

# HARTLAND'S GARDEN VALLEY ADDITION

## FINAL PLAT

### BASED ON HARTLAND'S GARDEN VALLEY SPECIAL PERMIT #05015

Inst # 2006006558 Fri Feb 10 14:10:19 CST 2006  
Filing Fee: \$126.50  
Lancaster County, NE Assessor/Registrar of Deeds Office PLAT  
Pages 5



\$126.50  
5

#4204

#### SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "HARTLAND'S GARDEN VALLEY ADDITION", a subdivision of Lots 1 through 4, Block 1, Lots 1 and 4, Block 2 and the North Half of Lot 2, Block 2, Garden Valley and vacated portion of North 11th Street which lies between Blocks 1 and 2, Garden Valley, all located in the Southeast Quarter of Section 35, Township 11 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

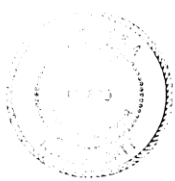
Beginning at the Northeast corner of said Block 1; thence along the East line of said Block, said line also being the West Right-of-Way line of North 14th Street S 00'12'41" W a distance of 1267.75' to the Southeast corner of said Block 1; thence along the North Right-of-Way line of Southwick Avenue, now known as Pennsylvania Avenue, N 89°51'18" W a distance of 1946.44' to the Southwest corner of said Lot 4, Block 2; thence along the West line of said Lots 4 and 1, N 00'21'42" E a distance of 949.20' to a point on the West line of said Lot 1; thence N 89°54'10" W a distance of 626.06' to a point on the East line of said Lot 2; thence along said line, said line also being the East Right-of-Way line of North 7th Street N 00'25'29" E a distance of 316.23' to the Northwest corner of said Lot 2, Block 2; thence along the North line of said Blocks 2 and 1, said line also being the South Right-of-Way line of Humphrey Avenue S 89°55'07" E a distance of 2568.83'; to the point of beginning, having an area of 2661359.87 square feet or 61.096 acres, more or less.

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 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 29<sup>th</sup> day of SEPTEMBER, 2005.

  
Kyle E. Catt, L.S. 609



#### DEDICATION

The foregoing plat known as "HARTLAND'S GARDEN VALLEY ADDITION", and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, sole owners, and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, Alltel, Time Warner Entertainment - Advance/Newhouse, Aquila, Lincoln Electric System, their successors and assigns, to allow entry for the purposes of construction, reconstruction, replacement, 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 an easement shown thereon shall be prohibited.

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

The City of Lincoln, Nebraska, its successors or 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.

Any construction or grade changes in L.E.S. transmission line easement corridors are subject to L.E.S. approval and must be in accordance with L.E.S. design and safety standards.

Landscaping material selections within easement corridors shall follow established guidelines to maintain minimum clearance from utility facilities.

Direct vehicular access to North 14th Street is hereby relinquished. Right-of-way shown thereon is hereby dedicated to the public. The additional right-of-way shown along Humphrey Avenue, Pennsylvania Avenue and North 14th Street is hereby dedicated to the public.

WITNESS OUR HANDS THIS 29 day of September, 2005.

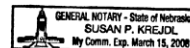
  
Hartland Homes, Inc., a Nebraska corporation  
Duane Hartman, President

#### ACKNOWLEDGMENT

STATE OF NEBRASKA )  
LANCASTER COUNTY ) SS

On this 29 day of September, 2005, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Duane Hartman, President of Hartland Homes, Inc., a Nebraska corporation, 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 corporation.

  
Susan P. Krejdl  
NOTARY PUBLIC




My commission expires the 15 day of March, 2008.

#### LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "HARTLAND'S GARDEN VALLEY ADDITION", said lien being recorded in the Office of Registrar of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2004-58604, 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.

Union Bank and Trust Company  
Trustee and Beneficiary

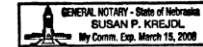
By:  Name \_\_\_\_\_ Vice President Title \_\_\_\_\_

#### ACKNOWLEDGMENT

STATE OF NEBRASKA )  
LANCASTER COUNTY ) SS

The foregoing instrument was acknowledged before me this 30 day of September, 2005 by Christopher C. Wagoner, Name \_\_\_\_\_ Vice President on behalf of said Union Bank and Trust Company Title \_\_\_\_\_

  
Susan P. Krejdl  
NOTARY PUBLIC



My commission expires the 15 day of March, 2008.

#### PLANNING DIRECTOR'S APPROVAL

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

  
Planning Director

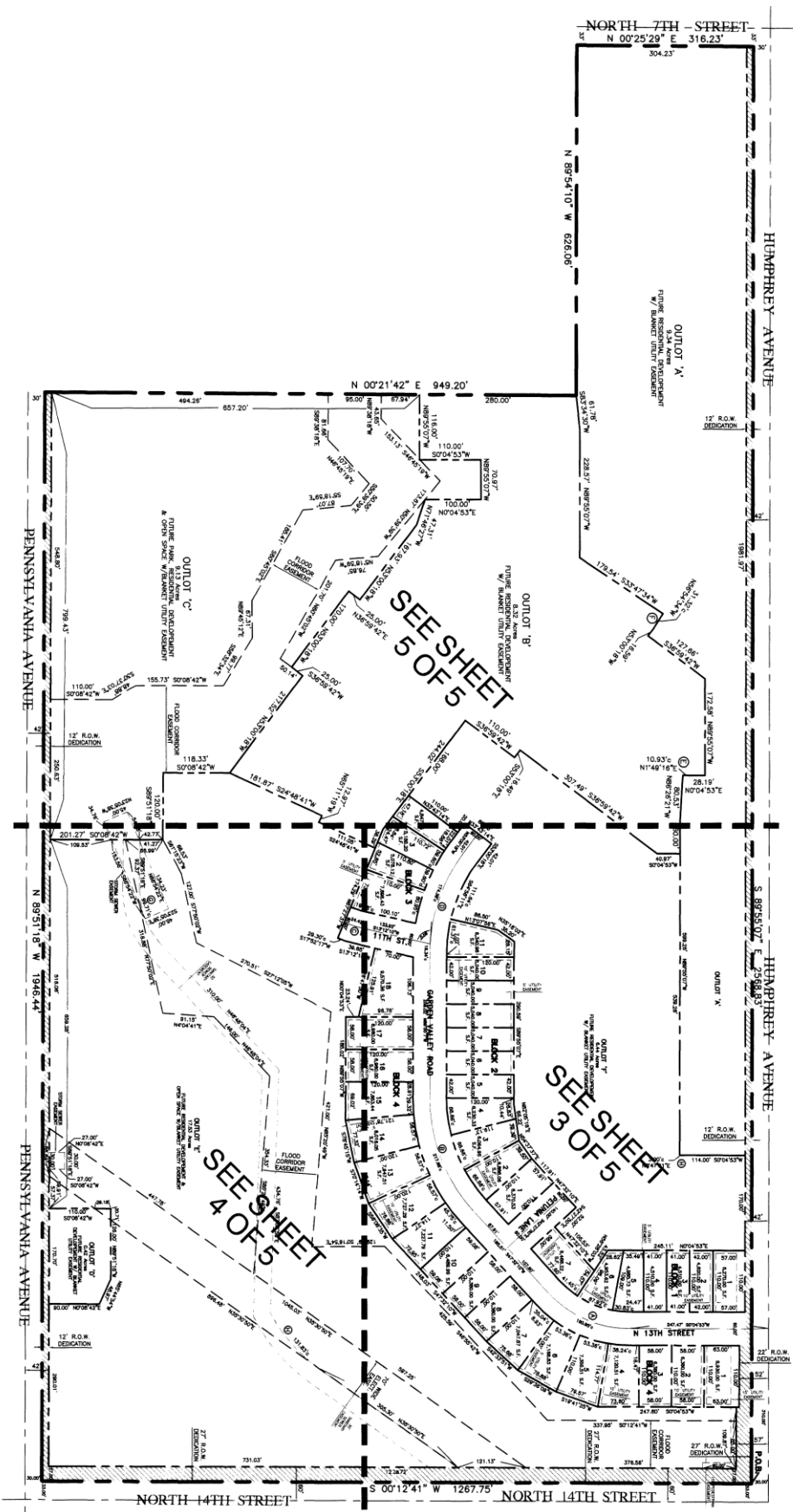
JANUARY 27, 2006  
Date

#### SHEET LEGEND:

- VERBIAGE PAGE 1
- INDEX PAGE 2
- DRAWING PAGE 3
- DRAWING PAGE 4
- DRAWING PAGE 5

# HARTLAND'S GARDEN VALLEY ADDITION

FINAL PLAT  
 BASED ON HARTLAND'S GARDEN VALLEY SPECIAL PERMIT #05015

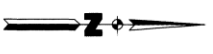


MINIMUM OPENING ELEVATIONS

BLOCK	LOT	ELEV.(NAVD88)
4	1-12	1198.00
	13-17	1200.00

Total Lots = 40  
 Total Outlots = 6  
 Total Acres = 61.10

SCALE: 1" = 150'



# HARTLAND'S GARDEN VALLEY ADDITION

FINAL PLAT

BASED ON HARTLAND'S GARDEN VALLEY SPECIAL PERMIT #05015

HUMPHREY AVENUE

S 89°55'07" E 2568.83'

OUTLOT 'A'

12' R.O.W. DEDICATION

3.00'c  
N0°47'51"E

599.26' N89°55'07"W

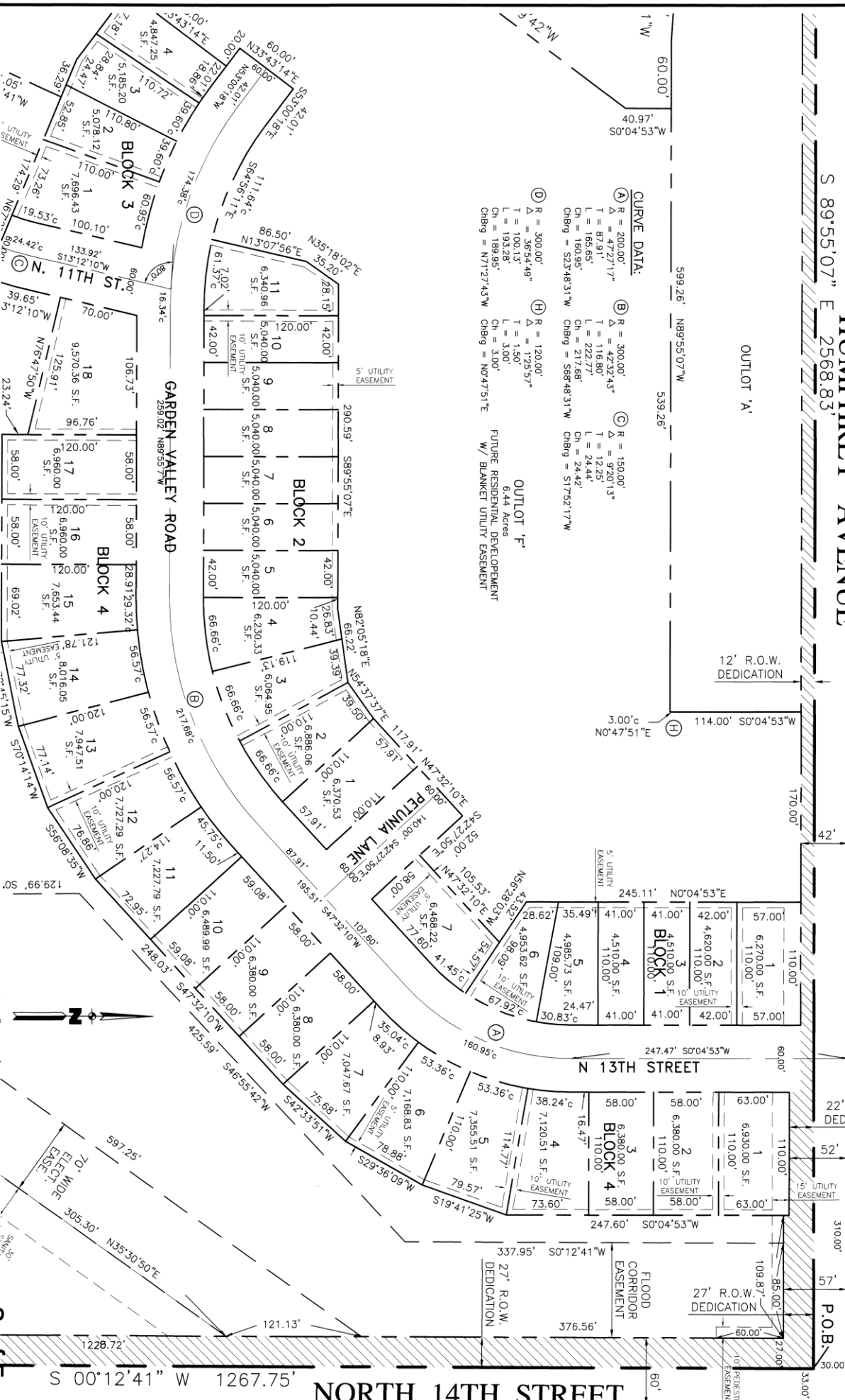
539.26'

CURVE DATA:

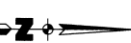
- (A) R = 200.00' Δ = 47°21'17" L = 87.47' Ch = 160.95'
- (B) R = 300.00' Δ = 42°32'43" L = 126.90' Ch = 217.68'
- (C) R = 150.00' Δ = 92°01'3" L = 24.25' Ch = 24.42'
- (D) R = 300.00' Δ = 36°54'49" L = 100.13' Ch = 189.95'
- (E) R = 120.00' Δ = 12°55'57" L = 1.50' Ch = 3.00'
- (F) R = 120.00' Δ = 12°55'57" L = 1.50' Ch = 3.00'
- (G) R = 120.00' Δ = 12°55'57" L = 1.50' Ch = 3.00'
- (H) R = 120.00' Δ = 12°55'57" L = 1.50' Ch = 3.00'

OUTLOT 'F'

6.44 Acres  
FUTURE RESIDENTIAL DEVELOPMENT  
W/ BLANKET UTILITY EASEMENT

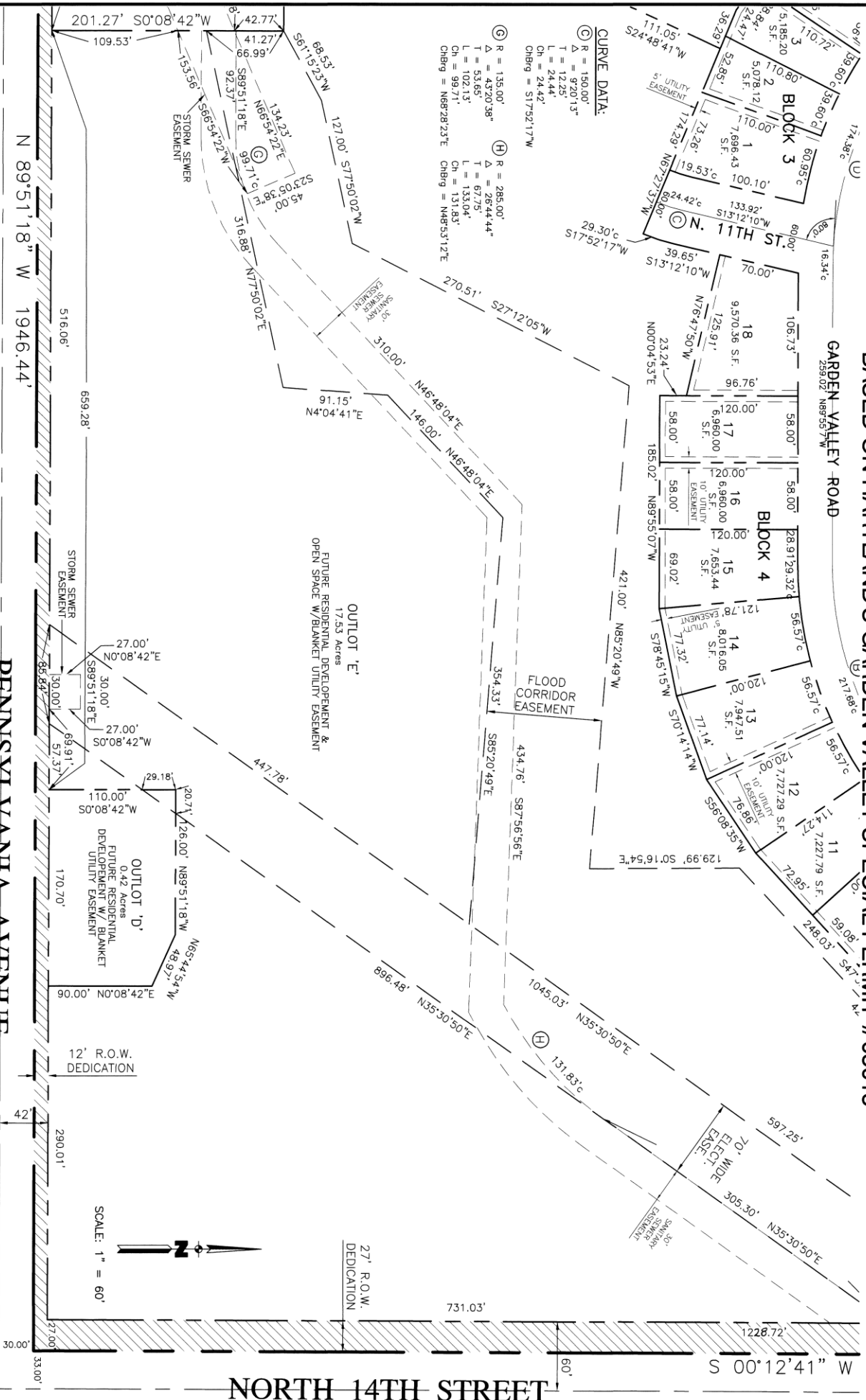


SCALE: 1" = 60'



# HARTLAND'S GARDEN VALLEY ADDITION

FINAL PLAT  
 BASED ON HARTLAND'S GARDEN VALLEY SPECIAL PERMIT #05015



# HARTLAND'S GARDEN VALLEY ADDITION

## FINAL PLAT - BASED ON HARTLAND'S GARDEN VALLEY SPECIAL PERMIT #05015

HUMPHREY AVENUE

1981.97'

S 89°55'07" E  
1391.97'

NORTH 7TH STREET  
N 00°25'29" E 316.23'

OUTLOT 'A'  
9.34 Acres  
FUTURE RESIDENTIAL DEVELOPMENT  
W/ BLANKET UTILITY EASEMENT

12' R.O.W. DEDICATION

N 89°54'10" W 626.06'

61.78'

S85°34'30" W 228.57'

N89°55'07" W 179.54'

S33°47'34" W 127.66'

N89°55'07" W 172.58'

S36°59'42" W 110.00'

S37°56'42" W 109.93'

N1°49'16" W 80.53'

N0°04'53" E 28.19'

S0°04'53" E 60.00'

S0°04'53" E 40.97'

S0°04'53" E 59.26'

CURVE DATA:

Ⓒ R = 150.00' Δ = 9°20'13" T = 12.25' L = 24.44' Ch = 24.44'

Ⓓ R = 300.00' Δ = 35°54'49" T = 100.13' L = 193.28' Ch = 189.95'

Ⓔ R = 180.00' Δ = 3°28'46" T = 5.47' L = 10.93' Ch = 10.93'

Ⓕ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓖ R = 230.00' Δ = 7°48'32" T = 31.50' L = 31.50' Ch = 31.50'

Ⓗ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓙ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓚ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓛ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓜ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓝ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓞ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓟ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓠ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓡ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓢ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓣ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓤ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓥ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓦ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓧ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓨ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓩ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

ⓐ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

ⓑ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

ⓓ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

ⓔ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

ⓕ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

ⓖ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

ⓗ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓢ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓣ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓤ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

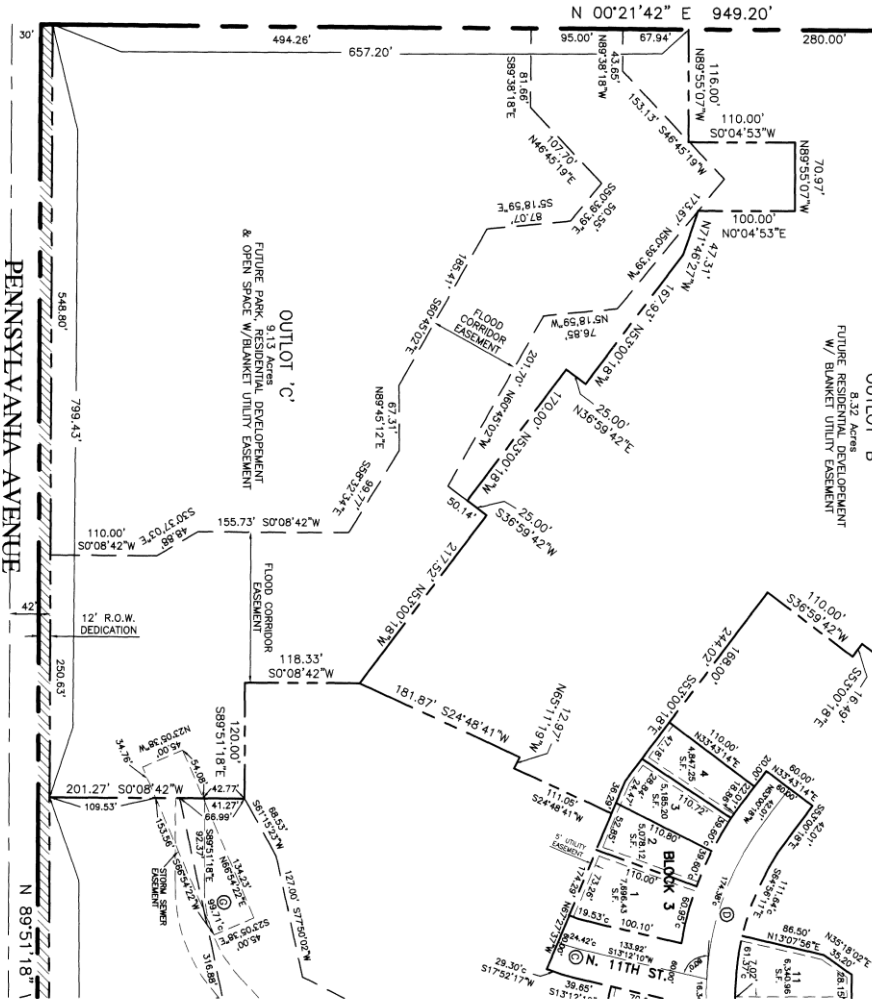
Ⓥ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓦ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓧ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓨ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'

Ⓩ R = 135.00' Δ = 43°20'38" T = 53.65' L = 102.13' Ch = 99.71'



SCALE: 1" = 100'

