

WANDERING CREEK 2ND ADDITION FINAL PLAT (THIS PLAT BASED UPON PUD AND CZ#17030A FOR WANDERING CREEK ADDITION)

Inst # 2019043102 Tue Oct 29 12:13:17 CDT 2019
Filing Fee: \$199.00
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Page 8

WACR2 # 5737

DEDICATION

THE FOREGOING PLAT, KNOWN AS WANDERING CREEK 2ND 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.

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 PEDESTRIAN WAY EASEMENTS SHOWN THEREON SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO VAN DORN STREET IS HEREBY RELINQUISHED.

A 20' WIDE TRAIL EASEMENT IS HEREBY GRANTED OVER THE CONCRETE SIDEWALK ON OUTLOTS "G", "H" AND "F" AS SUCH SIDEWALK MAY EXIST FROM TIME TO TIME. THE TRAIL EASEMENT SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT OF SUCH USE.

THE MINIMUM FLOOD CORRIDOR EASEMENT SHOWN ON THE FOREGOING PLAT IS HEREBY GRANTED TO THE CITY OF LINCOLN, NEBRASKA FOR THE PURPOSE OF PRESERVING THE CORRIDOR AND THE VEGETATION IN THE CORRIDOR. ENCROACHMENTS INTO THE CORRIDOR, INCLUDING BUT NOT LIMITED TO THE PLACEMENT OF BUILDINGS, FILL, OR STRUCTURES ARE PROHIBITED EXCEPT AS PERMITTED BY THE CITY OF LINCOLN, NEBRASKA.

WITNESS MY HAND

CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION IN THE STATE OF NEBRASKA

BY: Leirion Gaylor Baird
LEIRION GAYLOR BAIRD, MAYOR
CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION IN THE STATE OF NEBRASKA

LOKAHI LLC, A NEBRASKA LIMITED LIABILITY COMPANY
BY: Patrick McFarland BY: Sarah McFarland
PATRICK MCFARLAND, MEMBER SARAH MCFARLAND, MEMBER

MATODOL, LLC, A NEBRASKA LIMITED LIABILITY COMPANY
BY: OLSSON, INC., A NEBRASKA CORPORATION, AS MANAGER
BY: Jeffrey S. Jenkins
JEFFREY S. JENKINS, CFO

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF September 2019, BY LEIRION GAYLOR BAIRD, MAYOR OF THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION IN THE STATE OF NEBRASKA, ON BEHALF OF THE CORPORATION.

Teresa A McKinstry
NOTARY PUBLIC



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 01 DAY OF August 2019, BY PATRICK MCFARLAND, MEMBER OF LOKAHI LLC, A NEBRASKA LIMITED LIABILITY COMPANY.

Mark C. Palmer
NOTARY PUBLIC

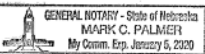


ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 01 DAY OF August 2019, BY SARAH MCFARLAND, MEMBER OF LOKAHI LLC, A NEBRASKA LIMITED LIABILITY COMPANY.

Mark C. Palmer
NOTARY PUBLIC



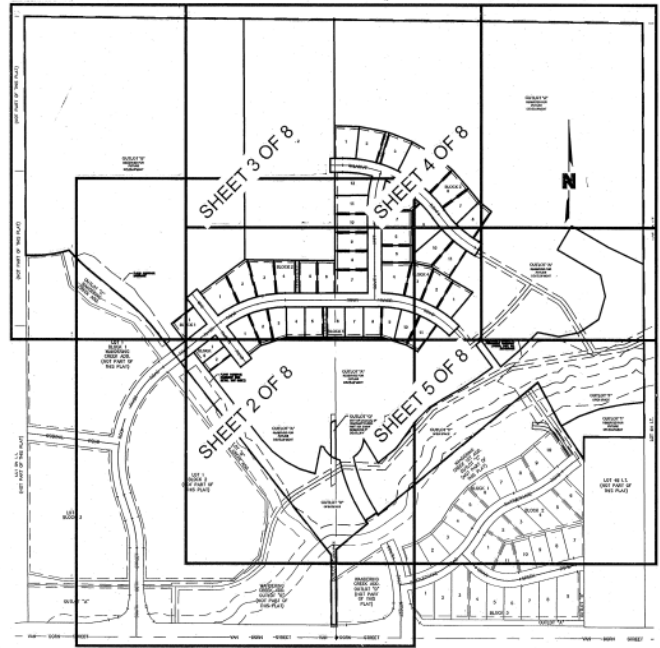
PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR PURSUANT TO SECTION 26.11.060 OF THE LINCOLN MUNICIPAL CODE, HEREBY APPROVES THIS FINAL PLAT.

Stephen Herubson for October 29, 2019
PLANNING DIRECTOR DATE

INDEX OF SHEETS

- SHEET 1: DEDICATION, ACKNOWLEDGEMENT OF NOTARY, PLANNING DIRECTOR'S APPROVAL, VICINITY MAP.
- SHEET 2: FINAL PLAT DRAWING, FLOOD CORRIDOR EASEMENT DETAIL.
- SHEET 3: FINAL PLAT DRAWING.
- SHEET 4: FINAL PLAT DRAWING, CURVE DATA.
- SHEET 5: FINAL PLAT DRAWING.
- SHEET 6: UTILITY EASEMENT LOCATION AND SIZE DETAIL, LOT AREA TABLE, LOWEST MINIMUM OPENING ELEVATION TABLE.
- SHEET 7: LIEN HOLDER CONSENT AND SUBORDINATION, ACKNOWLEDGMENT OF NOTARY, SURVEYOR'S CERTIFICATE AND LEGAL DESCRIPTION, PERMANENT AND TEMPORARY EASEMENT DETAILS.
- SHEET 8: FLOOD CORRIDOR EASEMENT DETAIL, CONSERVATION EASEMENT DETAIL.



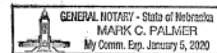
VICINITY MAP
SCALE: NONE

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)

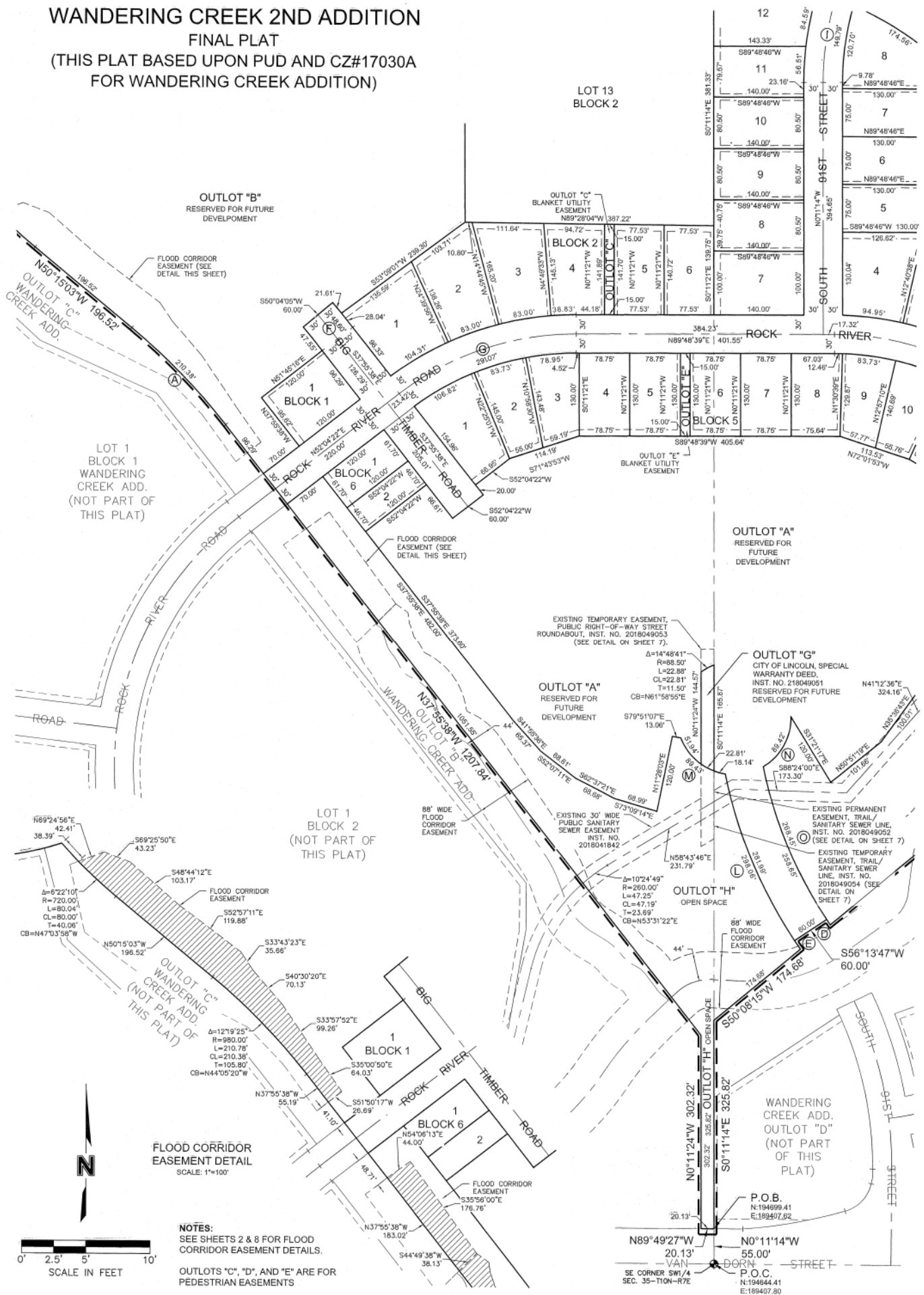
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF July 2019, BY JEFFREY S. JENKINS, AS CHIEF FINANCIAL OFFICER OF OLSSON, INC., A NEBRASKA CORPORATION, MANAGER OF MATODOL, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

Mark C. Palmer
NOTARY PUBLIC

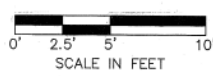


DWS: F:\2017\1001-1500\017-1391-D-4-Design\Survey\SRV\Final\Plats\Drawings\017-1391_WC2NDADDFP.dwg
DATE: Jul 26, 2019 11:04am
USER: mjohnson
XREFS: MICHAEL_JOHNSON_LS_NE 171391_PBASE

WANDERING CREEK 2ND ADDITION FINAL PLAT (THIS PLAT BASED UPON PUD AND CZ#17030A FOR WANDERING CREEK ADDITION)



NOTES:
SEE SHEETS 2 & 8 FOR FLOOD CORRIDOR EASEMENT DETAILS.
OUTLOTS "C", "D", AND "E" ARE FOR PEDESTRIAN EASEMENTS



DWS: F:\2017\1001-1500\017-1391-1391-1391-WC2NDADD.PLT
 DATE: Jul 25, 2019 4:49pm
 USER: mjohnson
 XREFS: MICHAEL JOHNSON LLS, INC.

LOT 10 I.T.
(NOT PART OF THIS PLAT)

LOT 57 I.T.
(NOT PART OF THIS PLAT)

N0°17'52"W 1033.44'

1033.44'

WANDERING CREEK 2ND ADDITION FINAL PLAT (THIS PLAT BASED UPON PUD AND CZ#17030A FOR WANDERING CREEK ADDITION)

939.72'

S89°27'50"E 1321.01'

939.29'

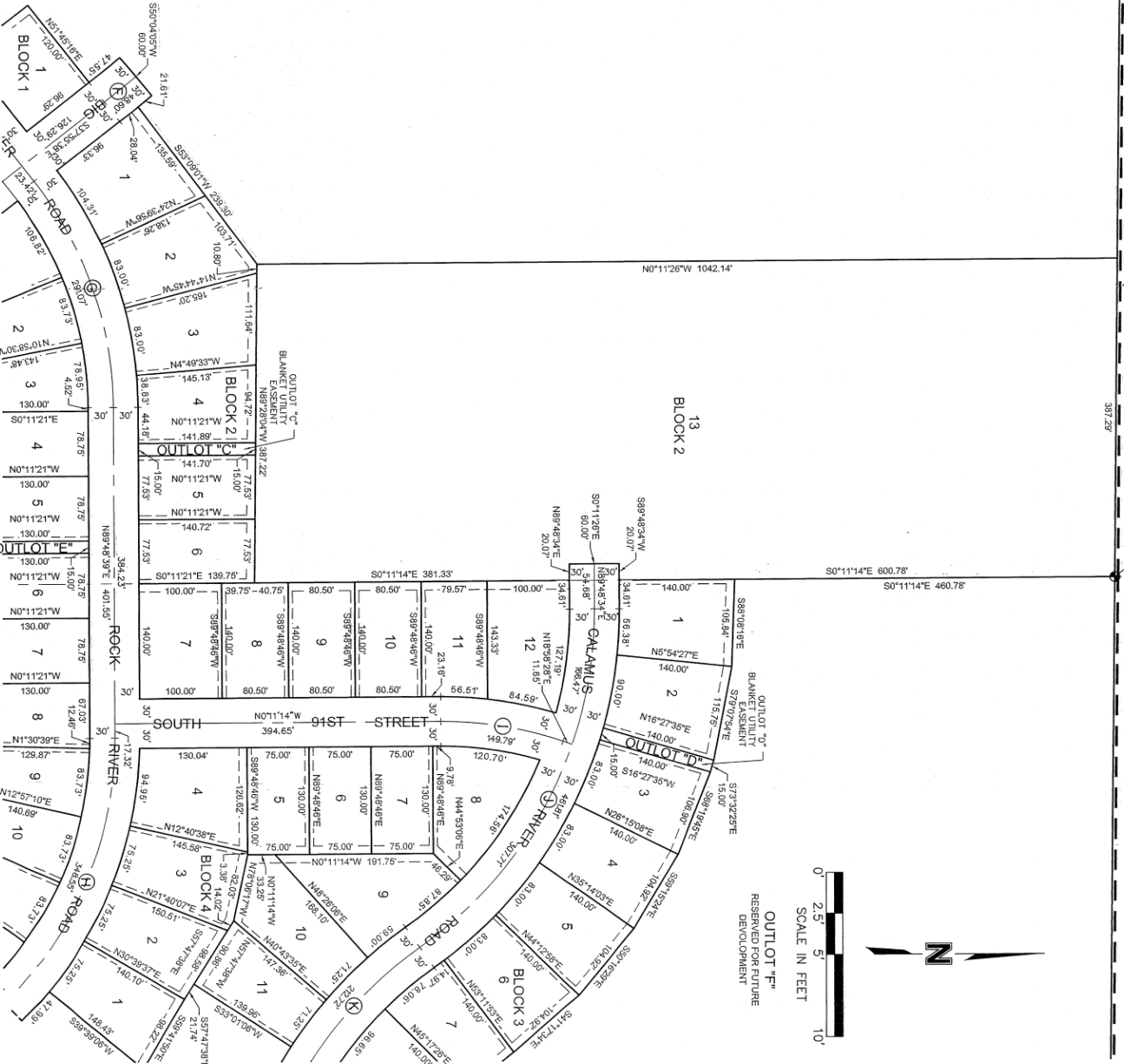
NE CORNER SW/4
SEC. 36-10N-67E

NOTES:
SEE SHEETS 2 & 8 FOR FLOOD
CORRIDOR EASEMENT DETAILS.
OUTLOTS "C", "D", AND "E" ARE FOR
PEDESTRIAN EASEMENTS

OUTLOT "B"
RESERVED FOR
FUTURE
DEVELOPMENT

OUTLOT "F"
RESERVED FOR FUTURE
DEVELOPMENT

0 2.5' 5' 10'
SCALE IN FEET



NE CORNER SW 1/4
SEC. 35, T10N, R7E
S89°27'08"E 1320.28'
1320.28'

WANDERING CREEK 2ND ADDITION FINAL PLAT (THIS PLAT BASED UPON PUD AND CZ#17030A FOR WANDERING CREEK ADDITION)

NOTES:
SEE SHEET 8 FOR FLOOD CORRIDOR
EASEMENT DETAIL.
OUTLOTS 'C', 'D', AND 'E' ARE FOR
PEDESTRIAN EASEMENTS

OUTLOT 'A'
RESERVED FOR
FUTURE
DEVELOPMENT

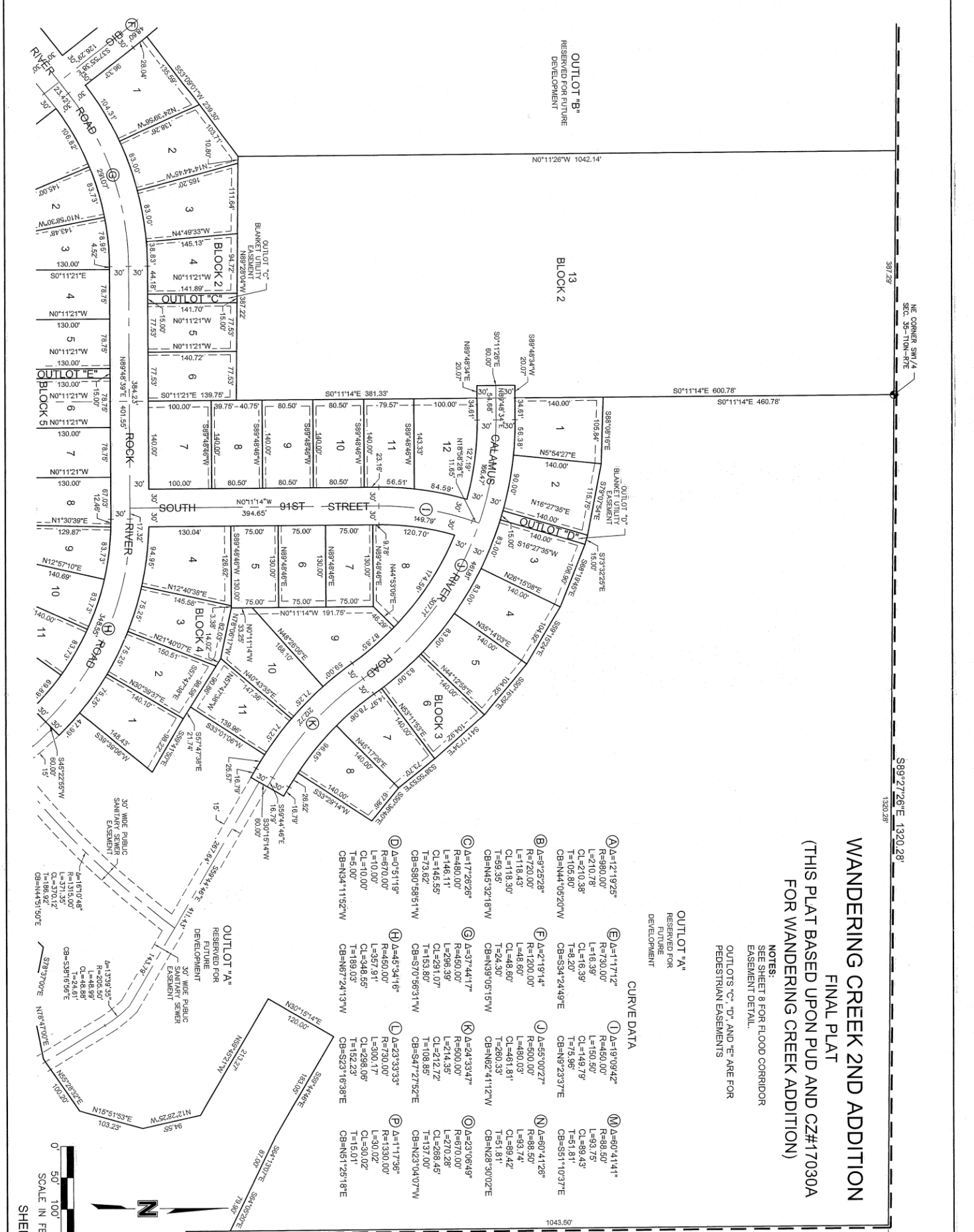
CURVE DATA

- (A) Δ=12°19'25"
R=980.00
L=210.78
CL=270.38
T=105.30
CB=N44°05'20"W
- (B) Δ=9°25'28"
R=720.00
L=111.92
CL=118.30
T=59.35
CB=N45°32'18"W
- (C) Δ=17°28'25"
R=480.00
L=146.11
CL=145.55
T=73.62
CB=S80°58'51"W
- (D) Δ=0°51'19"
R=670.00
L=10.00
CL=10.00
T=189.03
CB=N34°11'52"W
- (E) Δ=1°17'12"
R=730.00
L=16.39
CL=16.39
T=6.20
CB=S34°24'49"E
- (F) Δ=2°19'14"
R=800.00
L=111.82
CL=148.60
T=24.30
CB=N39°05'15"W
- (G) Δ=37°44'17"
R=450.00
L=296.39
CL=291.07
T=153.80
CB=S70°56'31"W
- (H) Δ=45°34'16"
R=450.00
L=357.91
CL=348.55
T=189.03
CB=N67°24'13"W
- (I) Δ=2°33'33"
R=730.00
L=300.17
CL=30.02
T=152.23
CB=S23°16'38"E
- (J) Δ=1°17'36"
R=1330.00
L=30.02
CL=30.02
T=15.01
CB=N61°25'18"E
- (K) Δ=24°33'47"
R=600.00
L=274.35
CL=272.72
T=108.85
CB=S47°27'52"E
- (L) Δ=23°06'49"
R=670.00
L=270.28
CL=288.45
T=197.00
CB=N23°04'07"W
- (M) Δ=80°41'41"
R=68.50
L=50.73
CL=69.43
T=51.81
CB=S91°10'37"E
- (N) Δ=80°41'26"
R=88.50
L=83.74
CL=89.42
T=51.81
CB=N28°30'02"E

LOT 65 I.T.
(NOT PART OF THIS PLAT)



SCALE IN FEET
SHEET 4 OF 8



OUTLOT 'B'
RESERVED FOR FUTURE
DEVELOPMENT

BLOCK 2

BLOCK 3

BLOCK 4

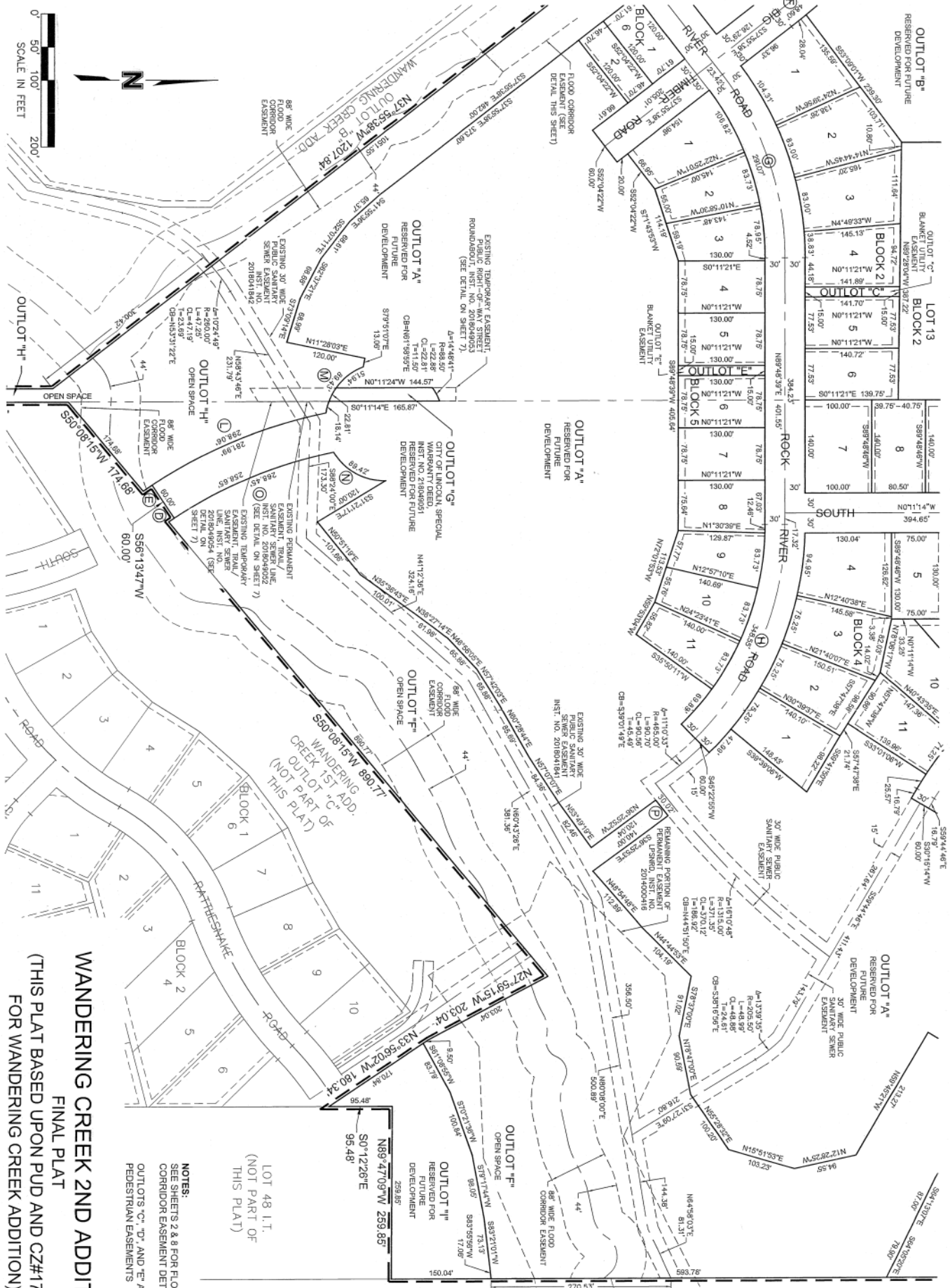
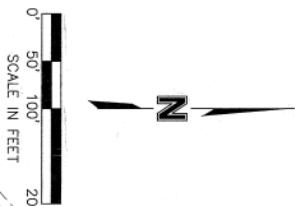
BLOCK 1

OUTLOT 'A'

OUTLOT 'C'

OUTLOT 'D'

OUTLOT 'E'



WANDERING CREEK 2ND ADDITION
FINAL PLAT
 (THIS PLAT BASED UPON PUD AND CZ#17030A
 FOR WANDERING CREEK ADDITION)

NOTES:
 SEE SHEETS 2 & 8 FOR FLOOD
 CORRIDOR EASEMENT DETAILS.
 OUTLOTS 'C', 'D', AND 'E' ARE FOR
 PEDESTRIAN EASEMENTS

LOT 48 I.T.
 (NOT PART OF
 THIS PLAT)

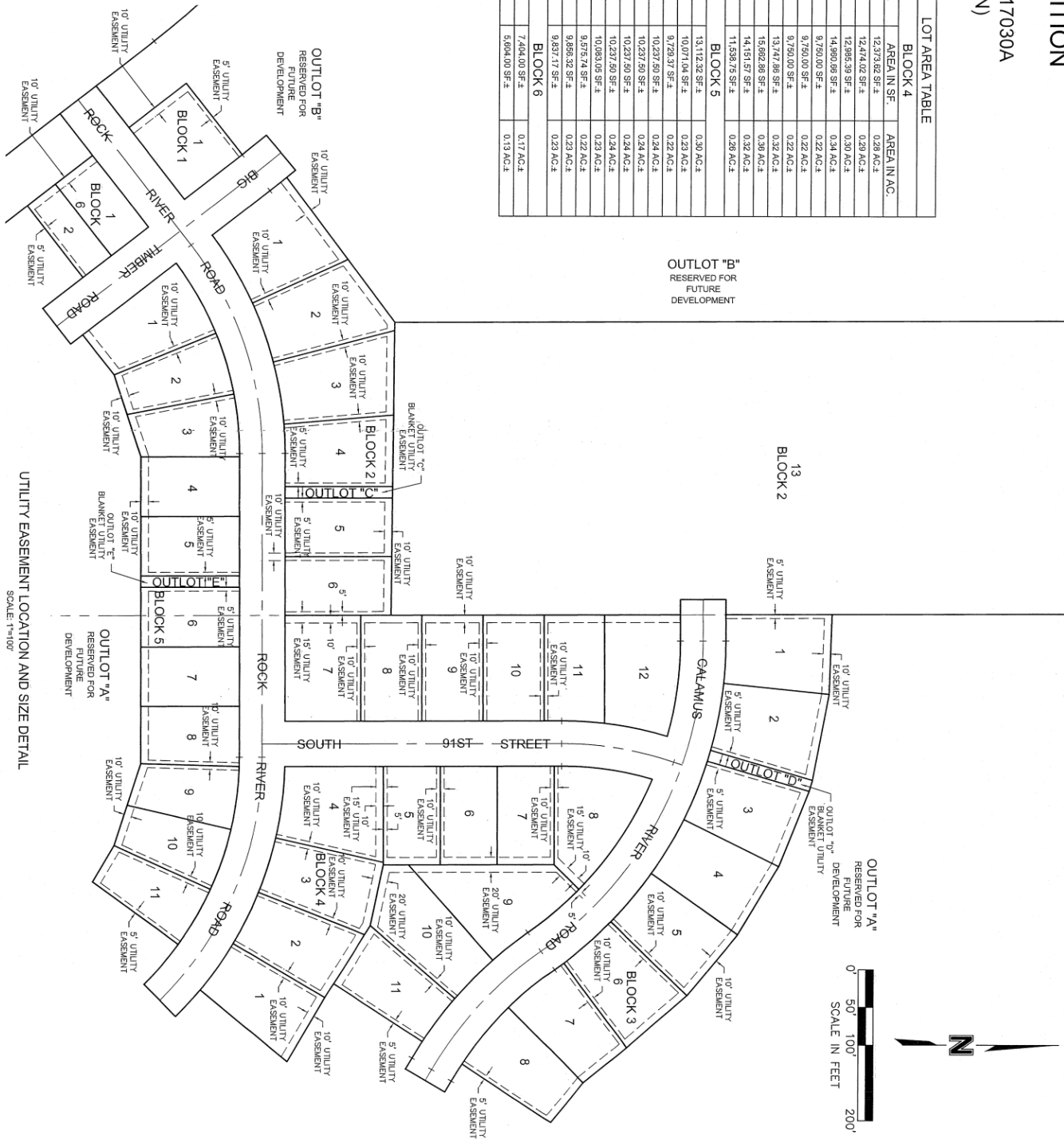
LOT 64 I.T.
 (NOT PART OF THIS PLAT)

WANDERING CREEK 2ND ADDITION FINAL PLAT (THIS PLAT BASED UPON PUD AND CZ#17030A FOR WANDERING CREEK ADDITION)

LOT AREA TABLE				LOT AREA TABLE			
BLOCK 1				BLOCK 4			
LOT NUMBER	AREA IN SF.	AREA IN AC.	LOT NUMBER	AREA IN SF.	AREA IN AC.		
LOT 1	11,514.30 SF.±	0.26 AC.±	LOT 1	12,373.82 SF.±	0.28 AC.±		
BLOCK 2				BLOCK 5			
LOT 1	15,382.73 SF.±	0.35 AC.±	LOT 1	13,112.32 SF.±	0.30 AC.±		
LOT 2	14,753.91 SF.±	0.34 AC.±	LOT 2	10,071.04 SF.±	0.23 AC.±		
LOT 3	14,756.67 SF.±	0.34 AC.±	LOT 3	9,729.37 SF.±	0.22 AC.±		
LOT 4	12,885.83 SF.±	0.29 AC.±	LOT 4	10,237.50 SF.±	0.24 AC.±		
LOT 5	10,941.81 SF.±	0.25 AC.±	LOT 5	10,237.50 SF.±	0.24 AC.±		
LOT 6	10,671.92 SF.±	0.24 AC.±	LOT 6	10,237.50 SF.±	0.24 AC.±		
LOT 7	13,999.37 SF.±	0.32 AC.±	LOT 7	10,083.05 SF.±	0.23 AC.±		
LOT 8	11,269.97 SF.±	0.26 AC.±	LOT 8	9,575.74 SF.±	0.22 AC.±		
LOT 9	11,270.00 SF.±	0.26 AC.±	LOT 9	9,895.32 SF.±	0.23 AC.±		
LOT 10	11,270.00 SF.±	0.26 AC.±	LOT 10	9,837.17 SF.±	0.23 AC.±		
LOT 11	11,202.52 SF.±	0.26 AC.±	BLOCK 6				
LOT 12	14,524.81 SF.±	0.33 AC.±	LOT 1	7,404.00 SF.±	0.17 AC.±		
LOT 13	402,350.95 SF.±	9.24 AC.±	LOT 2	5,604.00 SF.±	0.13 AC.±		
BLOCK 3				BLOCK 6			
LOT 1	13,674.32 SF.±	0.31 AC.±	LOT 1	7,404.00 SF.±	0.17 AC.±		
LOT 2	14,225.00 SF.±	0.33 AC.±	LOT 2	5,604.00 SF.±	0.13 AC.±		
LOT 3	13,154.00 SF.±	0.30 AC.±					
LOT 4	13,024.26 SF.±	0.30 AC.±					
LOT 5	13,024.26 SF.±	0.30 AC.±					
LOT 6	13,024.26 SF.±	0.30 AC.±					
LOT 7	11,781.45 SF.±	0.27 AC.±					
LOT 8	11,615.69 SF.±	0.27 AC.±					
OUTLOTS				OUTLOTS			
OUTLOT LETTER	AREA IN SF.	AREA IN AC.	OUTLOT LETTER	AREA IN SF.	AREA IN AC.		
"A"	1,709,444.67 SF.±	39.22 AC.±	OUTLOT "A"	1,709,444.67 SF.±	39.22 AC.±		
"B"	1,091,668.50 SF.±	25.09 AC.±	OUTLOT "B"	1,091,668.50 SF.±	25.09 AC.±		
"C"	2,128.89 SF.±	0.05 AC.±	OUTLOT "C"	2,128.89 SF.±	0.05 AC.±		
"D"	2,099.45 SF.±	0.05 AC.±	OUTLOT "D"	2,099.45 SF.±	0.05 AC.±		
"E"	1,590.00 SF.±	0.04 AC.±	OUTLOT "E"	1,590.00 SF.±	0.04 AC.±		
"F"	418,624.41 SF.±	9.59 AC.±	OUTLOT "F"	418,624.41 SF.±	9.59 AC.±		
"G"	31,933.61 SF.±	0.07 AC.±	OUTLOT "G"	31,933.61 SF.±	0.07 AC.±		
"H"	141,941.29 SF.±	3.25 AC.±	OUTLOT "H"	141,941.29 SF.±	3.25 AC.±		
"I"	42,618.57 SF.±	0.98 AC.±	OUTLOT "I"	42,618.57 SF.±	0.98 AC.±		

**LOWEST MINIMUM OPENING
ELEVATION TABLE**

LOT NUMBER	LOWEST MIN. OPENING ELEVATION
BLOCK 1	
LOT 1	1301.10
BLOCK 3	
LOT 1	1288.00
LOT 2	1298.80
LOT 3	1298.04
LOT 4	1278.40
LOT 5	1278.80
LOT 6	1274.20
LOT 7	1272.60
LOT 8	1270.90
BLOCK 6	
LOT 1	1292.10
LOT 2	1290.70



WANDERING CREEK 2ND ADDITION FINAL PLAT (THIS PLAT BASED UPON PUD AND CZ#17030A FOR WANDERING CREEK ADDITION)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS WANDERING CREEK 2ND ADDITION, A SUBDIVISION COMPOSED OF LOT 69 I.T., LOT 70 I.T., LOT 71 I.T., AND A PORTION OF DEDICATED RIGHT-OF-WAY AS DESCRIBED IN INSTRUMENT NUMBER 2018049051, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH. P.M., AND LOT 66 I.T., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH. P.M., ALL IN LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS WANDERING CREEK 2ND ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2018017045, 2018049755, 2018017048, 2019006123, AND 2019006124 (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.

UNION BANK AND TRUST COMPANY

BY: Chris Wagner
NAME: Chris Wagner
TITLE: Vice President

PINNACLE BANK

BY: John Lafelin
NAME: JOHN LAFLIN
TITLE: MARKET PRESIDENT

ACKNOWLEDGEMENT NOTARY

STATE OF NEBRASKA }
 }SS.
COUNTY OF LANCASTER }



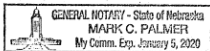
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF August, 2019, BY Chris Wagner (NAME OF BANK OFFICER), Vice President (TITLE OF BANK OFFICER), UNION BANK AND TRUST COMPANY, ON BEHALF OF SAID

BANK.

Mark C. Palmer
NOTARY PUBLIC

ACKNOWLEDGEMENT NOTARY

STATE OF NEBRASKA }
 }SS.
COUNTY OF LANCASTER }



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF August, 2019, BY John Lafelin (NAME OF BANK OFFICER), Market President (TITLE OF BANK OFFICER), PINNACLE BANK, ON BEHALF OF SAID BANK.

Mark C. Palmer
NOTARY PUBLIC

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M.; THENCE NORTHERLY ON THE EAST LINE OF SAID SOUTHWEST QUARTER, ON AN ASSUMED BEARING OF N00°11'14"W, A DISTANCE OF 55.00' TO THE SOUTHEAST CORNER OF LOT 70 I.T., SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF VAN DORN STREET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE N89°49'27"W, ON THE SOUTH LINE OF SAID LOT 70 I.T., SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 55.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 20.13' TO THE SOUTHWEST CORNER OF SAID LOT 70 I.T.; THENCE N00°11'24"W, ON THE WEST LINE OF SAID LOT 70 I.T., A DISTANCE OF 302.32' TO THE MOST SOUTHERN CORNER OF LOT 69 I.T.; THENCE N37°55'38"W, ON A SOUTHWEST LINE OF SAID LOT 69 I.T., A DISTANCE OF 1,207.84' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 12°19'25", A RADIUS OF 980.00', AN ARC LENGTH OF 210.78' ON A SOUTHWEST LINE OF SAID LOT 69 I.T., A CHORD LENGTH OF 210.38', A TANGENT LENGTH OF 105.80', AND A CHORD BEARING OF N44°05'20"W, TO A POINT; THENCE N50°15'03"W, ON A SOUTHWEST LINE OF SAID LOT 69 I.T., A DISTANCE OF 196.52' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 09°25'28", A RADIUS OF 720.00', AN ARC LENGTH OF 118.43' ON A SOUTHWEST LINE OF SAID LOT 69 I.T., A CHORD LENGTH OF 118.30', A TANGENT LENGTH OF 59.35', AND A CHORD BEARING OF N45°32'18"W, TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 17°26'26", A RADIUS OF 480.00', AN ARC LENGTH OF 146.11' ON A SOUTH LINE OF SAID LOT 69 I.T., A CHORD LENGTH OF 145.55', A TANGENT LENGTH OF 73.62', AND A CHORD BEARING OF S80°58'51"W TO A POINT; THENCE S89°42'04"W, ON A SOUTH LINE OF SAID LOT 69 I.T., A DISTANCE OF 40.93' TO THE SOUTHWEST CORNER OF SAID LOT 69 I.T.; THENCE N00°17'52"W, ON THE WEST LINE OF SAID LOT 69 I.T., A DISTANCE OF 1,033.44' TO THE NORTHWEST CORNER OF SAID LOT 69 I.T., SAID POINT BEING ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE S89°27'50"E, ON THE NORTH LINE OF SAID LOT 69 I.T., AND ON THE NORTH LINE OF LOT 71 I.T., SAID LINE BEING THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,320.01' TO THE NORTHEAST CORNER OF SAID LOT 71 I.T., SAID POINT BEING THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 66 I.T.; THENCE S89°27'26"E, THE NORTH LINE OF LOT 66 I.T., SAID LINE BEING THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,320.28' TO THE NORTHEAST CORNER OF SAID LOT 66 I.T.; THENCE S00°13'02"E, ON THE EAST LINE OF SAID LOT 66 I.T., A DISTANCE OF 1,787.32' TO THE SOUTHEAST CORNER OF SAID LOT 66 I.T.; THENCE N89°47'09"W, ON A SOUTH LINE OF SAID LOT 66 I.T., A DISTANCE OF 259.85' TO A SOUTH CORNER OF SAID LOT 66 I.T.; THENCE S00°12'26"E, ON AN EAST LINE OF SAID LOT 66 I.T., A DISTANCE OF 95.48' TO A SOUTH CORNER OF SAID LOT 66 I.T.; THENCE N33°58'02"W, ON A SOUTHWEST LINE OF SAID LOT 66 I.T., A DISTANCE OF 180.34' TO A WEST CORNER OF SAID LOT 66 I.T.; THENCE N27°59'15"W, ON A SOUTHWEST LINE OF SAID LOT 66 I.T., A DISTANCE OF 203.04' TO A SOUTH CORNER OF SAID LOT 66 I.T.; THENCE S50°08'15"W, ON A SOUTHWEST LINE OF SAID LOT 66 I.T., A DISTANCE OF 890.77' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 00°51'19", A RADIUS OF 670.00', AN ARC LENGTH OF 10.00' ON A SOUTHWEST LINE OF SAID LOT 66 I.T., A CHORD LENGTH OF 10.00', A TANGENT LENGTH OF 5.00', AND A CHORD BEARING OF N34°11'52"W TO A SOUTH CORNER OF SAID LOT 66 I.T.; THENCE S58°13'47"W, ON A SOUTHWEST LINE OF SAID LOT 66 I.T., A DISTANCE OF 60.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 01°17'12", A RADIUS OF 730.00', AN ARC LENGTH OF 16.39' ON A NORTHEAST LINE OF SAID LOT 66 I.T., A CHORD LENGTH OF 16.39', A TANGENT LENGTH OF 8.20', AND A CHORD BEARING OF S34°24'49"E TO A SOUTH CORNER OF SAID LOT 66 I.T.; THENCE S50°08'15"W, ON A SOUTHWEST LINE OF SAID LOT 66 I.T., A DISTANCE OF 174.68' TO THE SOUTHWEST CORNER OF SAID LOT 66 I.T., SAID POINT BEING ON THE EAST LINE OF LOT 70 I.T., SAID POINT BEING ON THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE S00°11'14"E, ON THE EAST LINE OF SAID LOT 70 I.T., SAID LINE BEING THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 325.82' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 4,516,914.29 SQUARE FEET OR 103.69 ACRES, MORE OR LESS.

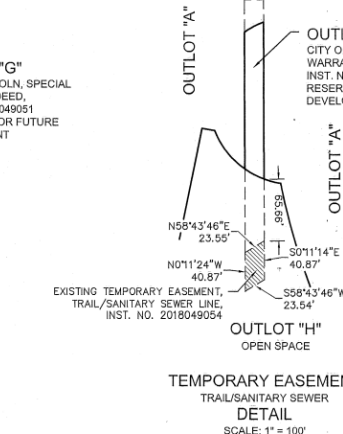
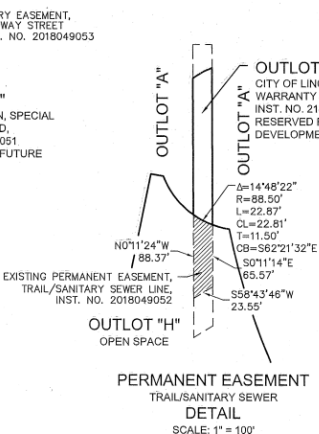
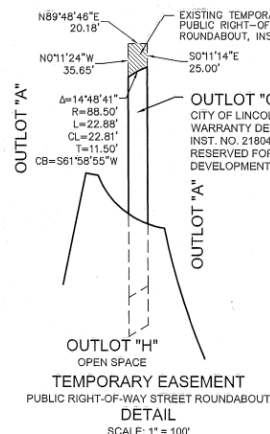
PERMANENT MONUMENTS HAVE BEEN FOUND OR PLACED AT EACH OF THE FINAL PLAT CORNER OR THE PERIPHERY OF THE SUBDIVISION, ON THE CENTERLINE AT EACH STREET INTERSECTION AND AT EACH POINT OF TANGENCY AND CURVATURE.

TEMPORARY MARKERS HAVE BEEN PLACED AT EACH LOT AND BLOCK CORNER AND THAT THE SUBDIVIDER WILL FILE A BOND OR ESCROW TO ENSURE THE PLACING OF THE 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.

DATE July 31st, 2019
MICHAEL R. JOHNSON
OLSSON ASSOCIATES
601 P STREET, SUITE 200
LINCOLN, NE. 68508

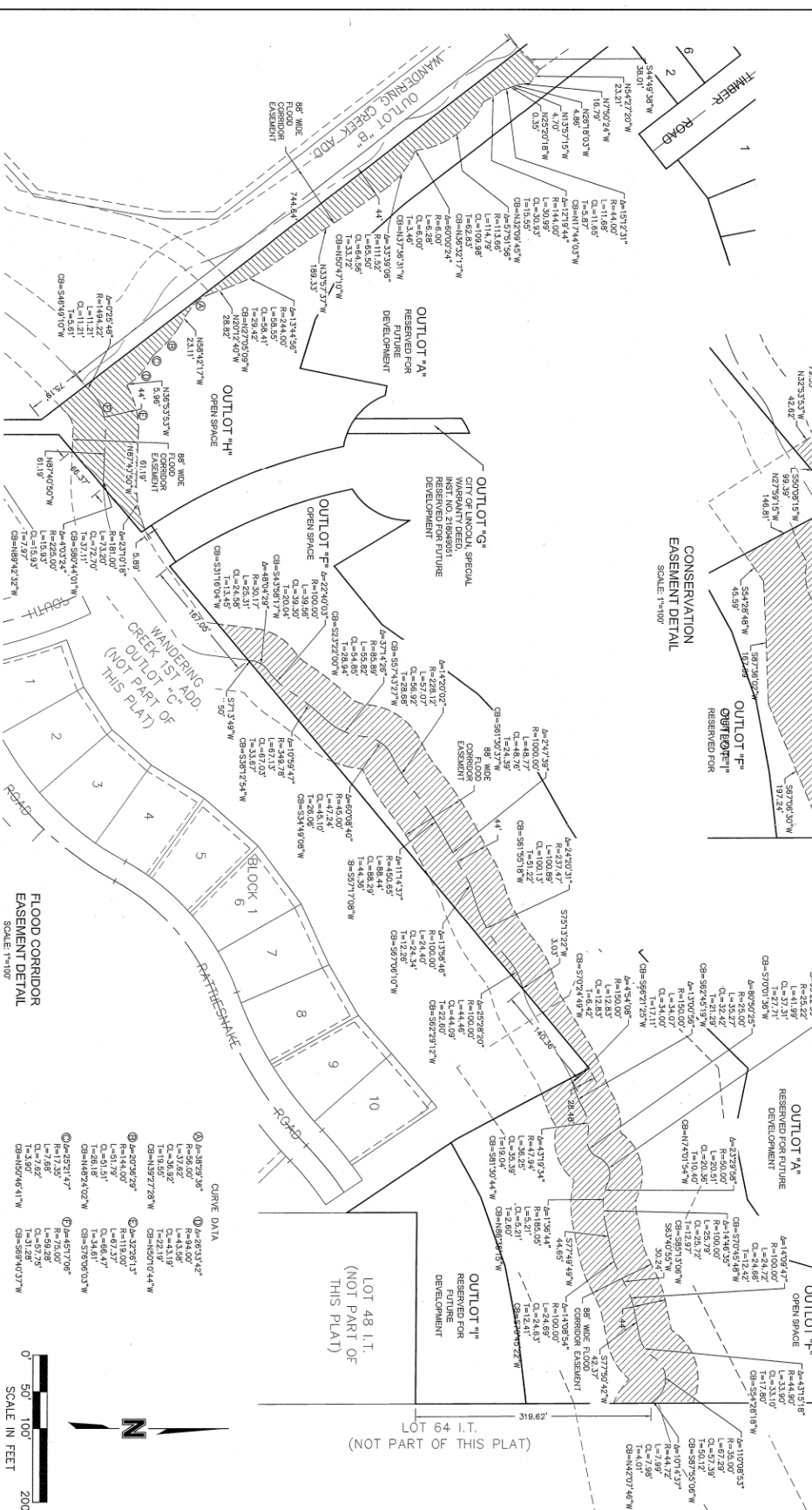
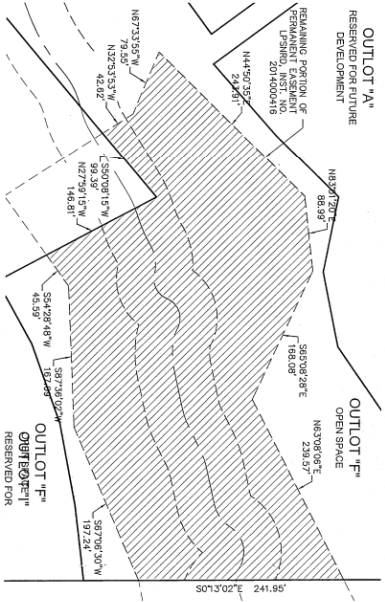
526
L.S. NUMBER



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DATE: Jul 31, 2019 10:19am
USER: m.johnson
XREFS: MICHAEL_JOHNSON_LS_NE 17191_LFBASE

**WANDERING CREEK 2ND ADDITION
FINAL PLAT
(THIS PLAT BASED UPON PUD AND CZ#17030A
FOR WANDERING CREEK ADDITION)**

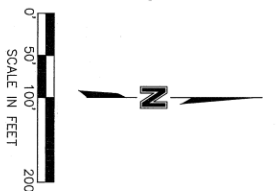
**CONSERVATION
EASEMENT DETAIL**
SCALE 1"=100'



**FLOOD CORRIDOR
EASEMENT DETAIL**
SCALE 1"=100'

CURVE DATA

①	R=3879.36'	Δ=28°33'42"
②	R=51.00'	Δ=90.00'
③	R=36.62'	Δ=43.59'
④	T=22.18'	Δ=139°27'28"W
⑤	R=1507.044'	Δ=150°10'44"W
⑥	R=3728.13'	Δ=32°28'13"
⑦	R=61.00'	Δ=90.00'
⑧	R=66.47'	Δ=91.51'
⑨	R=28.18'	Δ=34.81'
⑩	R=157.00'	Δ=150°10'44"W
⑪	R=157.00'	Δ=150°10'44"W
⑫	R=157.00'	Δ=150°10'44"W
⑬	R=157.00'	Δ=150°10'44"W
⑭	R=157.00'	Δ=150°10'44"W
⑮	R=157.00'	Δ=150°10'44"W



LOT 48 I.T.
(NOT PART OF THIS PLAT)

LOT 64 I.T.
(NOT PART OF THIS PLAT)