# WILDERNESS HILLS 2ND ADDITION

FINAL PLAT

BASED ON WILDERNESS HILLS 1ST ADDITION

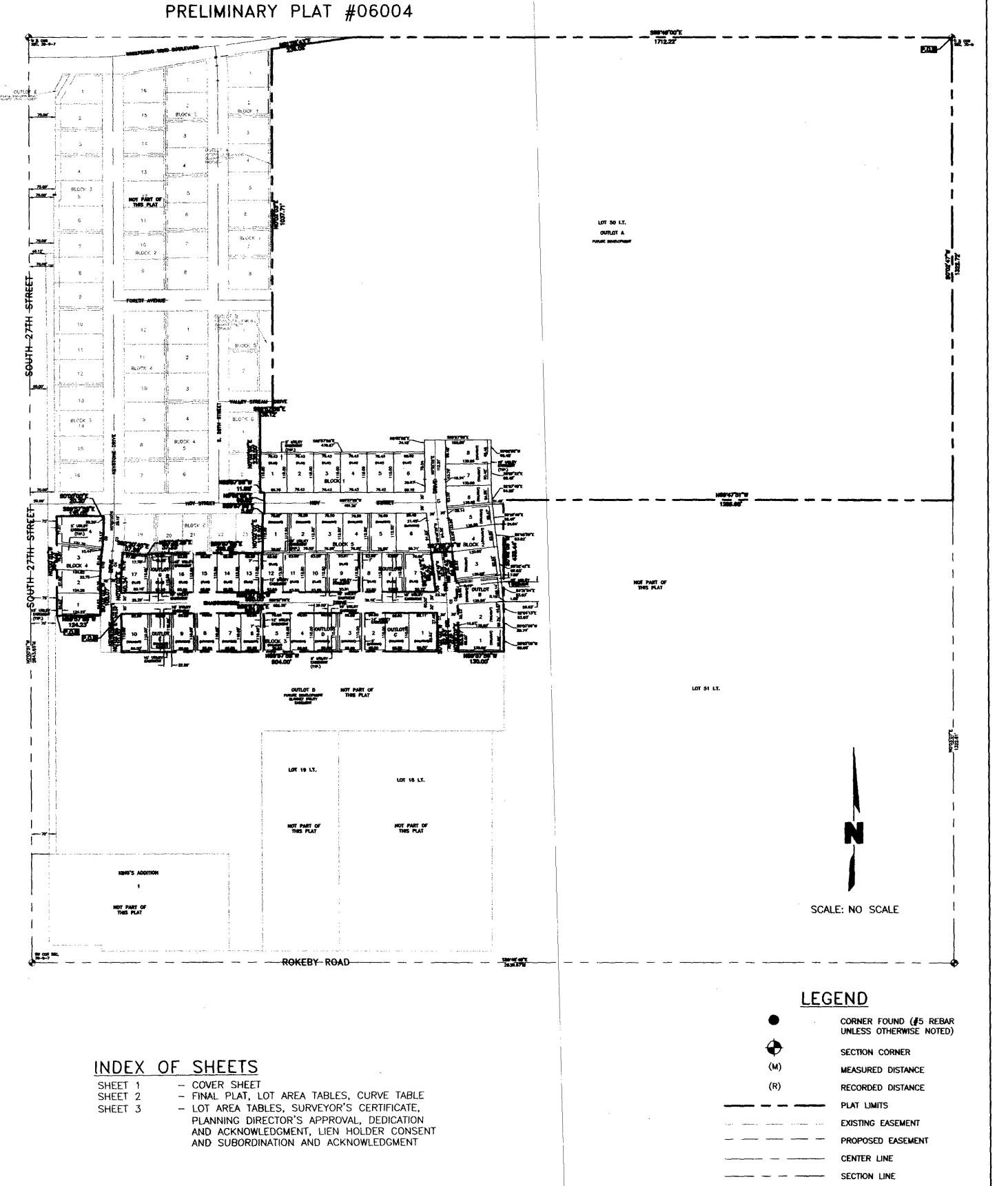
DRELIMINARY PLAT (1960)

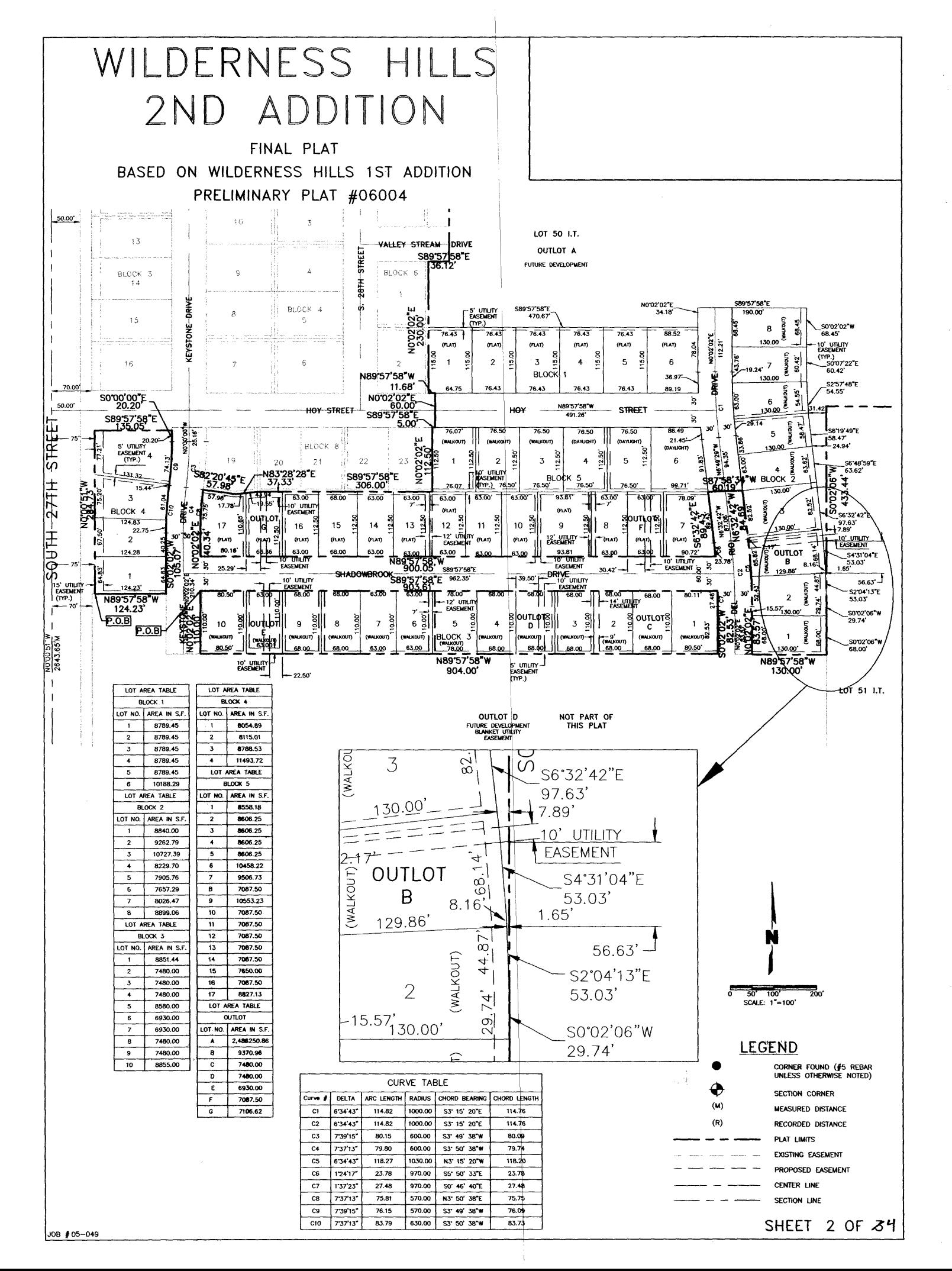
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SHEET 1 OF 34





### WILDERNESS HILLS 2ND ADDITION

FINAL PLAT

BASED ON WILDERNESS HILLS 1ST ADDITION PRELIMINARY PLAT #06004

SURVEYOR'S CERTIFICATE

DEREK A. BEENBLOSSOM, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS WILDERNESS HILLS 2ND ADDITION, A SUBDIVISION COMPOSED OF ALL OF LOTS 1-6 BLOCK 7, LOTS 1-18, BLOCK 8, LOTS 1-18, BLOCK 9, LOTS 1-6, BLOCK 10 AND OUTLOT C OF WILDERNESS HILLS 1ST ADDITION, ALONG WITH ALL OF LOT 50 IRREGULAR TRACT, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SECTION 30 TOWNSHIP 9 NORTH RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, AND THE POINT OF BEGINNING; THENCE SOUTH 00°02'47" WEST, ON THE EAST LINE OF LOT 50 IRREGULAR TRACT, A DISTANCE OF 1322.72 FEET; THENCE NORTH 89°47'51" WEST, ON THE NORTH LINE OF LOT 51 IRREGULAR TRACTS, A DISTANCE OF 1286.68 FEET; THENCE SOUTH 00°02'06 WEST, ON THE WEST LINE OF LOT 51 IRREGULAR TRACTS, A DISTANCE OF 433.44 FEET; THENCE NORTH 89°57'58 WEST, ON THE SOUTH LINE OF BLOCK 10, WILDERNESS HILLS 1ST ADDITION A DISTANCE OF 130.00 FEET; THENCE NORTH 00"02'02" EAST, ON THE EAST RIGHT OF WAY OF DEL RIO DRIVE, A DISTANCE OF 83.57 FEET; THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 06°34'43, A CHORD BEARING OF NORTH 03°15'20" WEST, A CHORD DISTANCE OF 118.20 FEET; THENCE NORTH 06\*32'42" WEST, ON THE AFORE SAID EAST RIGHT OF WAY OF DEL RIO DRIVE, A DISTANCE OF 84.69 FEET; THENCE SOUTH 87°58'34" WEST, ON THE NORTH LINE OF DEL RIO DRIVE, A DISTANCE OF 60.19 FEET; THENCE SOUTH 6" 32'42" EAST, ON THE WEST RIGHT OF WAY OF DEL RIO DRIVE, A DISTANCE OF 89.43 FEET THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 01"24'17", A CHORD BEARING OF SOUTH 05"50'33" EAST, A CHORD DISTANCE OF 23.78 FEET; THENCE NORTH 89°57'58" WEST, ON THE NORTH RIGHT OF WAY OF SHADOWBROOK DRIVE, A DISTANCE OF 900.05 FEET; THENCE NORTH 00°02'02" EAST, ON THE EAST RIGHT OF WAY OF KEYSTONE DRIVE. A DISTANCE OF 40.34 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 07"37"13", A CHORD BEARING OF NORTH 03"50"38" EAST, A CHORD DISTANCE OF 75.75 FEET; THENCE SOUTH 82°20'45° EAST, ON THE NORTH LINE OF LOT 18, BLOCK 8, WILDERNESS HILLS 1ST ADDITION, A DISTANCE OF \$7.98 FEET; THENCE NORTH 83°28'28" EAST, ON THE NORTH LINE OF LOT 17, BLOCK 8, WILDERNESS HILLS 1ST ADDITION, A DISTANCE OF 37.33 FEET; THENCE SOUTH 89°57'58" EAST, ON THE NORTH LINE OF LOTS 17-10. BLOCK 8, WILDERNESS HILLS 1ST ADDITION, A DISTANCE OF 306.00 FEET; THENCE NORTH 00°02'02' EAST, ON THE EAST LINE OF LOT 23, BLOCK 8, WILDERNESS HILLS 1ST ADDITION, A DISTANCE OF 112.50 FEET; THENCE SOUTH 89°57'58" EAST, ON THE SOUTH RIGHT OF WAY OF HOY STREET, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°02'02" EAST, ON THE EAST LINE HOY STREET, A DISTANCE OF 60.00 FEET; THENCE NORTH 89"57"58" WEST, ON THE NORTH RIGHT OF WAY OF HOY STREET, A DISTANCE OF 11.68 FEET; THENCE NORTH 00°02'02" EAST, ON THE WEST LINE OF LOTS 1 AND 2, BLOCK 6, WILDERNESS HILLS 1ST ADDITION, A DISTANCE OF 230.00 FEET; THENCE SOUTH 89"57"58" EAST, ON THE SOUTH RIGHT OF WAY OF VALLEY STREAM DRIVE, A DISTANCE OF 36.12 FEET; THENCE NORTH 00°02'03" EAST, ON THE EAST LINE OF OUTLOT A AND OUTLOT B, WILDERNESS HILLS 1ST ADDITION, A DISTANCE OF 1037.71 FEET; THENCE NORTH 81°58'43" EAST, ON THE SOUTH RIGHT OF WAY OF WHISPERING WIND BOULEARD, A DISTANCE OF 236.06 FEET; THENCE SOUTH 89°49'00" EAST, ON THE NORTH LINE OF LOT 50 IRREGULAR TRACT, A DISTANCE OF 1712.22 FEET, TO THE POINT OF BEGINNING.

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 9, WILDERNESS HILLS 1S ADDITION, AND THE POINT OF

THENCE SOUTH 89'57'58" EAST, ON THE SOUTH RIGHT OF WAY OF SHADOWBROOK DRIVE, A DISTANCE OF 903.61 FEET: THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 01\*37'23", ON THE WEST RIGHT OF WAY OF DEL RIO DRIVE, A CHORD BEARING OF SOUTH 00"46"40" EAST, A CHORD DISTANCE OF 27.48 FEET; THENCE SOUTH 00"02"02" WEST, ON THE WEST RIGHT OF WAY OF DEL RIO DRIVE, A DISTANCE OF 82.53 FEET; THENCE NORTH 89"57'58" WEST, ON THE SOUTH LINE OF BLOCK 9, WILDERNESS HILLS 1ST ADDITION, A DISTANCE OF 904.00 FEET; THENCE NORTH 00°02'02" EAST, ON THE EAST RIGHT OF WAY OF KEYSTONE DRIVE. A DISTANCE OF 110.00 FEET. TO THE POINT OF BEGINNING;

TOGETHER WITH:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 7, WILDERNESS HILLS 1ST ADDITION, AND THE POINT OF

THENCE NORTH 00"00'51" WEST, ON THE EAST RIGHT OF WAY OF SOUTH 27TH STREET, A DISTANCE OF 284.73 FEET: THENCE SOUTH 89\*57\*58" EAST, ON THE SOUTH RIGHT OF WAY OF HOY STREET, A DISTANCE OF 135.05 FEET; THENCE SOUTH 00°00'00" EAST, ON THE WEST RIGHT OF WAY OF KEYSTONE DRIVE, A DISTANCE OF 20.20 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 07"39'15", ON THE WEST RIGHT OF WAY OF KEYSTONE DRIVE, A CHORD BEARING OF SOUTH 03"49'38' WEST, A CHORD DISTANCE OF 76.09 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 07"37"13", ON THE WEST RIGHT OF WAY OF KEYSTONE DRIVE, A CHORD BEARING OF SOUTH 03°50'38" WEST, A CHORD DISTANCE OF 83.73 FEET; THENCE SOUTH 00°02'02" WEST, ON THE AFORE SAID WEST RIGHT OF WAY, A DISTANCE OF 105.07 FEET; THENCE NORTH 89°57'\$8" WEST, ON THE SOUTH LINE OF BLOCK 7, WILDERNESS HILLS 1ST ADDITION, A DISTANCE OF 124.23 FEET, TO THE POINT

THE AFORE DESCRIBED TRACTS OF LAND SHALL HAVE A COMBINED AREA OF 67.861 ACRES MORE OR LESS.

PERMANENT MONUMENTS HAVE: BEEN PLACED AT EACH OF THE FINAL PLAT CORNERS 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 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 THESE LOT SHOWN ON THE FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE FEET AND DECIMALS OF A FOOT.

MOVEMBER 28,2008

Allen Surveying Services Inc. 2510 Kimco CT. Suite A

Lincoln, NE 68521

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS WILDNERNESS HILLS 2ND ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2008010197 2002-60988,2002-60987,2003-052414, and 2008-007241 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION AND SUBORDINATION OF 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 OR ENTITY.

Agron D. Bell, SENIOR VICE PRESIDENT

ACKNOWLEDGMENT OF NOTARY

SS.

STATE OF

COUNTY OF

ON THIS 20 DAY OF NOVEMBER 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME ARON BELL TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF SAID COMPANY, AND HE ACKNOWLEDGED THE SAME TO BE IS VOLUNTARY ACT AND DEED (AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.)

MY COMMISSION EXPIRES THE 24 DAY OF August, 20

GENERAL NOTARY - State of Nebras JERI L. WILLIAMS

### DEDICATION

THE FOREGOING PLAT, KNOWN AS WILDERNESS HILLS 2ND ADDITION, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER, AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, WINDSTREAM NEBRASKA, INC., TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, BLACK HILLS ENERGY AND LINCOLN ELECTRIC SYSTEM, THEIR SUCCESSORS AND ASSIGNS, 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 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 THEREON.

THE CITY OF LINCOLN, NEBRASKA, ITS SUCCESSORS AND 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.

THE STREETS SHOWN THEREON ARE HEREBY DEDICATED TO THE PUBLIC.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO 27TH STREET AND WHISPERING FROM LOTS ABUTTING SAID STREET IS HEREBY RELINQUISHED.

ANY RELOCATION OF EXISTING LES FACILITIES WILL BE AT OWNER/DEVELOPER'S EXPENSE.

ANY CONSTRUCTION OR GRADE CHANGES IN LES TRANSMISSION LINE EASEMENT CORRIDORS ARE SUBJECT TO LES APPROVAL AND MUST BE IN ACCORDANCE WITH LES DESIGN AND SAFETY STANDARDS. LES DOES NOT WARRANT NOR ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY SUCH DEDICATED EASEMENTS.

LANDSCAPING MATERIAL SELECTIONS WITHIN EASEMENT CORRIDORS SHALL FOLLOW ESTABLISHED GUIDELINES TO MAINTAIN MINIMUM CLEARANCE FROM UTILITY FACILITIES.

LEO J. SCHUMACHER,

ACKNOWLEDGMENT OF NOTARY

STATE OF

COUNTY OF

ON THIS 21-TH DAY OF NOVEMBER, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME LED J. Schurpecher TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON(S) WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS PRESIDENT OF SAID COMPANY, AND HE ACKNOWLEDGED THE SAME TO BE IS VOLUNTARY ACT AND DEED (AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.)

A GENERAL NOTARY - State of Nebraska by Conner, Eug. March 27, 2012

Shelly L. Simonson

Stolog

MY COMMISSION EXPIRES THE 27th DAY OF March 2012

PLANNING DIRECTOR'S APPROVAL

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

## WILDERNESS HILLS 2ND ADDITION

FINAL PLAT
BASED ON WILDERNESS HILLS 1ST ADDITION
PRELIMINARY PLAT #06004

### LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS WILDERNESS HILLS 2ND ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT NO. 2001—59613 (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION AND SUBORDINATION OF 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.

HEATING, O'GARA, DAVIS & NEDVED, P.C., TRUSTEE

REX B. HOY, PRESIDENT
HOY ENTERPRISES, INC., BENEFICIARY

ACKNOW	LEDGMENT	OF	NOTARY

STATE OF Nebraska

COUNTY OF Lancaster

ON THIS DAY OF MAY , 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED THE SAME TO BE HIS/HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

GENERAL MOTATY-deats of Redeside AMERICA KAMLE My Charle Dip. May 25, 2810 Audum Rally

MY COMMISSION EXPIRES THE 25 DAY OF MAY 2010

#### ACKNOWLEDGMENT OF NOTARY

STATE OF Nebraska

COUNTY OF Lancaster

ON THIS DAY OF MAN , 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME REX B. HOY TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED OF SAID COMPANY.

(NOTARY PU

MY COMMISSION EXPIRES THE 20 DAY OF NOTARY PUBLIC

SENERAL NOTARY-State of Nebraska
JOEL D. NELSON
My Comm. Exp. Nov. 20, 2011