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ORDINANCE NO. 2006- 02

AN ORDINANCE TO APPROVE THE FINAL PLAT OF WOODLAND PLAZA ADDITION, A SUBDIVISION WITHIN THE ZONING JURISDICTION OF THE CITY OF HICKMAN, LANCASTER COUNTY, NEBRASKA; AND TO PROVIDE FOR AN EFFECTIVE DATE THEREOF.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HICKMAN, NEBRASKA:

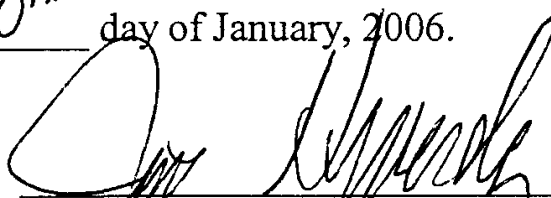
Section 1. The Woodland Plaza Addition is a subdivision within the subdivision jurisdiction of the City of Hickman, Lancaster County, Nebraska.

Section 2. Pursuant to the subdivision ordinance of the City of Hickman, Lancaster County, Nebraska, Ordinance No. 98-3, the final plat of Woodland Plaza Addition, a copy of which is attached hereto and made a part of this ordinance, is hereby approved with the conditions set forth in the minutes of the Hickman City Council meeting on January 10, 2006.

Section 3. The City Clerk of Hickman, Nebraska, is directed to endorse a certificate of approval on the final plat and to file the original with the Lancaster County register of deeds office and do all other acts required by statute and said ordinance.

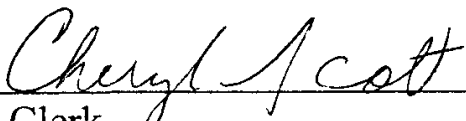
Section 4. This ordinance shall be in full force and effect from and after its passage and publication according to law.

PASSED AND APPROVED this 10th day of January, 2006.



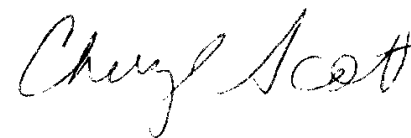
Mayor, City of Hickman

ATTEST:



City Clerk

Statement of Certification
This is a certified copy.

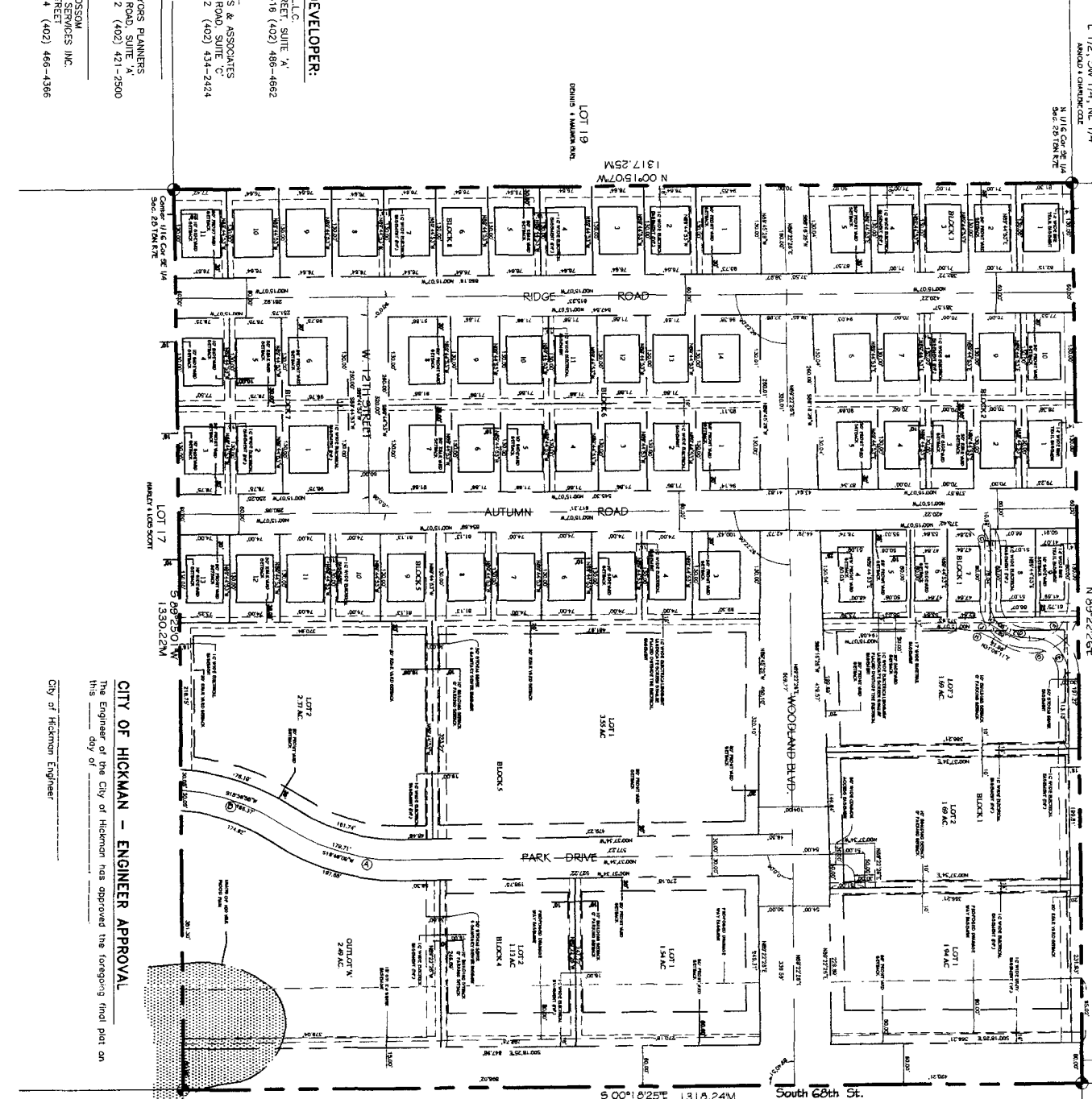




E 1/2 SW 1/4, NE 1/4
326.97M
WOODLAND PLAZA ADDITION

LOT 32
CORN 3 EASE
N 89°22'20"E
1326.97M

LOT 17
MARIETTA + WOODLAND
E 1/4 CORN 3 EASE
S 26°10'47"W
267.10M 47'



OWNER & DEVELOPER:
WOODLAND PLAZA, LLC
5901 S. 58TH STREET, SUITE 'A'
LINCOLN, NE 68516 (402) 466-6662

PETITIONER:
BRAND D. CARSTENS & ASSOCIATES
601 OLD CHERNEY ROAD, SUITE 'C'
LINCOLN, NE 68512 (402) 434-2424

ENGINEER:
LYLE L. LOTH
ENGINEERS SURVEYORS PLANNERS
601 OLD CHERNEY ROAD, SUITE 'A'
LINCOLN, NE 68512 (402) 421-2560

SURVEYOR:
DEREK A. BRENBLOSSOM
ALLEN SURVEYING SERVICES INC.
12700 N. 56TH STREET
LINCOLN, NE 68514 (402) 466-4386

LOT SQUARE FOOTAGES

| Block | Lot | Area (S.F.) |
|---------|-------|-----------------|
| BLOCK 1 | LOT 1 | 84,559.54 S.F. |
| | LOT 2 | 73,459.21 S.F. |
| | LOT 3 | 73,517.09 S.F. |
| | LOT 4 | 9,756.62 S.F. |
| | LOT 5 | 7,153.74 S.F. |
| | LOT 6 | 6,599.20 S.F. |
| | LOT 7 | 8,156.20 S.F. |
| | LOT 8 | 8,586.90 S.F. |
| | LOT 9 | 7,972.88 S.F. |
| BLOCK 2 | LOT 1 | 10,244.83 S.F. |
| | LOT 2 | 9,100.00 S.F. |
| | LOT 3 | 9,100.00 S.F. |
| | LOT 4 | 9,100.00 S.F. |
| | LOT 5 | 11,672.05 S.F. |
| | LOT 6 | 12,006.84 S.F. |
| | LOT 7 | 9,100.00 S.F. |
| | LOT 8 | 9,100.00 S.F. |
| | LOT 9 | 10,134.51 S.F. |
| BLOCK 3 | LOT 1 | 10,624.06 S.F. |
| | LOT 2 | 9,230.00 S.F. |
| | LOT 3 | 9,230.00 S.F. |
| | LOT 4 | 9,230.00 S.F. |
| | LOT 5 | 11,601.74 S.F. |
| | LOT 6 | 9,620.00 S.F. |
| | LOT 7 | 9,620.00 S.F. |
| | LOT 8 | 9,620.00 S.F. |
| | LOT 9 | 10,346.90 S.F. |
| BLOCK 4 | LOT 1 | 67,142.97 S.F. |
| | LOT 2 | 49,132.91 S.F. |
| | LOT 3 | 108,473.84 S.F. |
| | LOT 4 | 9,571.18 S.F. |
| | LOT 5 | 9,571.18 S.F. |
| | LOT 6 | 9,571.18 S.F. |
| | LOT 7 | 9,571.18 S.F. |
| | LOT 8 | 9,571.18 S.F. |
| | LOT 9 | 9,571.18 S.F. |

CITY OF HICKMAN - ENGINEER APPROVAL

The Engineer of the City of Hickman has approved the foregoing final plat on this _____ day of _____, 200__.

City of Hickman Engineer

CURVE DATA:

- (A) R = 300.00'
Δ = 42°00'09"
L = 222.54'
Chord = 217.46'
ChBrg = 520°57'30"W
- (B) R = 300.00'
Δ = 36°12'23"
L = 200.06'
Chord = 196.37'
ChBrg = 522°46'20"W
- (C) R = 53.00'
Δ = 94°12'27"
L = 89.3553'
Chord = 77.68'
ChBrg = N42°53'59"E
- (D) R = 53.00'
Δ = 94°12'27"
L = 89.3553'
Chord = 77.68'
ChBrg = N42°53'59"E
- (E) R = 53.00'
Δ = 94°12'27"
L = 89.3553'
Chord = 77.68'
ChBrg = N42°53'59"E
- (F) R = 56.00'
Δ = 121°43'45"
L = 100.47'
Chord = 97.85'
ChBrg = N28°45'41"W
- (G) R = 70.00'
Δ = 108°00'00"
L = 95.135'
Chord = 57.29'
ChBrg = N15°25'32"E
- (H) R = 106.00'
Δ = 31°21'18"
L = 28.75'
Chord = 19.85'
ChBrg = N15°25'32"E
- (I) R = 70.00'
Δ = 31°21'18"
L = 19.85'
Chord = 14.81'
ChBrg = N15°25'32"E
- (J) R = 70.00'
Δ = 31°21'18"
L = 19.85'
Chord = 14.81'
ChBrg = N15°25'32"E

LEGAL DESCRIPTION

A survey of the Northeast Quarter of 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 East 1/4 corner of Section 28 Township 8 North Range 7 East of the Sixth Principal Meridian, and the POINT OF BEGINNING, thence South 00°18'25" East, (on assumed bearing) on the East line of the Southeast Quarter, a distance of 1318.24 feet to the East 1/16 corner of the Southeast Quarter; thence South 89°25'01" West, on the South line of the Southeast Quarter of Section 28, a distance of 1320.22 feet to the Center 1/16 corner of the Southeast Quarter; thence North 00°15'07" West, on the West line of the Northeast Quarter of the Southeast Quarter, a distance of 40.221 feet to the center of the North 1/16 corner of the Northeast Quarter, and containing a calculated area of 1,750,034.58 square feet or 40.221 acres more or less.

SURVEYOR'S CERTIFICATE

I, Derek A. Brenblossom, hereby certify that I am a professional land surveyor, registered in compliance with the laws of the State of Nebraska, that this survey was made in accordance with the laws of the State of Nebraska, and that the same is correct in all particulars, and that the same is shown as described or will be in the last record transfer of the land contained in the final plat on file in the office of the County Clerk, Lancaster County, Nebraska, as described or will be installed and their position is correctly shown and that all dimensions and geodetic data is correct.

DATE _____ DEREK A. BRENBLOSSOM L.S. #5710

OWNERS CERTIFICATION

We the undersigned WOODLAND PLAZA, LLC, owners 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 WOODLAND PLAZA ADDITION on addition to the City of Hickman, Nebraska. All streets and alleys shown and not herebefore dedicated are hereby dedicated to the public unless specifically noted herein. Other public lands shown and not herebefore dedicated are hereby reserved for public use.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows: _____.

There are strips of ground shown on this plat and marked easement, reserved for the use of public utilities and subject to the permanent right utility or City to install, repair, replace and maintain its installations. Landscape screens shall be placed outside of the electrical easements.

(Additional comments or restrictions and enforcement provisions therein may be inserted here or attached to the plat).

Witness our hands and this _____ day of _____, 200__.

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY)
SS
Before me, the undersigned Notary Public, in and for the County and State, personally appeared BARI GLESON, MANAGING MEMBER, WOODLAND PLAZA, LLC, a limited liability corporation, whose name and address are as shown on the attached plat, for the purposes herein expressed. Witness my hand and Notarial Seal this _____ day of _____, 200__.

NOTARY PUBLIC _____

My commission expires the _____ day of _____, 20__.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "WOODLAND PLAZA ADDITION", said lien being recorded in the public records of the County and State of Nebraska, do hereby consent to the execution and recording of this instrument, and do hereby subordinate the lien to any utility (sewer, water, electric, gas, telephone, natural gas), easements or streets, or to any other lien, in favor of 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
Trustee and Beneficiary

By: _____ Name _____ Title _____

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY)
SS
The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by _____ Name _____ Title _____ on behalf of said (bank name).

NOTARY PUBLIC _____

My commission expires the _____ day of _____, 20__.

APPROVAL:

This plat of WOODLAND PLAZA ADDITION has been submitted to and approved by the Hickman Planning Commission this _____ day of _____, 200__.

ATTEST: _____
Chairperson

Secretary of Planning Commission _____
This plat approved by the City Council of Hickman, Nebraska, this _____ day of _____, 200__.

ATTEST: _____ Mayor

City Clerk _____

Entered on transfer record _____ day of _____, 200__.

Register of Deeds



SCALE: 1"=100'

PROJECT NO: 0000
REVISIONS: 12/20/05

FINAL PLAT

WOODLAND PLAZA ADDITION

1 OF 1