

WANDERING CREEK 4TH ADDITION FINAL PLAT (THIS PLAT BASED UPON PUD AND CZ#17030A FOR WANDERING CREEK ADDITION)

wacr4
#5904

Inst # 2021003518 Fri Jan 15 14:09:54 CST 2021
 Filing Fee: \$100.00
 LANCASTER COUNTY, NE Assessor/Registrar of Deeds Office PLAT
 Pages 4

FINAL PLAT DEDICATION

THE FOREGOING PLAT, KNOWN AS WANDERING CREEK 4TH 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.

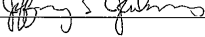
THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENTS OR DRAINAGE EASEMENT SHOWN THEREON.

THE 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

MATODOL, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

BY: OLSSON, INC., A NEBRASKA CORPORATION, AS MANAGER

BY: 
JEFFREY S. JENKINS, CHIEF FINANCIAL OFFICER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)




ON THIS 15th DAY OF January, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME JEFFREY S. JENKINS, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS CHIEF FINANCIAL OFFICER FOR OLSSON INC., A NEBRASKA CORPORATION, MANAGER OF MATODOL, 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.


NOTARY PUBLIC

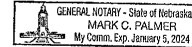
LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS WANDERING CREEK 4TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2018017045, 2018049755 (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.

BY: 
NAME: JOHN LAFLIN
TITLE: MARKET PRESIDENT

ACKNOWLEDGEMENT NOTARY

STATE OF NEBRASKA)
)SS.
COUNTY OF LANCASTER)




THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF January, 2021, BY JOHN LAFLIN, MARKET PRESIDENT, PINNACLE BANK, ON BEHALF OF SAID BANK.


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.

 JANUARY 15, 2021
PLANNING DIRECTOR for DATE

INDEX OF SHEETS

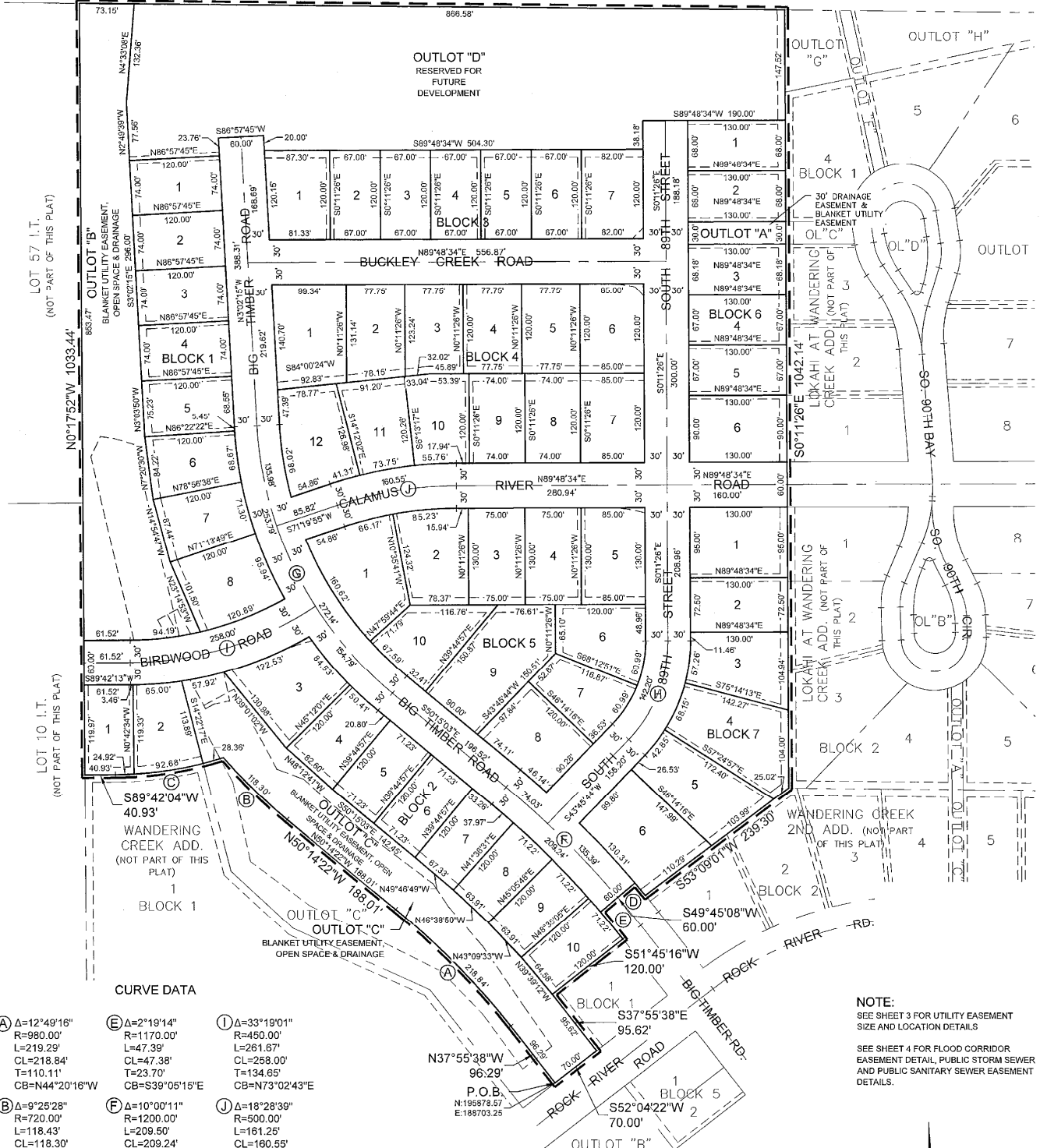
- SHEET 1: FINAL PLAT DEDICATION, ACKNOWLEDGMENT OF NOTARY, PLANNING DIRECTOR'S APPROVAL, LOT AREA TABLE.
- SHEET 2: FINAL PLAT DRAWING, CURVE DATA TABLE.
- SHEET 3: UTILITY EASEMENT LOCATION AND SIZE DETAIL.
- SHEET 4: SURVEYOR'S CERTIFICATE AND LEGAL DESCRIPTION, FLOOD CORRIDOR EASEMENT DETAILS, MINIMUM OPENING ELEVATION TABLE, PUBLIC STORM SEWER AND SANITARY SEWER EASEMENT DETAILS.

LOT AREA TABLE			LOT AREA TABLE		
BLOCK 1			BLOCK 5		
LOT NUMBER	AREA IN SF.	AREA IN AC.	LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	8,880.00 SF±	0.20 AC±	LOT 1	14,080.61 SF±	0.32 AC±
LOT 2	8,880.00 SF±	0.20 AC±	LOT 2	11,516.32 SF±	0.26 AC±
LOT 3	8,880.00 SF±	0.20 AC±	LOT 3	9,750.00 SF±	0.22 AC±
LOT 4	8,880.00 SF±	0.20 AC±	LOT 4	9,750.00 SF±	0.22 AC±
LOT 5	8,952.89 SF±	0.21 AC±	LOT 5	11,050.00 SF±	0.25 AC±
LOT 6	9,103.21 SF±	0.21 AC±	LOT 6	10,461.77 SF±	0.24 AC±
LOT 7	9,445.99 SF±	0.22 AC±	LOT 7	8,970.22 SF±	0.21 AC±
LOT 8	12,078.68 SF±	0.27 AC±	LOT 8	11,248.50 SF±	0.26 AC±
			LOT 9	16,833.48 SF±	0.39 AC±
			LOT 10	10,457.77 SF±	0.24 AC±
BLOCK 2			BLOCK 6		
LOT 1	7,842.36 SF±	0.18 AC±	LOT 1	8,840.07 SF±	0.20 AC±
LOT 2	9,213.10 SF±	0.21 AC±	LOT 2	8,840.07 SF±	0.20 AC±
LOT 3	12,341.45 SF±	0.28 AC±	LOT 3	8,863.03 SF±	0.20 AC±
LOT 4	9,171.39 SF±	0.21 AC±	LOT 4	8,710.00 SF±	0.20 AC±
LOT 5	8,547.26 SF±	0.20 AC±	LOT 5	8,710.00 SF±	0.20 AC±
LOT 6	8,547.26 SF±	0.20 AC±	LOT 6	11,700.00 SF±	0.27 AC±
LOT 7	8,325.94 SF±	0.19 AC±			
LOT 8	8,129.67 SF±	0.19 AC±	BLOCK 7		
LOT 9	8,129.67 SF±	0.19 AC±	LOT 1	12,350.00 SF±	0.28 AC±
LOT 10	8,170.32 SF±	0.19 AC±	LOT 2	9,425.00 SF±	0.22 AC±
BLOCK 3			LOT 3	11,532.50 SF±	0.26 AC±
LOT 1	10,117.43 SF±	0.23 AC±	LOT 4	15,269.19 SF±	0.35 AC±
LOT 2	8,040.00 SF±	0.18 AC±	LOT 5	13,428.21 SF±	0.31 AC±
LOT 3	8,040.00 SF±	0.18 AC±	LOT 6	14,388.53 SF±	0.33 AC±
LOT 4	8,040.00 SF±	0.18 AC±			
LOT 5	8,040.00 SF±	0.18 AC±	OUTLOTS		
LOT 6	8,040.00 SF±	0.18 AC±	OUTLOT LETTER	AREA IN SF.	AREA IN AC.
LOT 7	9,840.00 SF±	0.18 AC±	"A"	3,900.00 SF±	0.09 AC±
BLOCK 4			"B"	71,568.17 SF±	1.64 AC±
LOT 1	13,035.86 SF±	0.30 AC±	"C"	51,688.06 SF±	1.19 AC±
LOT 2	9,888.87 SF±	0.23 AC±	"D"	159,805.41 SF±	3.67 AC±
LOT 3	9,381.57 SF±	0.22 AC±			
LOT 4	9,330.00 SF±	0.21 AC±			
LOT 5	9,330.00 SF±	0.21 AC±			
LOT 6	10,200.00 SF±	0.23 AC±			
LOT 7	10,200.00 SF±	0.23 AC±			
LOT 8	8,880.00 SF±	0.20 AC±			
LOT 9	8,880.00 SF±	0.20 AC±			
LOT 10	9,632.47 SF±	0.22 AC±			
LOT 11	10,091.65 SF±	0.23 AC±			
LOT 12	12,166.95 SF±	0.28 AC±			

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 DATE: Aug 12, 2020 12:30pm
 XREFS: MICHAEL_JOHNSON_L5_L6
 Wandering Creek Flood Corridor

WANDERING CREEK 4TH ADDITION FINAL PLAT (THIS PLAT BASED UPON PUD AND CZ#17030A FOR WANDERING CREEK ADDITION)

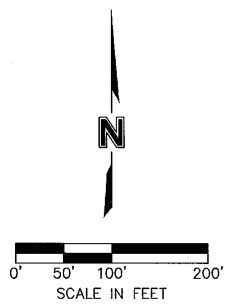
LOT 30 I.T.
(NOT PART OF THIS PLAT)
S89°27'50"E 939.73'



CURVE DATA

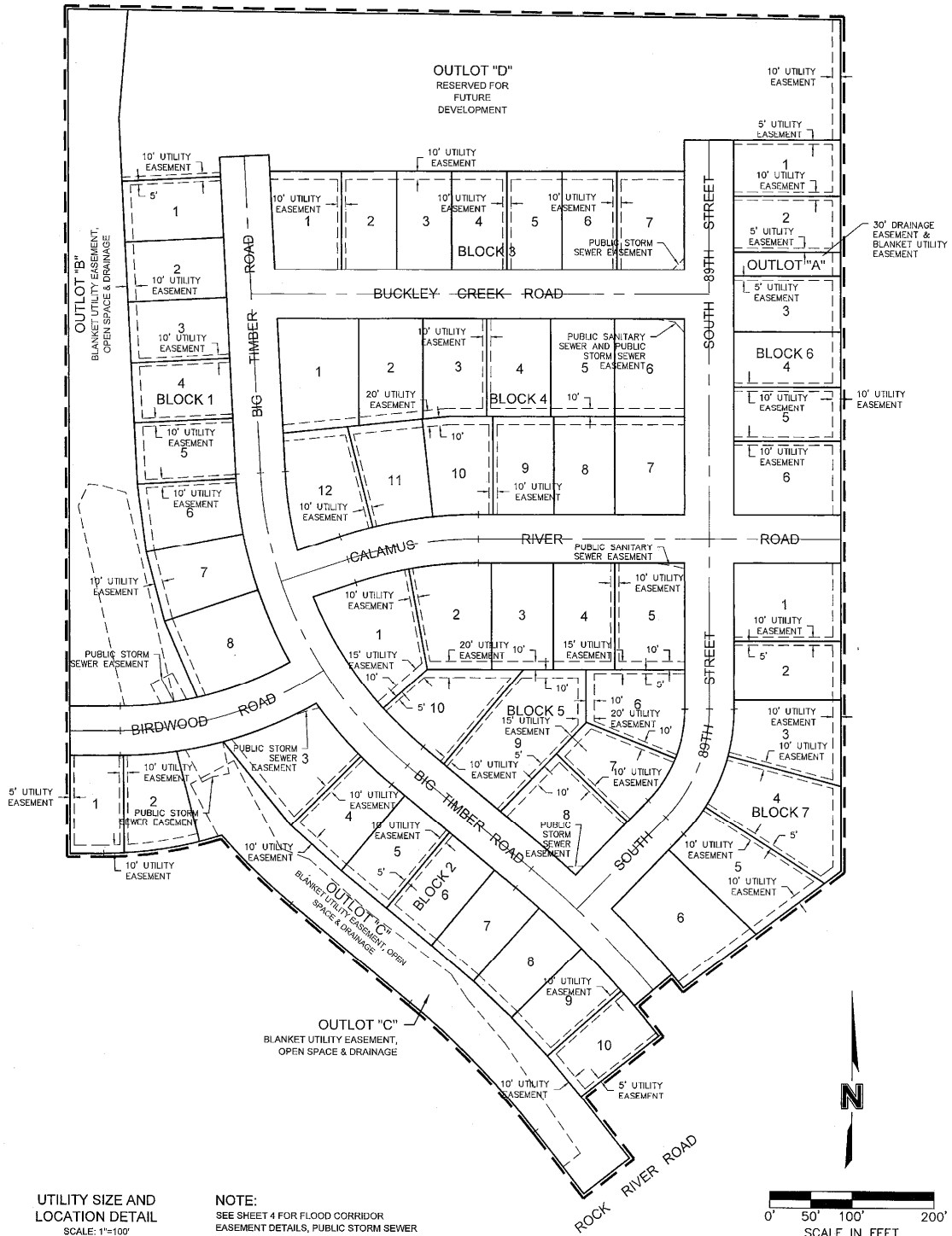
- (A) Δ=12°49'16"
R=980.00'
L=219.29'
CL=218.84'
T=110.11'
CB=N44°20'18"W
- (B) Δ=9°25'28"
R=720.00'
L=118.43'
CL=118.30'
T=59.35'
CB=N45°32'18"W
- (C) Δ=17°26'26"
R=480.00'
L=146.11'
CL=145.55'
T=73.62'
CB=S80°58'51"W
- (D) Δ=1°00'52"
R=1230.00'
L=21.78'
CL=21.78'
T=10.89'
CB=N39°44'28"W
- (E) Δ=2°19'14"
R=1170.00'
L=47.39'
CL=47.38'
T=23.70'
CB=S39°05'15"E
- (F) Δ=10°00'11"
R=1200.00'
L=209.50'
CL=209.24'
T=105.02'
CB=N45°14'57"W
- (G) Δ=47°12'47"
R=500.00'
L=412.01'
CL=400.45'
T=218.51'
CB=S28°38'39"E
- (H) Δ=43°57'10"
R=190.00'
L=145.75'
CL=142.20'
T=76.67'
CB=N21°47'09"E
- (I) Δ=33°19'01"
R=450.00'
L=261.67'
CL=258.00'
T=134.65'
CB=N73°02'43"E
- (J) Δ=18°28'39"
R=500.00'
L=161.25'
CL=160.55'
T=81.33'
CB=S80°34'15"W

NOTE:
SEE SHEET 3 FOR UTILITY EASEMENT SIZE AND LOCATION DETAILS.
SEE SHEET 4 FOR FLOOD CORRIDOR EASEMENT DETAIL, PUBLIC STORM SEWER AND PUBLIC SANITARY SEWER EASEMENT DETAILS.



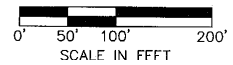
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 USER: mjohnson
 XREFS: MICHAEL_JOHNSON_LS_NE Wandering Creek Flood Coordinator

WANDERING CREEK 4TH ADDITION
 FINAL PLAT
 (THIS PLAT BASED UPON PUD AND CZ#17030A
 FOR WANDERING CREEK ADDITION)



UTILITY SIZE AND
 LOCATION DETAIL
 SCALE: 1"=100'

NOTE:
 SEE SHEET 4 FOR FLOOD CORRIDOR
 EASEMENT DETAILS, PUBLIC STORM SEWER
 AND PUBLIC SANITARY SEWER EASEMENT
 DETAILS.



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 DATE: Aug 12, 2020 12:33pm
 XREFS: MICHAEL_JOHNSON_LS_NE Wandering Creek Flood Corridor
 USFR: mjohnson

WANDERING CREEK 4TH ADDITION FINAL PLAT (THIS PLAT BASED UPON PUD AND CZ#17030A FOR WANDERING CREEK ADDITION)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE SUBDIVISION TO BE KNOWN AS WANDERING CREEK 4TH ADDITION, AS REQUIRED IN SECTION 26.19.041 OF THE LAND SUBDIVISION ORDINANCE, A SUBDIVISION COMPOSED OF OUTLOT "B", WANDERING CREEK 2ND ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERN CORNER OF OUTLOT "B", WANDERING CREEK 2ND ADDITION, SAID POINT BEING THE SOUTHEAST CORNER OF OUTLOT "C", WANDERING CREEK ADDITION, SAID POINT ALSO BEING ON A NORTH RIGHT-OF-WAY LINE OF ROCK RIVER ROAD; THENCE NORTHERLY ON A WEST LINE OF SAID OUTLOT "B", SAID LINE BEING AN EAST LINE OF SAID OUTLOT "C" ON AN ASSUMED BEARING OF N37°55'38"W, A DISTANCE OF 98.29' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 12°49'18", A RADIUS OF 980.00', AN ARC LENGTH OF 219.29' ON A WEST LINE OF SAID OUTLOT "B", SAID LINE BEING AN EAST LINE OF SAID OUTLOT "C", A CHORD LENGTH OF 218.84', A TANGENT LENGTH OF 110.11', AND A CHORD BEARING OF N44°20'16"W, TO A POINT; THENCE N50°14'22"W, ON A SOUTHWEST LINE OF SAID OUTLOT "B", SAID LINE BEING AN NORTHEAST LINE OF SAID OUTLOT "C", A DISTANCE OF 188.01' TO A POINT OF CURVATURE FOR A NON-TANGENT 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 OUTLOT "B", SAID LINE BEING A NORTHEAST LINE OF SAID OUTLOT "C", 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°28'28", A RADIUS OF 480.00', AN ARC LENGTH OF 146.11' ON A SOUTH LINE OF SAID OUTLOT "B", SAID LINE BEING A NORTH LINE OF SAID OUTLOT "C", AND A NORTH LINE OF LOT 1, BLOCK 1, WANDERING CREEK ADDITION, A CHORD LENGTH OF 145.65', 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 OUTLOT "B", SAID LINE BEING A NORTH LINE OF SAID LOT 1, A DISTANCE OF 40.93' TO A WEST CORNER OF SAID OUTLOT "B", SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE EAST LINE OF SAID LOT 10 I.T.; THENCE N00°17'52"W, ON THE WEST LINE OF SAID OUTLOT "B", SAID LINE BEING THE EAST LINE OF SAID LOT 10, AND THE EAST LINE OF LOT 57 I.T., A DISTANCE OF 1,033.44' TO THE NORTHWEST CORNER OF SAID OUTLOT "B", SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 57 I.T., SAID POINT ALSO BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M.; THENCE S89°27'50"E, ON THE NORTH LINE OF SAID OUTLOT "B", SAID LINE BEING THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 939.73' TO THE NORTHEAST CORNER OF SAID OUTLOT "B", SAID POINT BEING THE NORTHWEST CORNER OF OUTLOT "G", LOKAHI AT WANDERING CREEK ADDITION; THENCE S00°11'26"E, ON THE EAST LINE OF SAID OUTLOT "B", SAID LINE BEING THE WEST LINE OF SAID OUTLOT "G", THE WEST LINE OF LOTS 1 THROUGH 4, BLOCK 1, LOKAHI AT WANDERING CREEK ADDITION, AND THE WEST LINE OF OUTLOT "C", LOKAHI AT WANDERING CREEK ADDITION, A DISTANCE OF 1,042.14' TO AN EAST CORNER OF SAID OUTLOT "B", SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 3, SAID POINT ALSO BEING A NORTH CORNER OF LOT 2, BLOCK 2, WANDERING CREEK 2ND ADDITION; THENCE S53°09'01"W, ON A SOUTHEAST LINE OF SAID OUTLOT "B", SAID LINE BEING A NORTHWEST LINE OF SAID LOT 2, AND THE NORTHWEST LINE OF LOT 1, BLOCK 2, WANDERING CREEK 2ND ADDITION, A DISTANCE OF 239.30' TO A SOUTH CORNER OF SAID OUTLOT "B", SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON A EAST RIGHT-OF-WAY LINE OF BIG TIMBER ROAD, SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 01°00'52", A RADIUS OF 1,230.00', AN ARC LENGTH OF 21.78' ON A WEST LINE OF SAID OUTLOT "B", SAID LINE BEING AN EAST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 21.78', A TANGENT LENGTH OF 10.89', AND A CHORD BEARING OF N39°44'28"W TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY; THENCE S49°49'08"W, ON A SOUTHEAST LINE OF SAID OUTLOT "B", SAID LINE BEING A NORTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 60.00' TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY; SAID POINT ALSO BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 02°19'14", A RADIUS OF 1,170.00', AN ARC LENGTH OF 47.39' ON A EAST LINE OF SAID OUTLOT "B", SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 47.39', A TANGENT LENGTH OF 23.70', AND A CHORD BEARING OF S39°05'15"E TO AN EAST CORNER OF SAID OUTLOT "B", SAID POINT BEING THE MOST NORTHERN CORNER OF LOT 1, BLOCK 1, WANDERING CREEK 2ND ADDITION; THENCE S51°45'16"W, ON A SOUTHEAST LINE OF SAID OUTLOT "B", SAID LINE BEING A NORTHWEST LINE OF SAID LOT 1, A DISTANCE OF 120.00' TO AN EAST CORNER OF SAID OUTLOT "B", SAID POINT BEING THE MOST WESTERN CORNER OF SAID LOT 1; THENCE S37°55'38"E, ON A EAST LINE OF SAID OUTLOT "B", SAID LINE BEING A WEST LINE OF SAID LOT 1, A DISTANCE OF 95.62' TO AN EAST CORNER OF SAID OUTLOT "B", SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON A NORTH RIGHT-OF-WAY LINE OF ROCK RIVER ROAD; THENCE S82°04'22"W, ON A SOUTHEAST LINE OF SAID OUTLOT "B", SAID LINE BEING A NORTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 70.00' TO THE POINT OF BEGINNING,

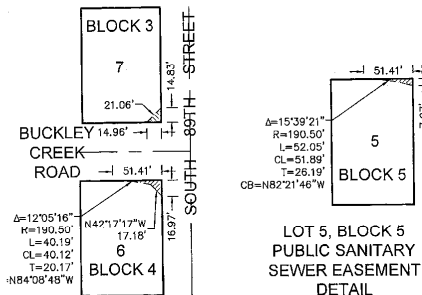
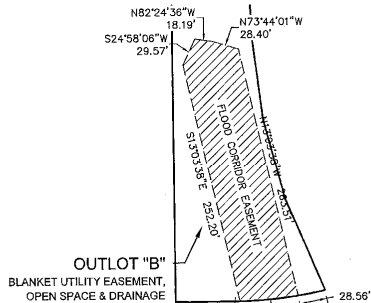
SAID TRACT CONTAINS A CALCULATED AREA OF 1,091,670.07 SQUARE FEET OR 25.06 ACRES, MORE OR LESS.

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.

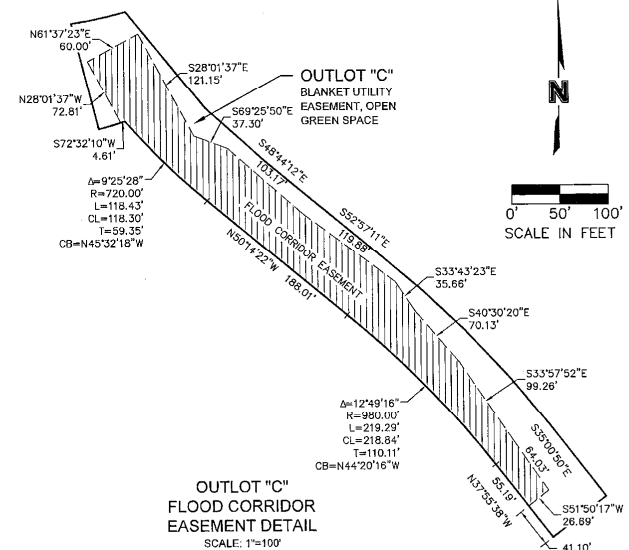
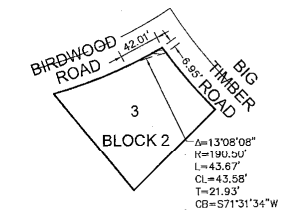
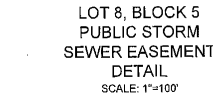
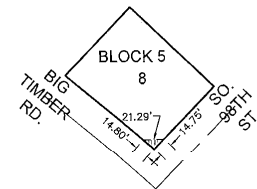
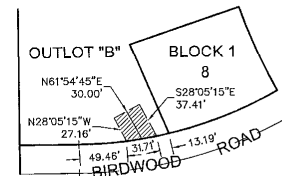
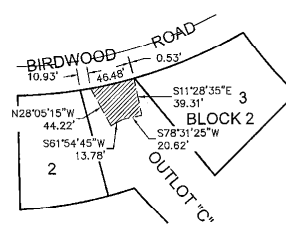
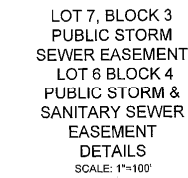
TEMPORARY MARKERS HAVE BEEN PLACED AT EACH BLOCK CORNER AND THAT THE SUBDIVIDER WILL FILE A BOND OR ESCROW TO INSURE THE PLACING OF METAL STAKES AT EACH LOT AND BLOCK CORNER AND THE SUBDIVIDER AGREES THAT THE PLACING OF METAL STAKES WILL BE COMPLETED PRIOR TO THE CONSTRUCTION ON OR THE CONVEYANCE OF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

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

January 13, 2021 Andrew L. Broeker 41
DATE ANDREW L. BROEKER L.S. NUMBER
OLSSON, INC.
601 P STREET, SUITE 200
LINCOLN, NE. 68508



MINIMUM OPENING ELEVATION TABLE	
LOT NUMBER	MINIMUM OPENING ELEVATION
BLOCK 1	
LOT 5	1328.8
LOT 6	1323.9
LOT 7	1320.2
LOT 8	1319.9
BLOCK 2	
LOT 2	1315.0
LOT 3	1311.1
LOT 4	1309.4
LOT 5	1307.6
LOT 6	1304.1
LOT 7	1303.5
LOT 8	1301.9
LOT 9	1301.5
LOT 10	1301.2



DWG: F:\2017\1001-1500\017-1391-F-40-Design\Survey\SRVY\Final Plat Drawings\F17-1391_VCA\F17.dwg
 DATE: Jan 13, 2021 10:26am
 XREFS: MICHAEL JOHNSON_S_NE
 Wandering Creek Flood Coordinator
 USET: abroeker