DRAWN BY: MLK  
 CHECKED BY: LLL/NPB

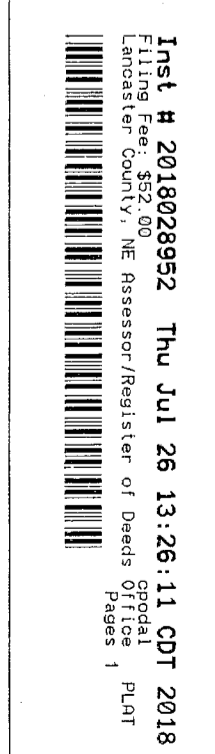
BAYLOR HEIGHTS 3RD ADDITION  
 ADMINISTRATIVE FINAL PLAT  
 HICKMAN, NEBRASKA

PROJECT 181091

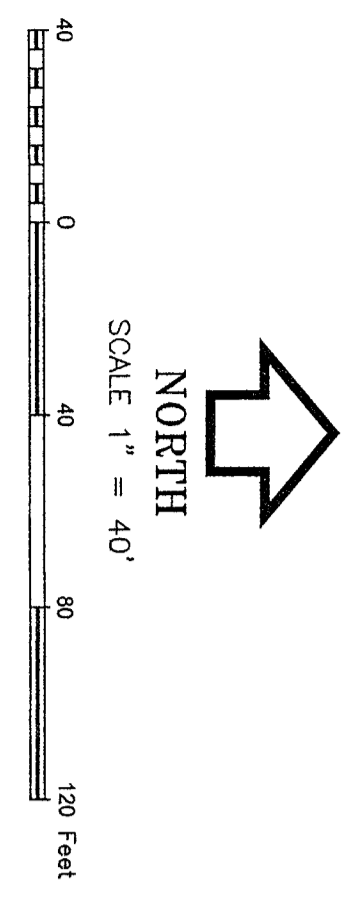
**REGA**  
 ENGINEERING GROUP, INC.

601 OLD CENEY RD., SUITE A  
 LINCOLN, NEBRASKA 68512  
 (402) 484-7342

- ENGINEERING
- PLANNING
- LAND SURVEYING



BAYLETS #5593



TOTAL LOTS = 4  
 TOTAL OUTLOTS = 0  
 TOTAL ACRES = 0.88

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

SHEET NO. 1 of 1