

# HILLCREST CC 5TH ADDITION

## FINAL PLAT

### (THIS PLAT BASED UPON SPECIAL PERMIT NO. 18021 FOR HILLCREST)

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE SUBDIVISION TO BE KNOWN AS HILLCREST CC 5TH ADDITION, AS REQUIRED IN SECTION 26.19.041 OF THE LAND SUBDIVISION ORDINANCE, A SUBDIVISION COMPOSED OF OUTLOT "D", HILLCREST CC 1ST ADDITION, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LOCATED ALONG "A" STREET AND S. 98TH STREET, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

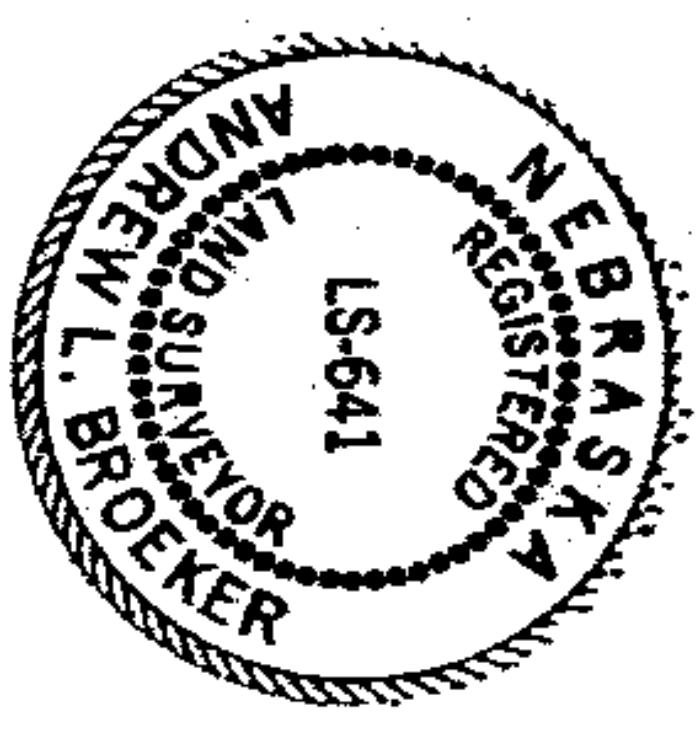
BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT "D", HILLCREST CC 1ST ADDITION, SAID POINT BEING THE SOUTHWEST CORNER OF SAID HILLCREST CC 1ST ADDITION; THENCE NORTHERLY, ON A WEST LINE OF SAID OUTLOT "D", ON AN ASSUMED BEARING OF N00°39'19"E, A DISTANCE OF 456.71' TO A NORTHWEST CORNER OF SAID OUTLOT "D", SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF HILLCREST TRAIL; THENCE N87°21'28"E, ON A NORTH LINE OF SAID OUTLOT "D", SAID LINE BEING A SOUTH LINE OF SAID RIGHT OF WAY LINE OF A DISTANCE OF 33.82' TO A NORTH WEST CORNER OF SAID OUTLOT "D", SAID POINT BEING A SOUTHEAST CORNER OF SAID RIGHT OF WAY; THENCE N02°38'34"W, ON A WEST LINE OF SAID OUTLOT "D", SAID LINE BEING THE EAST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 80.00' TO A SOUTH WEST CORNER OF SAID OUTLOT "D", SAID POINT BEING A NORTHEAST CORNER OF SAID RIGHT OF WAY; THENCE S87°21'28"W, ON A SOUTH LINE OF SAID OUTLOT "D", SAID LINE BEING A NORTH LINE OF SAID RIGHT OF WAY, A DISTANCE OF 30.00' TO A SOUTHWEST CORNER OF SAID OUTLOT "D", SAID POINT BEING A SOUTHEAST CORNER OF SAID OUTLOT "D", SAID LINE BEING THE EAST LINE OF SAID RIGHT OF WAY; THENCE N02°38'34"W, ON A WEST LINE OF SAID OUTLOT "D", SAID LINE BEING THE EAST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 132.50' TO A NORTHWEST CORNER OF SAID OUTLOT "D", SAID POINT BEING A SOUTHEAST CORNER OF SAID OUTLOT "D", SAID LINE BEING THE EAST LINE OF SAID RIGHT OF WAY; THENCE N87°21'26"E, ON A NORTH LINE OF SAID OUTLOT "D", SAID LINE BEING A SOUTH LINE OF SAID RIGHT OF WAY, A DISTANCE OF 412.71' TO A NORTH CORNER OF SAID OUTLOT "D", SAID CORNER BEING THE SOUTH EAST CORNER OF SAID LOT 9, AND THE SOUTHWEST CORNER OF LOT 10, BLOCK 3 OF SAID HILLCREST CC 1ST ADDITION; THENCE S86°11'50"E, ON A NORTH LINE OF SAID OUTLOT "D", SAID LINE BEING THE SOUTH LINE OF SAID OUTLOT "D", A DISTANCE OF 69.39' TO A NORTHEAST CORNER OF SAID OUTLOT "D", THENCE S00°22'30"E, ON AN EAST LINE OF SAID OUTLOT "D", SAID LINE BEING THE WEST RIGHT OF WAY LINE OF SOUTH 98TH STREET, SAID LINE BEING 70.00' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 652.80' TO A SOUTHEAST CORNER OF SAID OUTLOT "D", THENCE S70°12'22"W, ON A SOUTHEAST LINE OF SAID OUTLOT "D", SAID LINE BEING A NORTHWEST LINE OF OUTLOT "E" OF SAID HILLCREST CC 1ST ADDITION, A DISTANCE OF 45.33' TO SOUTH CORNER OF SAID OUTLOT "D", THENCE N89°24'41"W, ON A SOUTH LINE OF SAID OUTLOT "D", SAID LINE BEING A NORTH LINE OF SAID OUTLOT "E", A DISTANCE OF 442.78' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 316,076.98 SQUARE FEET OR 7.28 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN PLACED AT EACH OF THE FINAL PLAT CORNERS OF THE PERIPHERY OF THE SUBDIVISION, ON THE CENTERLINE AT EACH STREET INTERSECTION AND AT EACH POINT OF TANGENCY AND CURVATURE.

TEMPORARY MARKERS HAVE BEEN PLACED AT EACH BLOCK CORNER AND THAT THE SUBDIVIDER WILL FILE A BOND OR ESCROW TO INSURE THE PLACING OF METAL STAKES AT EACH LOT AND BLOCK CORNER AND THE SUBDIVIDER AGREES THAT THE PLACING OF METAL STAKES WILL BE COMPLETED PRIOR TO THE CONSTRUCTION ON OR THE CONVEYANCE OF ANY LOT SHOWN ON THE FINAL PLAT.

ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN AND ARE IN FEET AND DECIMALS OF A FOOT.

July 16, 2021 *Andrew L. Broeker*  
 DATE Andrew L. Broeker L.S. NUMBER 641  
 ANDREW L. BROEKER  
 OLSSON  
 601 P STREET, SUITE 200  
 LINCOLN, NE 68508



#### FINAL PLAT DEDICATION

THE FOREGOING PLAT, KNOWN AS HILLCREST CC 5TH 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 OWNER(S), 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.

A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER THE PRIVATE ROAD(S) TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ITS SUCCESSORS, ASSIGNS, AND PERMITTEES AND TO THE PUBLIC GENERALLY FOR VEHICULAR AND PEDESTRIAN PURPOSES. THE CONSTRUCTION OR LOCATION OF ANY GATE, FENCE, OR OTHER BARRIER RESTRICTING VEHICULAR AND PEDESTRIAN ACCESS OVER THE PRIVATE ROADWAY SHALL BE PROHIBITED EXCEPT WHEN NECESSARY TO CONTROL TRAFFIC DURING THE CONSTRUCTION, RECONSTRUCTION, REPAIR, OR MAINTENANCE OF THE PRIVATE ROADWAY.

#### WITNESS MY HAND

HERITAGE LAKES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY  
 BY: *HBI, INC.*, A NEBRASKA CORPORATION, MANAGER

BY: *Gerald L. Kort*  
 GERALD L. KORT, PRESIDENT

#### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
 ) SS.  
 COUNTY OF LANCASTER )  
 ON THIS 15th DAY OF July, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME GERALD L. KORT, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS PRESIDENT OF HBI, INC., A NEBRASKA CORPORATION, MANAGER OF HERITAGE LAKES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.



*W. J. [Signature]*  
 NOTARY PUBLIC

#### PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR PURSUANT TO SECTION 26.11.080 OF THE LINCOLN MUNICIPAL CODE, HEREBY APPROVES THIS FINAL PLAT.  
*Stephen [Signature]*  
 PLANNING DIRECTOR DATE August 3, 2021

#### LIEN HOLDER CONSENT AND SUBORDINATION

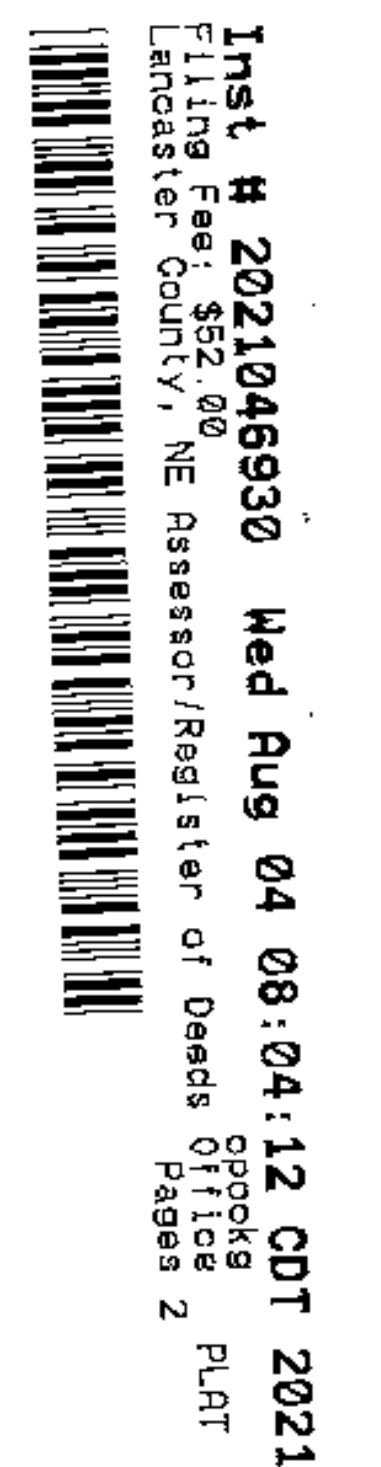
THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS HILLCREST CC 5TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2018013948 AND 2018013849 AND 2021026750 (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.

#### PINNACLE BANK

BY: *Lynette M. Nelson*  
 LYNETTE M. NELSON, VICE PRESIDENT

#### ACKNOWLEDGEMENT NOTARY

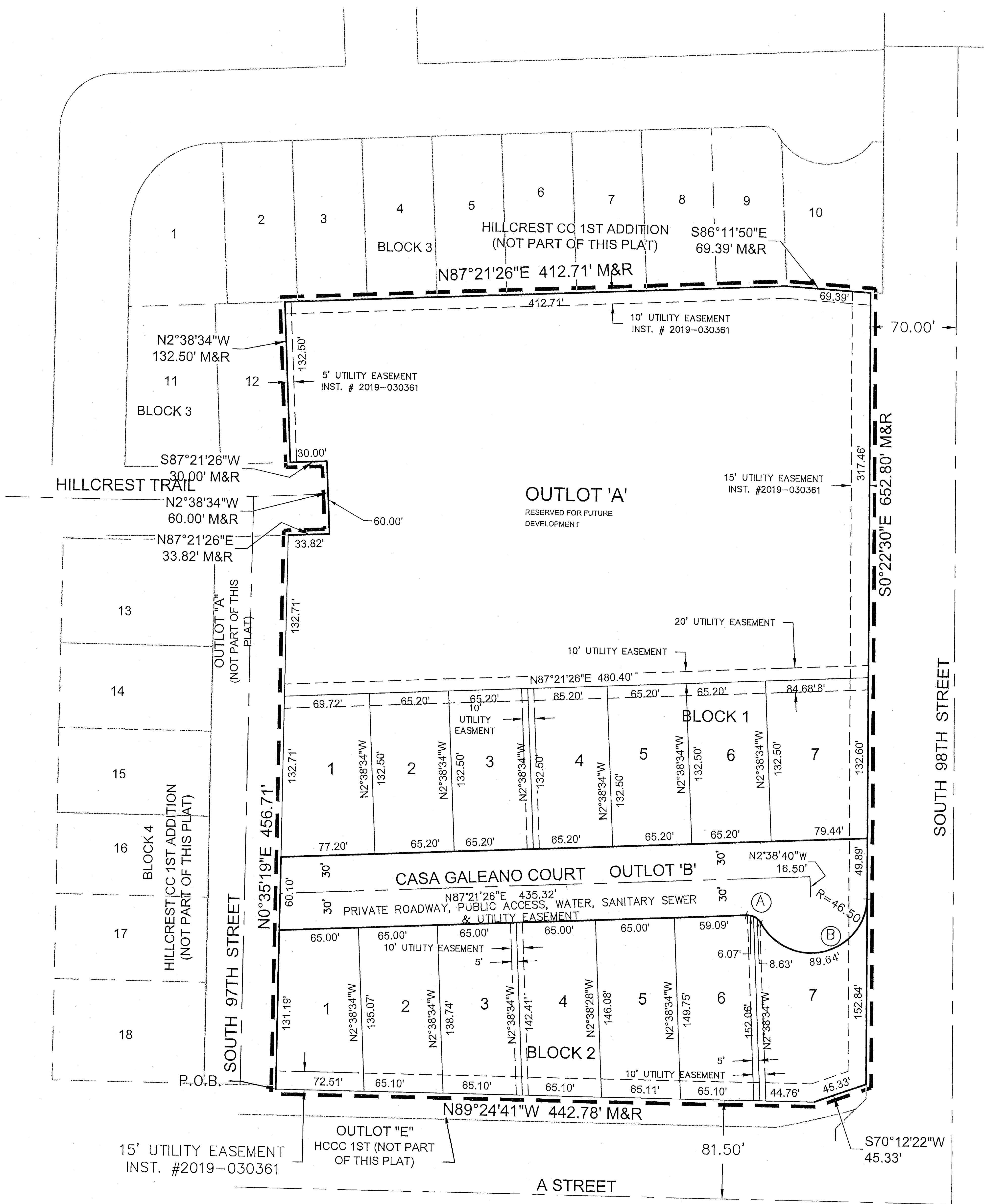
STATE OF NEBRASKA )  
 ) SS.  
 COUNTY OF LANCASTER )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July, 2021, BY LYNETTE M. NELSON, VICE PRESIDENT, PINNACLE BANK, ON BEHALF OF SAID BANK.



HILCCS #5965



HILLCREST CC 5TH ADDITION  
 FINAL PLAT  
 (THIS PLAT BASED UPON SPECIAL  
 PERMIT NO. 18021 FOR HILLCREST)



LEGEND

M MEASURED DISTANCE  
 R RECORD DISTANCE

LOT AREA TABLE		
LOT NUMBER	ACRE	SQ. FT.
<b>BLOCK 1</b>		
LOT 1	0.22	9,733.39
LOT 2	0.19	8,639.00
LOT 3	0.19	8,638.93
LOT 4	0.19	8,639.00
LOT 5	0.19	8,638.93
LOT 6	0.19	8,639.00
LOT 7	0.24	10,873.03
<b>BLOCK 2</b>		
LOT 1	0.21	9,146.22
LOT 2	0.20	8,898.89
LOT 3	0.21	9,137.43
LOT 4	0.22	9,375.66
LOT 5	0.22	9,614.83
LOT 6	0.23	9,850.43
LOT 7	0.27	11,615.56
<b>OUTLOTS</b>		
OUTLOT A	3.52	153,481.27
OUTLOT B	0.72	31,155.37

CURVE DATA TABLE	
(A)	(B)
Δ=63°15'18"	Δ=149°07'08"
R=13.50'	R=46.50'
L=14.90'	L=121.02'
CL=14.16'	CL=89.64'
T=8.31'	T=168.35'
CB=S61°00'51"E	CB=N76°03'15"E

