DOMINION AT STEVENS CREEK ADDITION

FINAL PLAT

BASED ON SPECIAL PERMIT #17022 & PRELIMINARY PLAT #07001

Inst # 2018046272 Tue Nov 20 16:21:14 CST 2018
Filing Fee: $310.00 cpooks
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Pages 12

DOSTCR ✓ #5637

Lot 21 SE¼

SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as DOMINION AT STEVENS CREEK. A subdivision of Outlot 'G' Waterford Estates 1st Addition and Lot 21 Irregular Tracts, located in the Northwest, Southwest and Southeast Quarters of Section 24, Township 10 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Southwest Corner of Outlot 'G' Waterford Estates 1st Addition, said point being the Southeast Corner of Lot 10 Irregular Tracts, said point also being on the Northerly Right-of-way Line of US Hwy #34; Thence Northerly on the Easterly Line of said Outlot 'G' the following 9 courses:
Thence N 00°13'01" E for a distance of 494.66';
Thence N 88°49'06" W for a distance of 100.46';
Thence N 00°49'54" W for a distance of 488.48';
Thence N 00°48'23" W for a distance of 437.32';
Thence N 12°36'57" W for a distance of 127.10';
Thence N 77°14'18" E for a distance of 23.50';
Thence N 12°43'55" W for a distance of 60.00';
Thence S 77°14'18" W for a distance of 10.05';
Thence N 12°45'42" W for a distance of 109.83' to the East Northeast Corner of Lot 1 Block 4 Waterford Estates 1st Addition;
Thence on the Northerly Line of Outlot 'G' Waterford Estates 1st Addition the following 34 courses:
Thence N 59°57'43" E for a distance of 50.99';
Thence N 77°15'42" E for a distance of 143.86';
Thence S 12°31'40" E for a distance of 124.91';
Thence N 77°14'18" E for a distance of 62.60';
Thence N 12°43'56" W for a distance of 124.93';
Thence N 77°22'49" E for a distance of 50.02';
Thence N 88°40'24" E for a distance of 51.07';
Thence N 34°08'29" E for a distance of 21.50';
Thence N 15°24'01" W for a distance of 52.19';
Thence N 09°54'42" W for a distance of 351.90';
Thence N 16°17'02" W for a distance of 74.97';
Thence N 27°58'24" W for a distance of 86.20';
Thence N 02°34'07" E for a distance of 87.16';
Thence N 29°48'32" E for a distance of 87.33';
Thence N 57°06'27" E for a distance of 87.41';
Thence N 84°27'56" E for a distance of 87.19';
Thence S 68°16'31" E for a distance of 87.36';
Thence S 40°59'36" E for a distance of 87.14';
Thence S 10°35'32" E for a distance of 86.27';
Thence S 00°58'47" E for a distance of 176.42';
Thence S 09°54'17" E for a distance of 332.54';
Thence S 00°22'56" E for a distance of 48.26';
Thence S 56°38'28" E for a distance of 24.72';
Thence N 81°34'23" E for a distance of 78.41';
Thence S 83°05'39" E for a distance of 73.11';
Thence N 59°39'01" E for a distance of 26.70';
Thence N 09°33'11" W for a distance of 47.59';
Thence N 00°10'30" E for a distance of 433.17';
Thence N 04°54'13" E for a distance of 59.25';
Thence N 17°45'52" E for a distance of 59.41';
Thence N 30°54'19" E for a distance of 61.32';
Thence N 44°36'06" E for a distance of 61.42';
Thence N 58°13'39" E for a distance of 61.26';
Thence N 73°16'16" E for a distance of 0.63' to the Northeast Corner of said Outlot 'G', said point also being on the East Line of the Northwest Quarter of said Section 24;
Thence S 00°09'38" W on the East Line of Outlot 'G' Waterford Estates 1st Addition and on the East Line of the Northwest Quarter of Section 24 for a distance of 7.10' to the Southeast Corner of the Northwest Quarter of Section 24, said point also being the Northwest Corner of Lot 21 Irregular Tracts; Thence S 89°00'45" E on the North Line of Lot 21 Irregular Tracts and on the North Line of the Southeast Quarter of Section 24 for a distance of 775.75' to the Northeast Corner of Lot 21 Irregular Tracts;
Thence on the Easterly Line of Lot 21 Irregular Tracts the following 7 courses:
S 00°51'40" W for a distance of 980.69';
Thence S 89°08'20" E for a distance of 258.90';
Thence S 00°51'40" W for a distance of 418.56';
Thence N 89°08'20" W for a distance of 201.78';
Thence S 00°51'40" W for a distance of 720.00';
Thence N 89°08'20" W for a distance of 441.62';
Thence S 00°51'40" W for a distance of 249.73' to the Northeast corner of Lot 20 Irregular Tracts;
Thence S 88°14'59" W on the North Line of Lot 20 Irregular Tracts for a distance of 362.88' to the Northwest corner of Lot 20 Irregular Tracts, said point being on the East line of Outlot 'G' Waterford Estates 1st Addition, and the East Line of the Southwest Quarter of Section 24;
Thence S 00°10'16" W on the West line of Lot 20 Irregular Tracts, the East line of Outlot 'G' Waterford Estates 1st Addition, and the East line of the Southwest Quarter of Section 24 for a distance of 188.12' to the Southwest Corner of Lot 20 Irregular Tracts, said point being the Southeast Corner of Outlot 'G' Waterford Estates 1st Addition, said point also being on the East Line of the Southwest Quarter of Section 24, said point also being on the Northerly Right-of-way Line of US Hwy #34; Thence on the Northerly Right-of-way Line of US Hwy #34 and on the Southerly Line of Outlot 'G' Waterford Estates 1st Addition the following 2 courses:
N 89°21'17" W for a distance of 549.89'; Thence N 88°57'46" W for a distance of 259.62';
to the Point of Beginning, and having a calculated area of 89.08 acres more or less.

Subject to any and all easements and restrictions of record

Temporary markers have been placed at block corners within the subdivision and at points of tangency along the periphery of each block, and the subdivider will post a surety to ensure the placing of permanent markers at each lot and block corner and the subdivider agrees that the placing of permanent markers will be completed prior to the construction on or conveyance of any lot shown on the final plat.

All dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this 1st day of November, 2018.

Marc J. Raphael #695
Allied Surveying & Mapping, Inc.
8535 Executive Woods Drive, Suite 200
Lincoln, NE 68512
Ph. (402)434-2686

NEBRASKA REGISTERED LS-695 LAND SURVEYOR MARC J. RAPHAEL

DEDICATION

The foregoing plat, known as Dominion at Stevens Creek Addition, as described in the surveyor's certificate 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 CITY OF LINCOLN, NEBRASKA, a municipal corporation, their successors, assigns and permittees, to allow entry for the purpose of construction, reconstruction, repair, operation and maintenance of wires, cables, conduits, fixtures, poles, towers, pipes, and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; water mains and all appurtenances thereto, over, upon, or under the easements as shown on the foregoing plat.

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 Lincoln, Nebraska, its successors, assigns and permittees are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon, or under any easement shown thereon.

The streets shown thereon are hereby dedicated to the public.

The construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, upon, or under any storm drain easements or drainage easement shown thereon.

The trail and pedestrian way easements shown thereon shall be used for public access and the public is hereby granted the right of such use.

WITNESS MY HAND:

Mark Lewis, Managing Member
Dominion South LLC, a Nebraska Limited Liability Company

WATERFORD ESTATES, LLC, a Nebraska limited liability company

By: JB/TW PROPERTIES, INC., f/n/a Ridge Development Company, a Nebraska corporation, Manager

By: Zachary White, Vice President

By: DaNay Kalkowski, Vice President

By: SOUTHVIEW, INC., a Nebraska corporation, Manager

By: Thomas G. Schleich, President

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
LANCASTER COUNTY)

On this 1st day of November, 2018, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Mark Lewis, Managing Member, Dominion South, LLC, Managing Member, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

NOTARY PUBLIC

GENERAL NOTARY - State of Nebraska
JILL D. SCHUERMAN
My Comm. Exp. September 9, 2019

My commission expires the 9th day of September, 2019.

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 1st day of November 2018, by Zachary White, Vice President of JB/TW Properties, Inc., a Nebraska corporation f/n/a Ridge Development Company, Manager of Waterford Estates, LLC, a Nebraska limited liability company, on behalf of the limited liability company.

Notary Public

GENERAL NOTARY - State of Nebraska
JILL D. SCHUERMAN
My Comm. Exp. September 9, 2019

My commission expires the 9th day of September, 2019.

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 2nd day of November, 2018, by DaNay Kalkowski, Vice President of JB/TW Properties, Inc., a Nebraska corporation, f/n/a Ridge Development Company, Manager of Waterford Estates, LLC, a Nebraska limited liability company, on behalf of the limited liability company.

Notary Public

GENERAL NOTARY - State of Nebraska
JILL D. SCHUERMAN
My Comm. Exp. September 9, 2019

My commission expires the 9th day of September, 2019.

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 2nd day of November, 2018, by Thomas G. Schleich, President of Southview, Inc., a Nebraska, corporation, Manager of Waterford Estates, LLC, a Nebraska limited liability company, on behalf of the limited liability company.

Notary Public

GENERAL NOTARY - State of Nebraska
JILL D. SCHUERMAN
My Comm. Exp. September 9, 2019

My commission expires the 9th day of September, 2019.

PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26.11.060 of the LMC, hereby approves this Final Plat.

Planning Director

November 20, 2018
Date

SHEET INDEX

COVER SHEET	SHEET 1
LIEN HOLDERS CONSENT	SHEET 2
LIEN HOLDERS CONSENT	SHEET 3
SHEET INDEX	SHEET 4
DRAWING PAGE	SHEET 5
DRAWING PAGE	SHEET 6
DRAWING PAGE	SHEET 7
DRAWING PAGE	SHEET 8
DRAWING PAGE	SHEET 9
DRAWING PAGE	SHEET 10
DRAWING PAGE	SHEET 11
DRAWING PAGE	SHEET 12
DRAWING PAGE	SHEET 13
TABLES	SHEET 14

DOMINION AT STEVENS CREEK ADDITION

FINAL PLAT
BASED ON SPECIAL PERMIT #17022 & PRELIMINARY PLAT #07001

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "Dominion at Stevens Creek Addition", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2006059989, 2007047514 & 2008044830 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.

Pinnacle Bank
Trustee and Beneficiary

By: Lynnette Nelson, Vice President
Name Title

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
LANCASTER COUNTY)

The foregoing instrument was acknowledged before me this 2nd day of November, 2018, by Lynnette Nelson
Name
Vice President on behalf of said Pinnacle Bank.
Title Company

Nancy A. Duckett
NOTARY PUBLIC

State of Nebraska – General Notary
NANCY A. DUCKETT
My Commission Expires
June 24, 2022

My commission expires the 24th day of June, 2022.

DOMINION AT STEVENS CREEK ADDITION

FINAL PLAT
BASED ON SPECIAL PERMIT #17022
PRELIMINARY PLAT #07001

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "Dominion at Stevens Creek Addition", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Number 2018002609 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.

Five Points Bank
Trustee and Beneficiary

By: Brady Bauer, VP- Loan Officer
Name Title

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
LANCASTER COUNTY)

The foregoing instrument was acknowledged before me this 2nd day of NOVEMBER, 2018, by BRADY BAUER,
Name
VP - LOAN OFFICER on behalf of said Five Points Bank.
Title Company

NOTARY PUBLIC

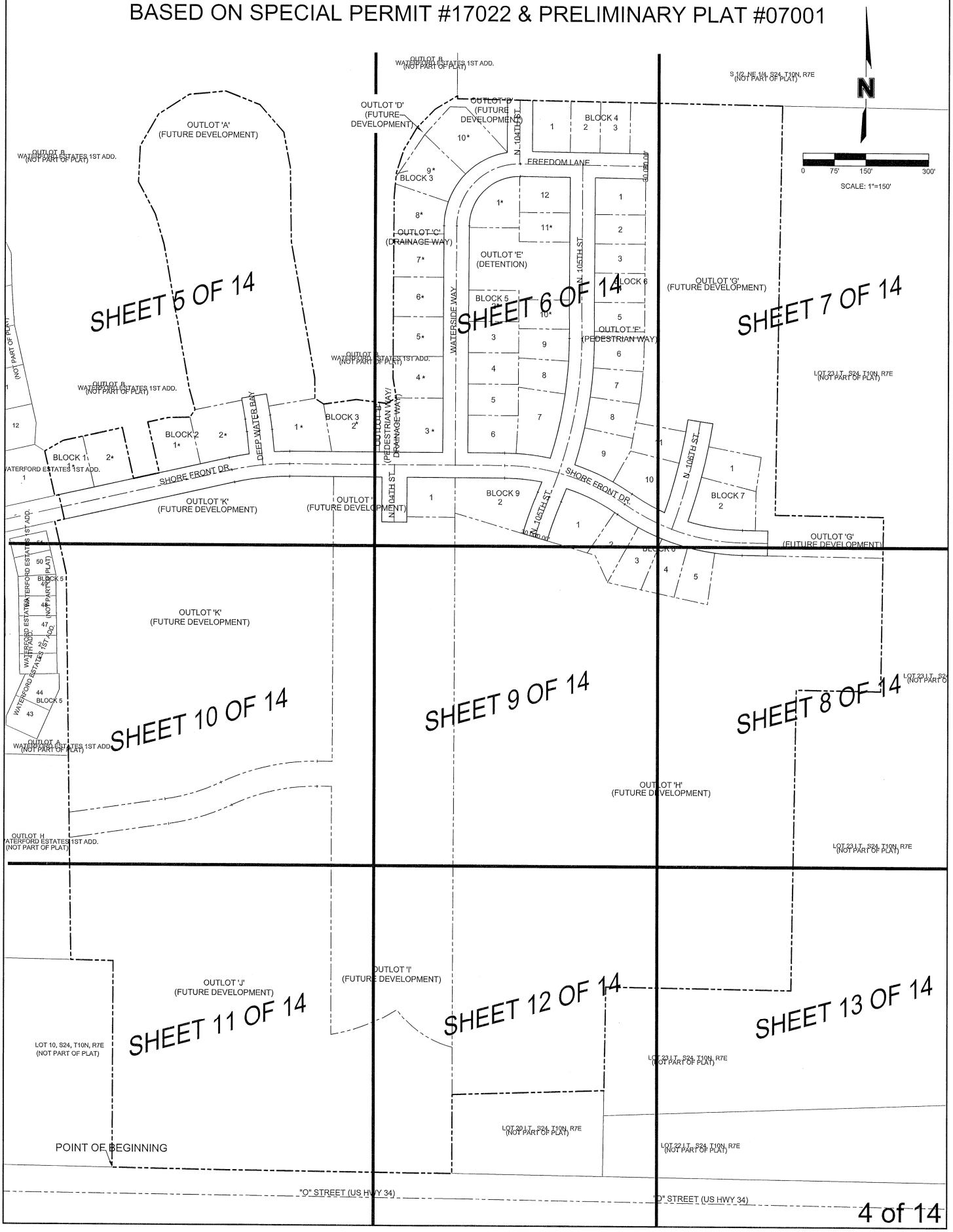
GENERAL NOTARY - State of Nebraska
JODY L EBERHARDT
My Comm. Exp. June 28, 2022

My commission expires the 28th day of June, 2022.

DOMINION AT STEVENS CREEK ADDITION

FINAL PLAT

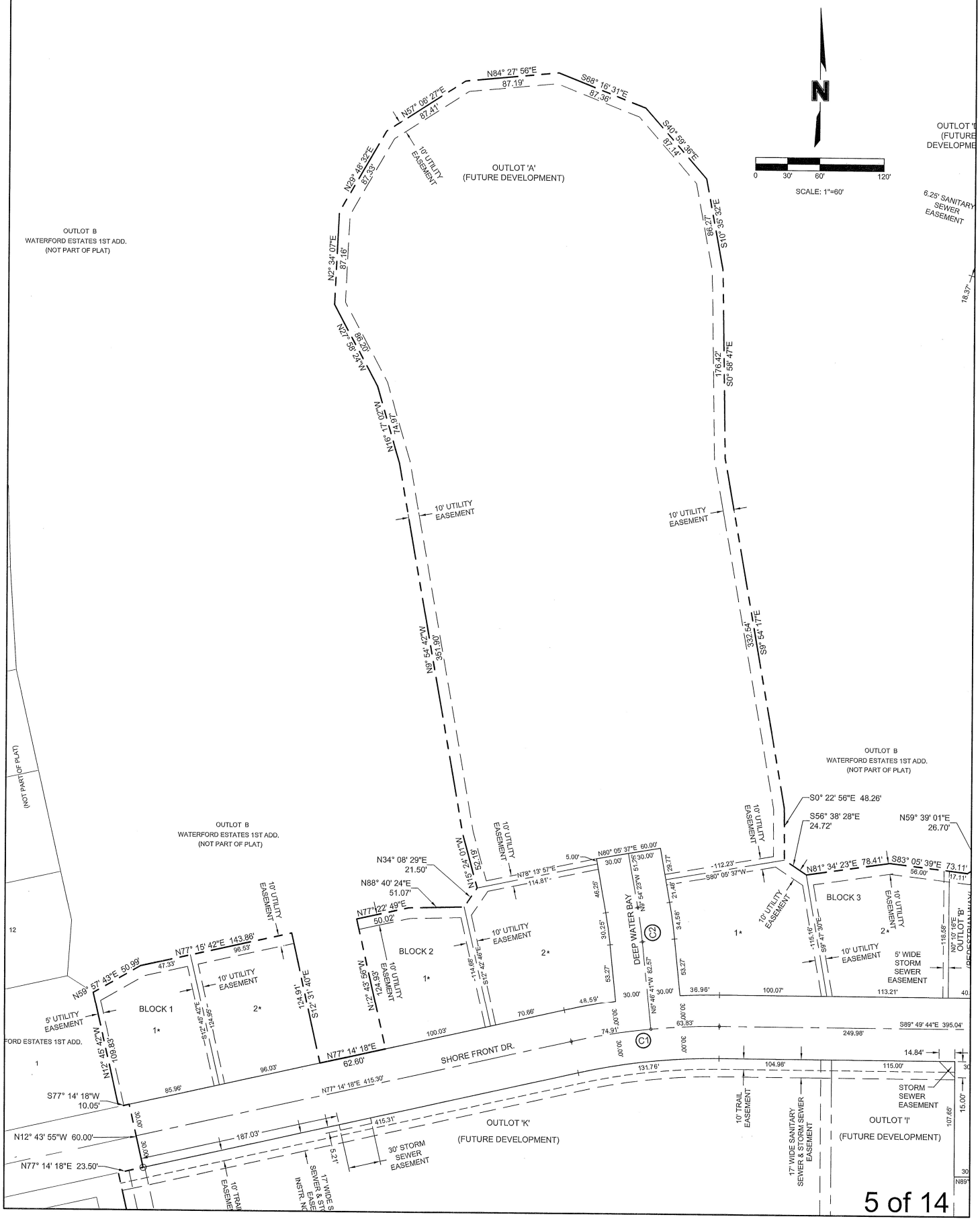
BASED ON SPECIAL PERMIT #17022 & PRELIMINARY PLAT #07001



DOMINION AT STEVENS CREEK ADDITION

FINAL PLAT

BASED ON SPECIAL PERMIT #17022 & PRELIMINARY PLAT #07001



DOMINION AT STEVENS CREEK ADDITION

FINAL PLAT

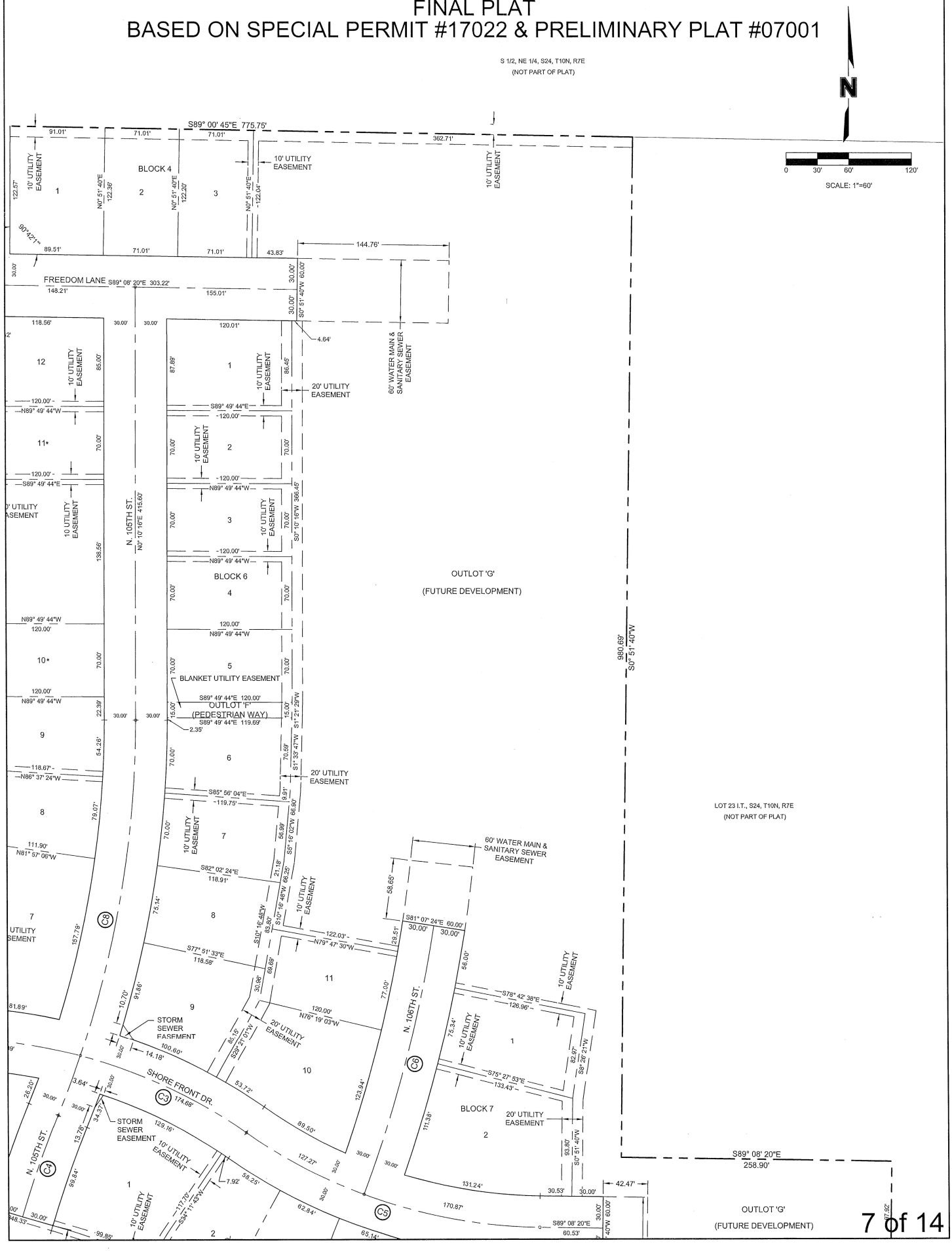
BASED ON SPECIAL PERMIT #17022 & PRELIMINARY PLAT #07001



DOMINION AT STEVENS CREEK ADDITION

FINAL PLAT

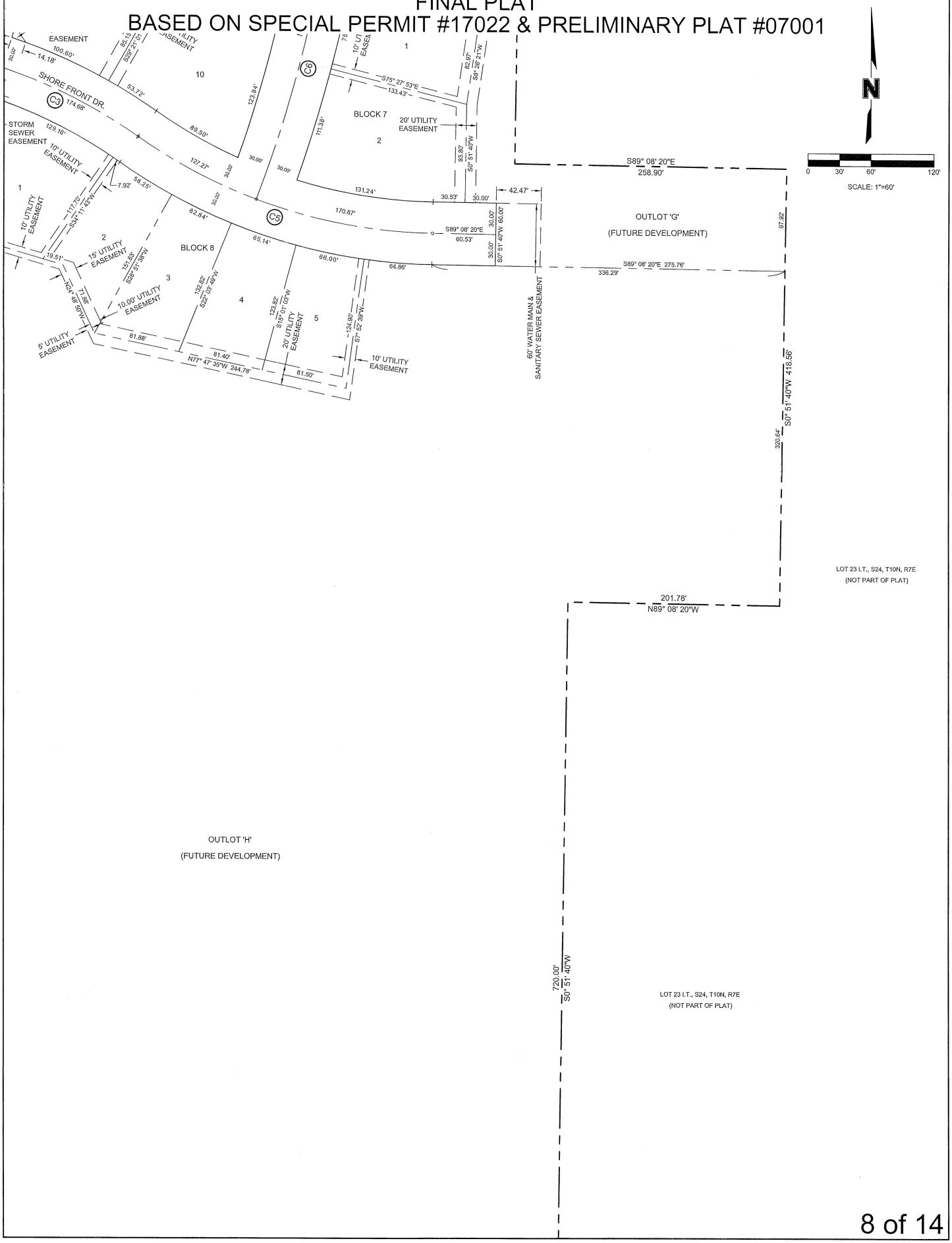
BASED ON SPECIAL PERMIT #17022 & PRELIMINARY PLAT #07001



DOMINION AT STEVENS CREEK ADDITION

FINAL PLAT

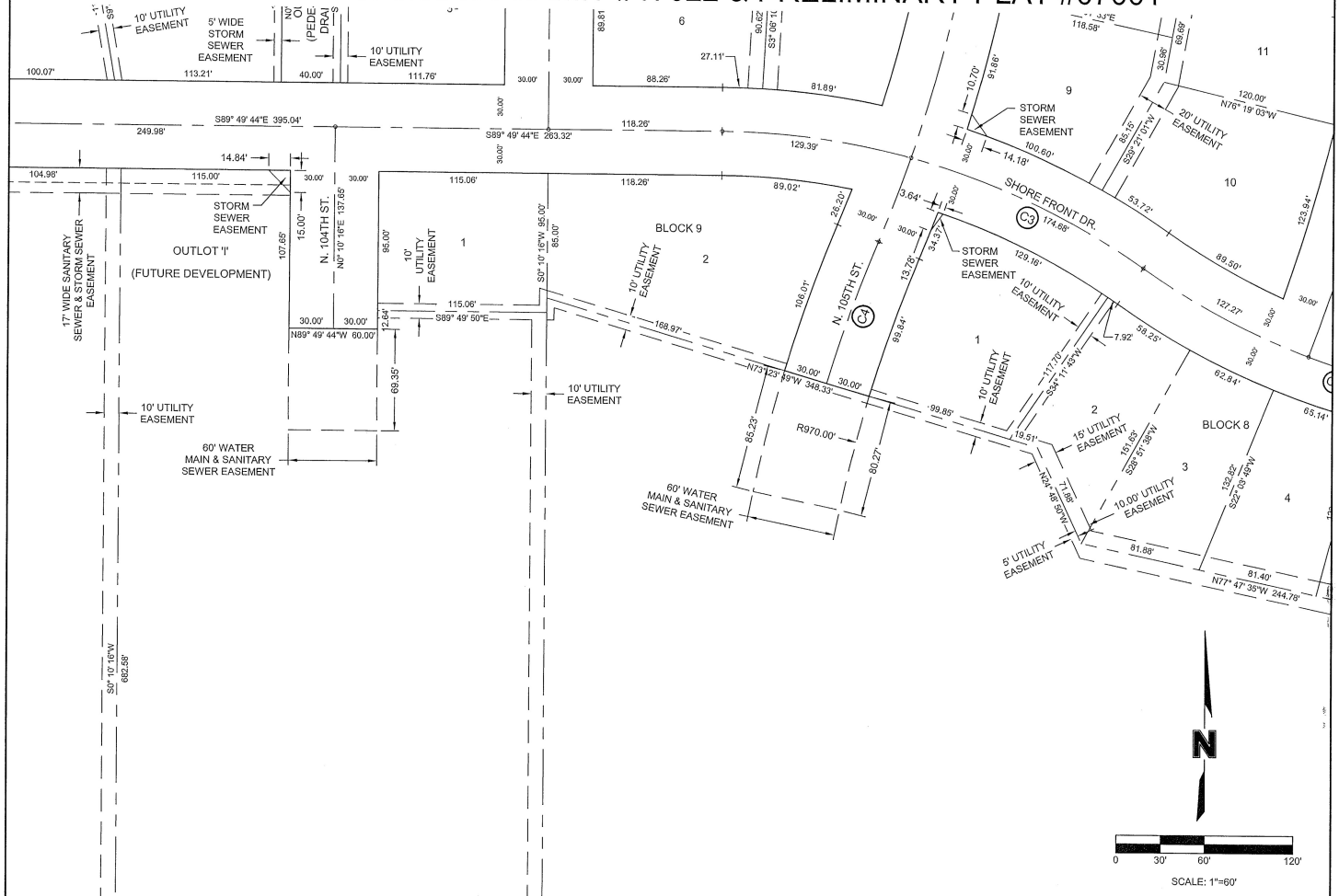
BASED ON SPECIAL PERMIT #17022 & PRELIMINARY PLAT #07001



DOMINION AT STEVENS CREEK ADDITION

FINAL PLAT

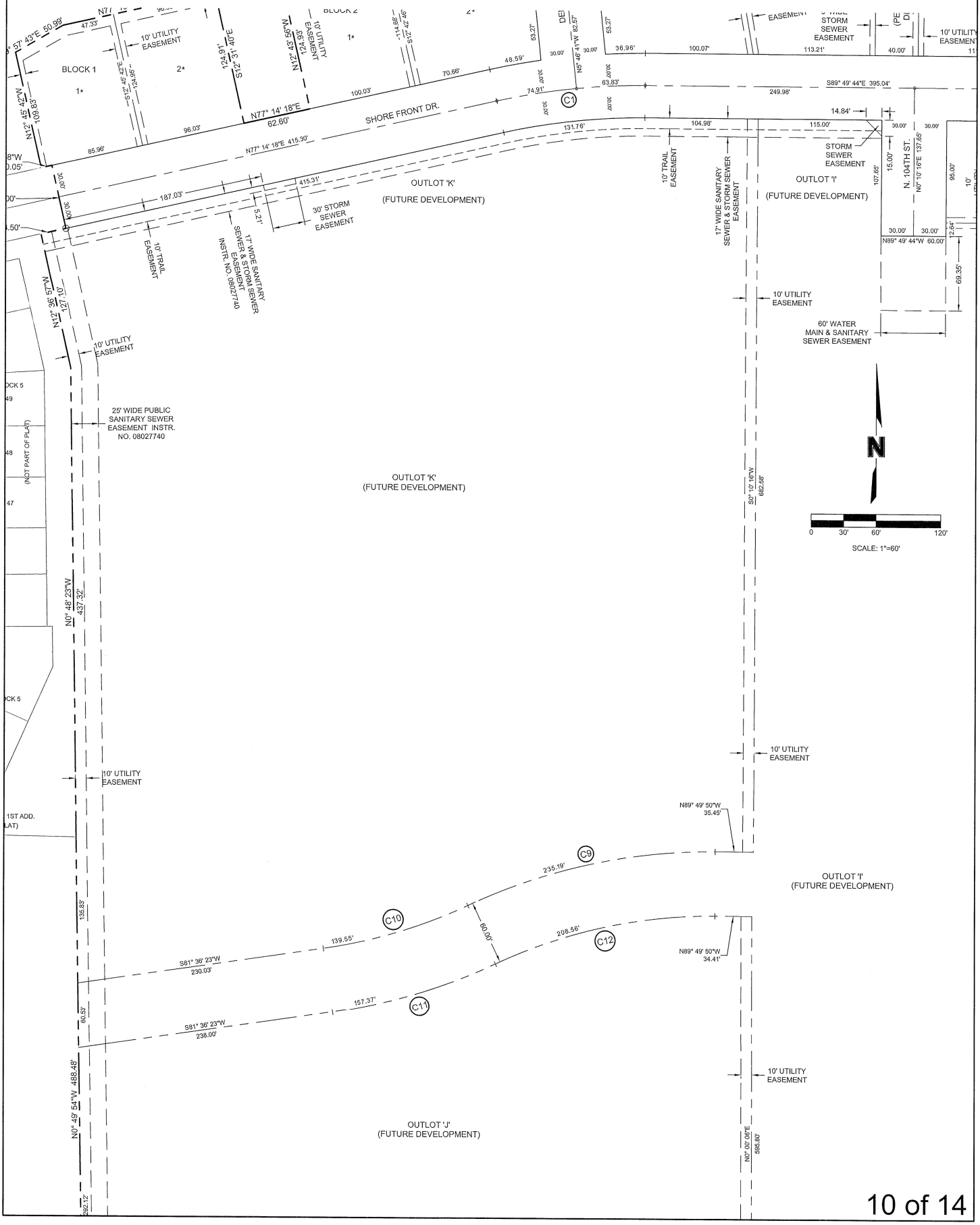
BASED ON SPECIAL PERMIT #17022 & PRELIMINARY PLAT #07001



DOMINION AT STEVENS CREEK ADDITION

FINAL PLAT

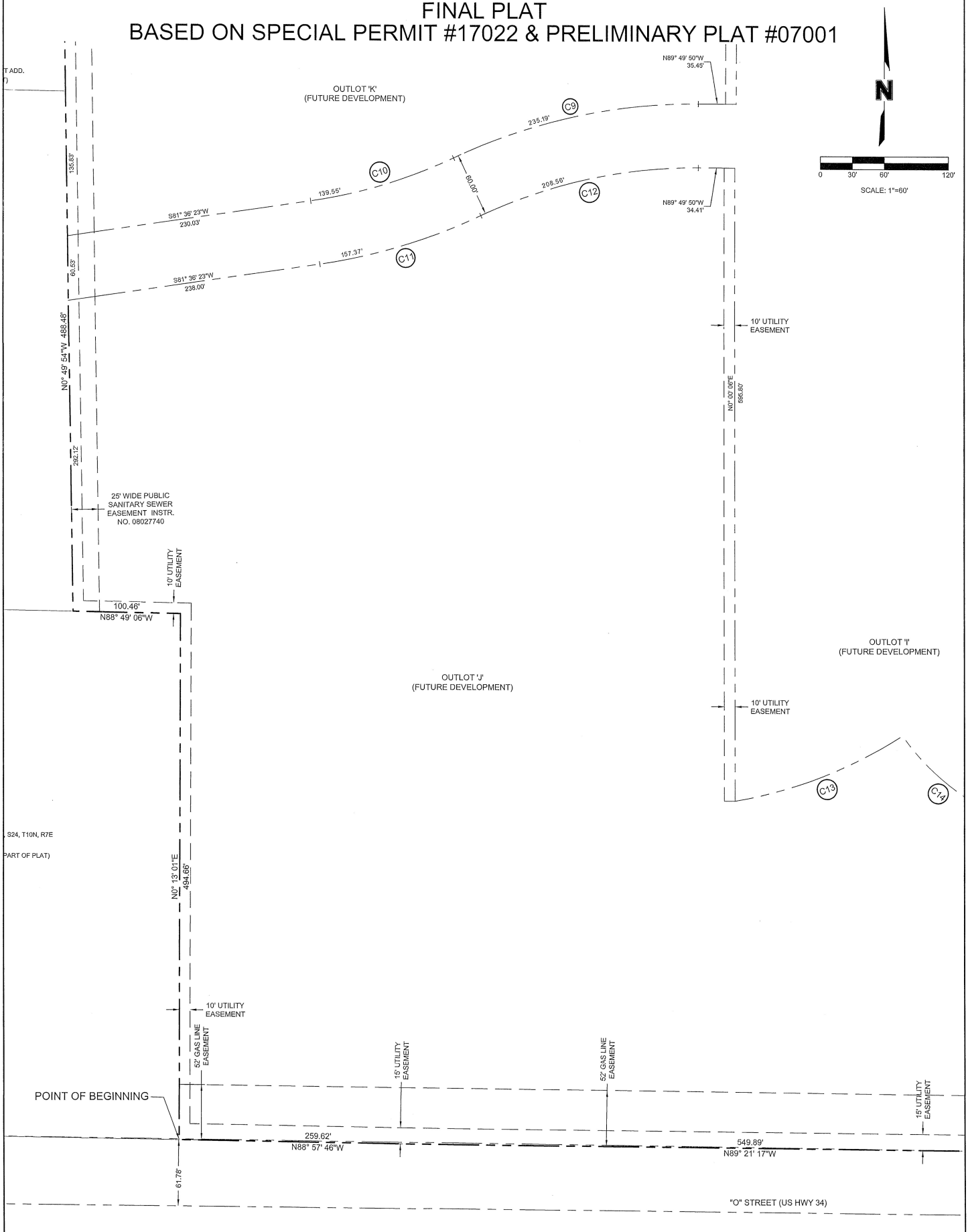
BASED ON SPECIAL PERMIT #17022 & PRELIMINARY PLAT #07001



DOMINION AT STEVENS CREEK ADDITION

FINAL PLAT

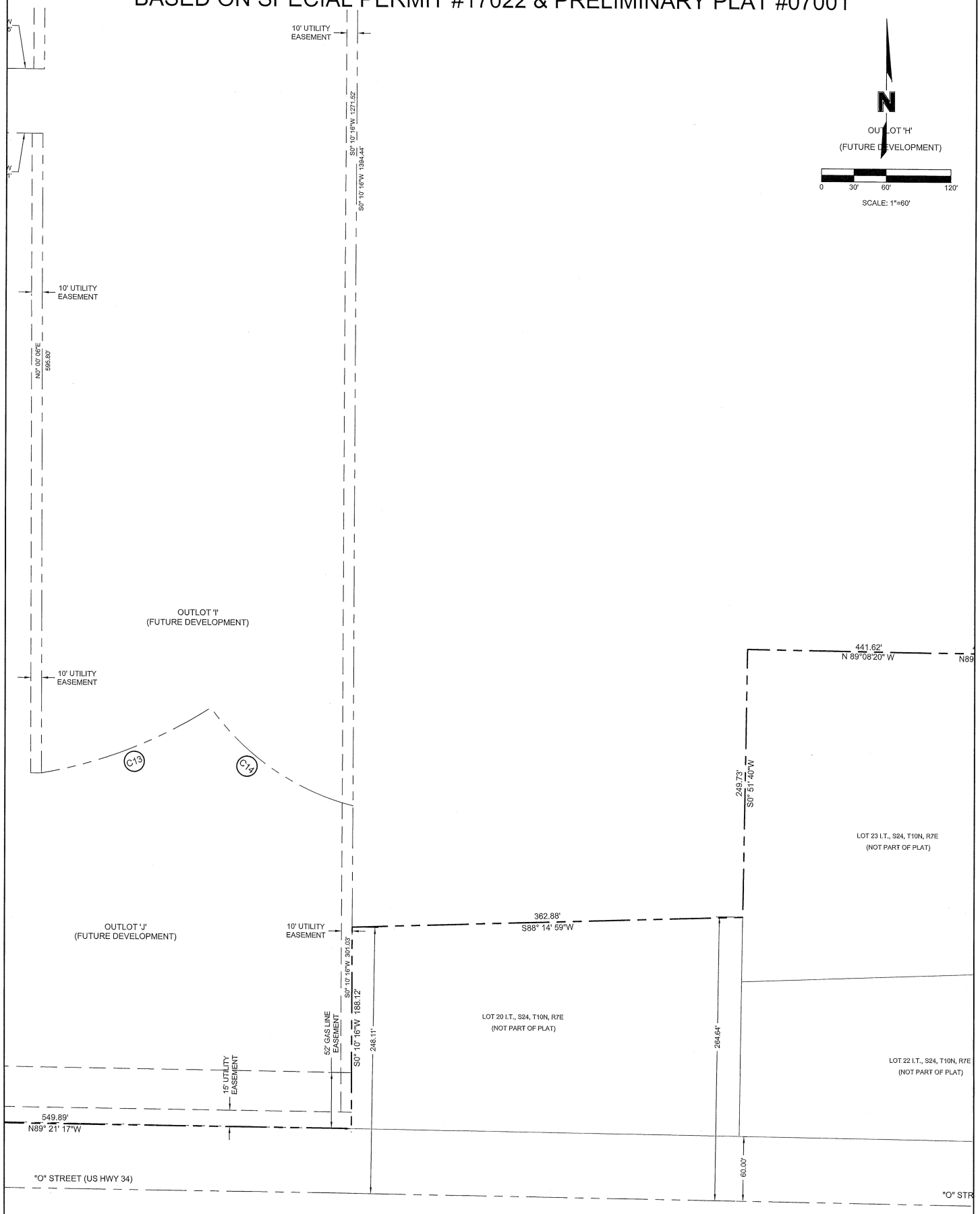
BASED ON SPECIAL PERMIT #17022 & PRELIMINARY PLAT #07001



DOMINION AT STEVENS CREEK ADDITION

FINAL PLAT

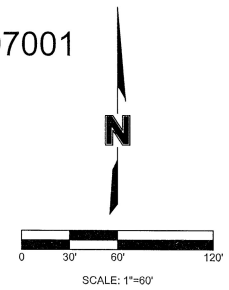
BASED ON SPECIAL PERMIT #17022 & PRELIMINARY PLAT #07001



DOMINION AT STEVENS CREEK ADDITION

FINAL PLAT

BASED ON SPECIAL PERMIT #17022 & PRELIMINARY PLAT #07001



SCALE: 1"=60'

OUTLOT 'H'
(FUTURE DEVELOPMENT)

720.00'
S0° 51' 40"W

LOT 23 I.T., S24, T10N, R7E
(NOT PART OF PLAT)

441.62'
N89° 08' 20"W

249.73'
S0° 51' 40"W

LOT 23 I.T., S24, T10N, R7E
(NOT PART OF PLAT)

264.64'

LOT 22 I.T., S24, T10N, R7E
(NOT PART OF PLAT)

60.00'

"O" STREET (US HWY 34)

DOMINION AT STEVENS CREEK ADDITION

FINAL PLAT

BASED ON SPECIAL PERMIT #17022 & PRELIMINARY PLAT #07001

CENTERLINE CURVE DATA						
CURVE ID.	DELTA	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C1	12°55'58"	615.00	138.82	69.70	138.52	N83° 42' 17"E
C2	4°07'42"	450.00	32.42	16.22	32.42	N7° 50' 32"W
C3	34°59'22"	500.00	305.34	157.60	300.62	S72° 20' 03"E
C4	5°53'59"	1000.00	102.97	51.53	102.92	N19° 33' 10"E
C5	34°17'58"	500.00	299.32	154.30	294.87	S71° 59' 21"E
C6	11°47'38"	1300.00	267.60	134.27	267.13	N14° 46' 25"E
C7	90°41'24"	150.00	237.43	151.82	213.41	N45° 30' 58"E
C8	22°19'54"	1000.00	389.76	197.39	387.30	N11° 20' 13"E

PROPERTY LINE CURVE DATA						
CURVE ID.	DELTA	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C9	25°38'17"	530.00'	237.16'	120.60'	235.19'	S77°21'01"W
C10	17°04'30"	470.00'	140.07'	70.56'	139.55'	S73°04'08"W
C11	17°04'30"	530.00'	157.95'	79.56'	157.37'	S73°04'08"W
C12	25°38'17"	470.00'	210.31'	106.95'	208.56'	S77°21'01"W
C13	23°09'17"	420.00'	169.73'	86.04'	168.58'	S68°35'07"W
C14	40°48'02"	230.00'	163.78'	85.54'	160.34'	N55°36'32"W

MINIMUM OPENING ELEVATIONS

*	LOWEST FLOOR ELEV.	MIN. OPENING ELEV.
BLOCK 1		
1	1204.00	1204.00
2	1204.00	1204.00
BLOCK 2		
1	1204.00	1204.00
2	1204.00	1204.00
BLOCK 3		
1	1204.00	1204.00
2	1204.00	1204.00
3	1204.00	1204.00
4	1204.00	1204.00
5	1204.00	1204.00
6	1204.00	1204.00
7	1204.00	1204.00
8	1204.00	1204.00
9	1204.00	1204.00
10	1204.00	1204.00
BLOCK 5		
1	-	1213.25
2	-	1213.25
10	-	1212.25
11	-	1212.25

LAND AREA TABLE		
BLOCK #	LOT #	AREA
1	1	11,629.99 S.F.
1	2	12,029.05 S.F.
BLOCK #	LOT #	AREA
2	1	12,237.51 S.F.
2	2	16,122.28 S.F.
BLOCK #	LOT #	AREA
3	1	15,728.58 S.F.
3	2	14,894.22 S.F.
3	3	14,543.70 S.F.
3	4	11,778.51 S.F.
3	5	11,380.14 S.F.
3	6	11,379.53 S.F.
3	7	10,070.50 S.F.
3	8	12,078.33 S.F.
3	9	14,393.31 S.F.
3	10	16,324.40 S.F.
BLOCK #	LOT #	AREA
4	1	11,053.03 S.F.
4	2	8,682.71 S.F.
4	3	8,671.57 S.F.

BLOCK #	LOT #	AREA
5	1	11,713.35 S.F.
5	2	9,000.00 S.F.
5	3	9,000.00 S.F.
5	4	9,000.00 S.F.
5	5	9,000.01 S.F.
5	6	10,576.45 S.F.
5	7	15,367.71 S.F.
5	8	8,609.79 S.F.
5	9	8,775.75 S.F.
5	10	8,400.00 S.F.
5	11	8,400.00 S.F.
5	12	10,286.70 S.F.
BLOCK #	LOT #	AREA
6	1	10,460.12 S.F.
6	2	8,400.01 S.F.
6	3	8,400.01 S.F.
6	4	8,400.02 S.F.
6	5	8,399.96 S.F.
6	6	9,134.73 S.F.
6	7	8,856.47 S.F.
6	8	9,396.18 S.F.
6	9	11,425.61 S.F.
6	10	13,857.32 S.F.
6	11	8,899.99 S.F.

BLOCK #	LOT #	AREA
7	1	10,257.45 S.F.
7	2	15,547.43 S.F.
BLOCK #	LOT #	AREA
8	1	14,742.55 S.F.
8	2	9,159.86 S.F.
8	3	10,073.84 S.F.
8	4	9,307.80 S.F.
8	5	9,108.50 S.F.
BLOCK #	LOT #	AREA
9	1	10,931.00 S.F.
9	2	20,417.32 S.F.
OUTLOT	AREA	
OUTLOT 'A'	227,766.91 S.F.	
OUTLOT 'B'	4,835.90 S.F.	
OUTLOT 'C'	2,395.50 S.F.	
OUTLOT 'D'	12,300.46 S.F.	
OUTLOT 'E'	34,627.63 S.F.	
OUTLOT 'F'	1,797.67 S.F.	
OUTLOT 'G'	297,281.83 S.F.	
OUTLOT 'H'	993,678.14 S.F.	
OUTLOT 'I'	404,857.92 S.F.	
OUTLOT 'J'	580,808.44 S.F.	
OUTLOT 'K'	448,324.19 S.F.	

NO WATER!

IT

The Dominion at Stevens Creek Addition

Final Plat

A subdivision of Outlot G, Waterford Estates 1st Addition in the northwest, southwest and southeast quarters of Section 24, Township 10 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska along with

Lot 21 Irregular Tracts, in the southeast quarters of Section 24, Township 10 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska.