# WILDERNESS HILLS 7TH ADDITION

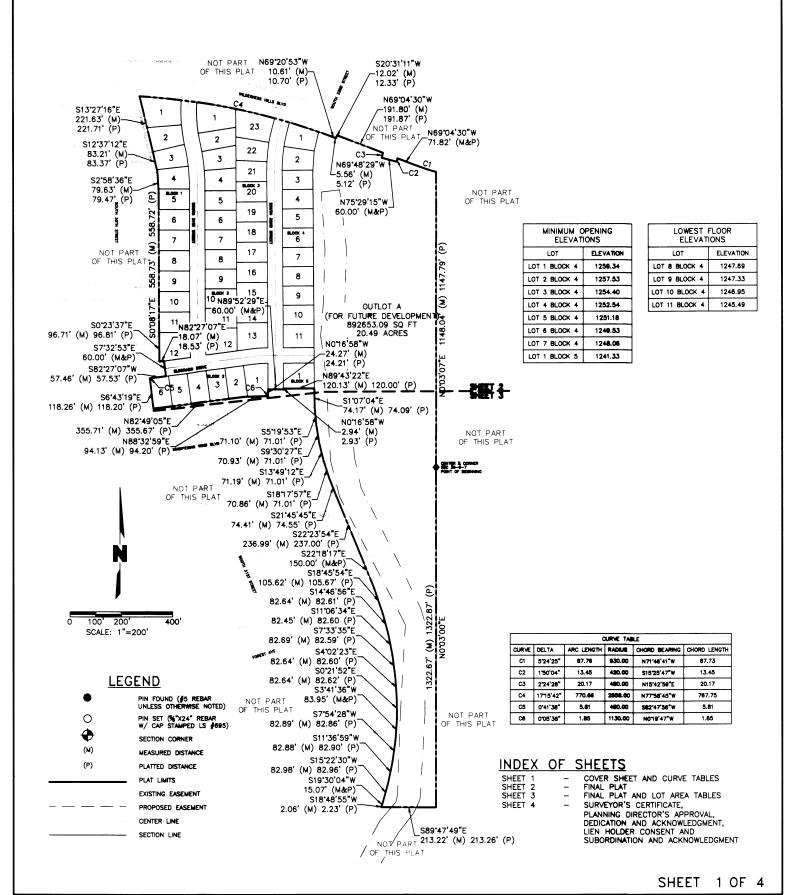
FINAL PLAT BASED ON WILDERNESS HILLS 1ST ADDITION PRELIMINARY PLAT #06004

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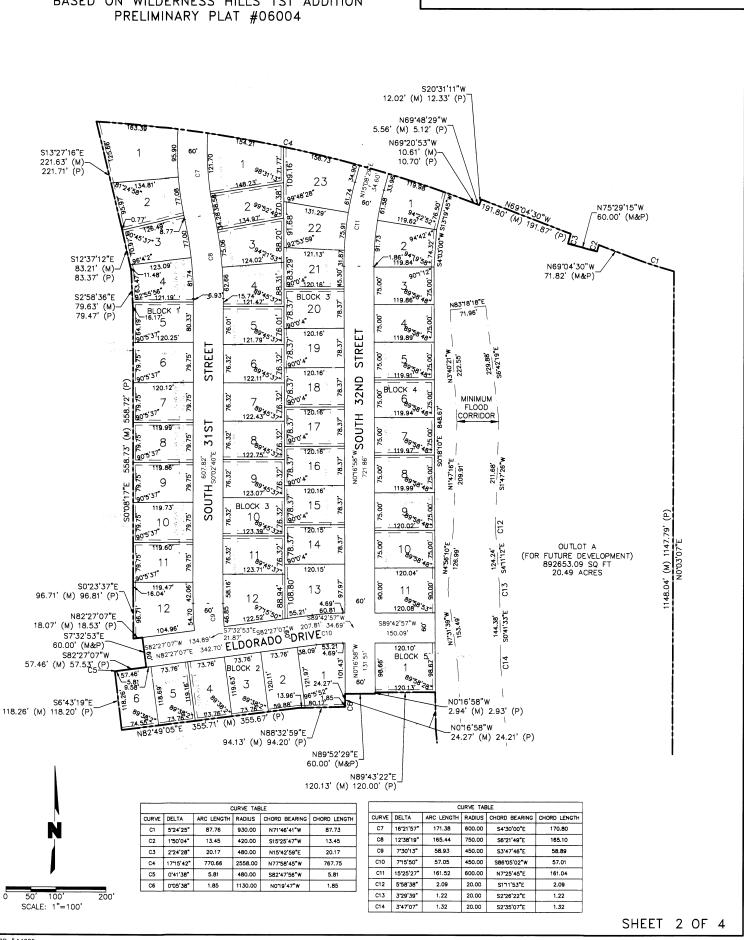
Inst # 2016034131 Mon Aug 22 15:12:13 CDT 2016 Filing Fee: \$100.00 Copodal Cancaster County, NE Assessor/Register of Deeds Office Plays

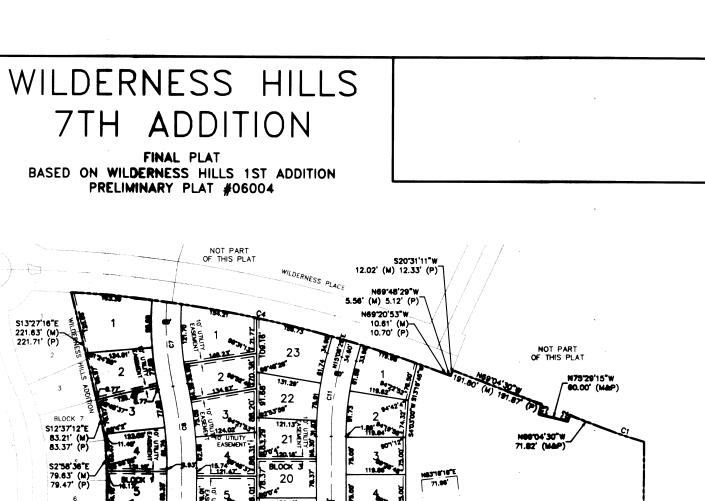
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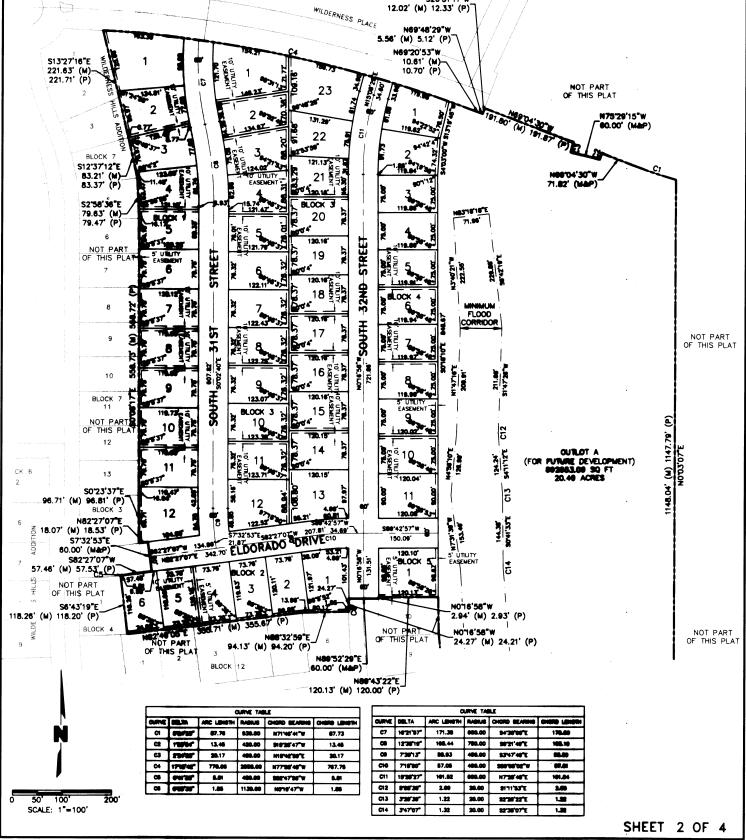


# WILDERNESS HILLS 7TH ADDITION

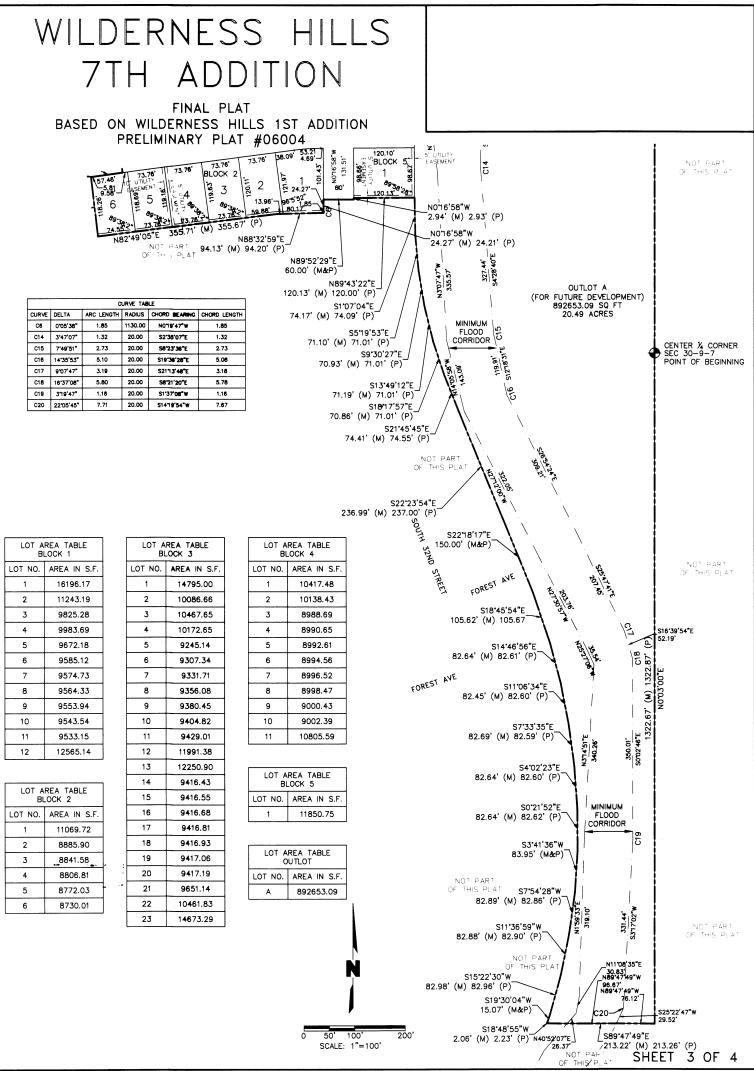
FINAL PLAT
BASED ON WILDERNESS HILLS 1ST ADDITION
PRELIMINARY PLAT #06004

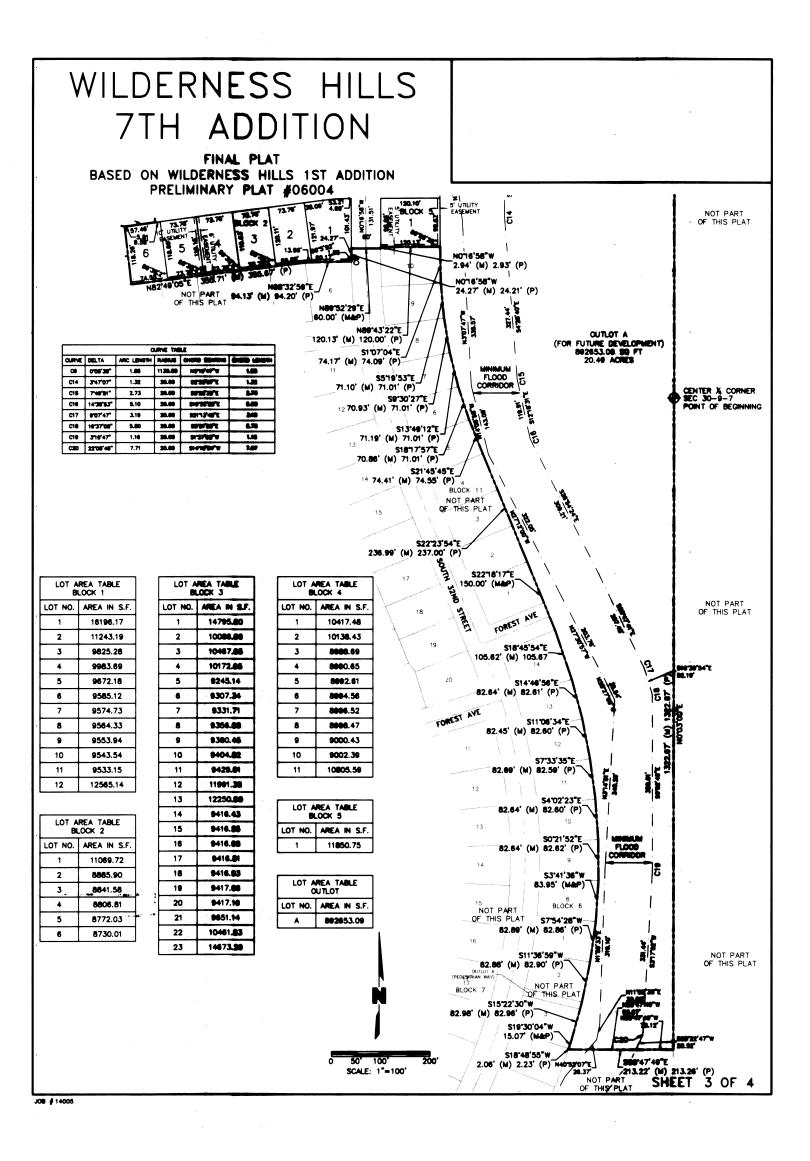






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# WILDERNESS HILLS 7TH ADDITION

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

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIMISION TO BE KNOWN AS "WILDERNESS HILLS 7TH ADDITION". A SUBDIMISION OF LOT 59 OF IRREGULAR TRACTS AND OUTLOT 'C' WILDERNESS HILLS 5TH ADDITION, LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 30, TOWNSHIP 9 NORTH, RANGE 7 EAST, OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RANGE 7 EAST, OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 59 OF IRREGULAR TRACTS, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 7 "WILDERNESS HILLS ADDITION" SAID POINT ALSO BEING ON THE SOUTHERLY STRICKLY AND LOT 59 OF IRREGULAR TRACTS, ON AN ASSUMED BEARING OF S 13'27'16" E FOR A DISTANCE OF 221.63'; THENCE CONTINUING ON THE LINE COMMON TO "WILDERNESS HILLS ADDITION" AND LOT 59 OF IRREGULAR TRACTS, ON AN ASSUMED BEARING OF S 13'27'16" E FOR A DISTANCE OF 221.63'; THENCE CONTINUING ON THE LINE COMMON TO "WILDERNESS HILLS ADDITION" AND LOT 59 OF IRREGULAR TRACTS, THE FOLLOWING COURSES:

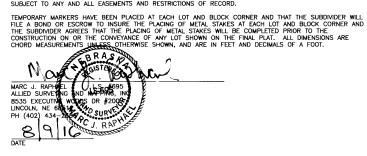
THENCE S 12'37'12" E FOR A DISTANCE OF 83.21';
THENCE S 02'58'36" E FOR A DISTANCE OF 58.21';
THENCE S 00'08'17" E FOR A DISTANCE OF 558.73' TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3 "WILDERNESS HILLS ADDITION"; THENCE S 00'23'37" E FOR A DISTANCE OF 96.71' TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3 "WILDERNESS HILLS 4TH ADDITION", SAID POINT ALSO BEING ON THE NORTH SIGHT-OF-WAY LINE OF ELDORADO DRIVE; THENCE N 82'27'07" E ON THE NORTH RIGHT-OF-WAY LINE OF ELDORADO DRIVE; THENCE S 07'32'53" E FOR A DISTANCE OF 60.00' TO A POINT NITHEOUTH RIGHT-OF-WAY LINE OF ELDORADO DRIVE; THENCE S 07'32'53" E FOR A DISTANCE OF 60.00' TO A POINT RIGHT-OF-WAY LINE OF ELDORADO DRIVE FOR A DISTANCE OF 5.48'; THENCE CONTINUING ON THE SOUTH RIGHT-OF-WAY LINE OF ELDORADO DRIVE FOR A DISTANCE OF 5.81' TO THE SOUTH WITH A NACE LENGTH OF 5.81', WITH A RADIUS OF 480.00' WITH A CHORD BEARING OF S 82'47'56" W, WITH A CHORD DISTANCE OF 5.81', WITH A RADIUS OF 480.00' WITH A CHORD BEARING OF S 82'47'56" W, WITH A CHORD DISTANCE OF 5.81', WITH A RADIUS OF 480.00' WITH A CHORD BEARING OF S 82'47'56" W, WITH A CHORD DISTANCE OF 5.81', WITH A RADIUS OF 480.00' WITH A CHORD BEARING OF S 82'47'56" W, WITH A CHORD DISTANCE OF 5.81' TO THE NORTHEAST CORNER OF LOT 1, BLOCK 4 "WILDERNESS HILLS 4TH ADDITION"; THENCE S 00'543'19" E FOR A DISTANCE OF 535.71', THENCE N 88

THENCE S .08'43'19" E FOR A DISTANCE OF 118.28" TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 4
WILDERNESS HILLS 4TH ADDITION;
THENCE ON THE NORTHERY LINE OF BLOCK 12 "WILDERNESS HILLS 5TH ADDITION THE FOLLOWING TWO
COURSES;
N 82'9105" E FOR A DISTANCE OF 355.71" THENCE N 88'32'59" E FOR A DISTANCE OF 94.13' TO A POINT
ON THE WESTERLY RIGHT-OF-WAY LINE OF S .32ND STREET; THENCE ON THE WESTERLY RIGHT-OF-WAY LINE
OF S. 32ND STREET WITH A NON-TANGENTIAL CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1.85",
WITH A RADIUS OF 1:30.00", WITH A CHORD BEARING OF N 00'19'47" W, WITH A CHORD DISTANCE OF 1.85",
WITH A RADIUS OF 1:30.00", WITH A CHORD BEARING OF N 00'19'47" W, WITH A CHORD DISTANCE OF 1.85",
THENCE CONTINUING ON THE WESTERLY RIGHT-OF-WAY LINE OF S. 32ND STREET, N 00'16'58" W FOR A
DISTANCE OF 24.27", THENCE N 89'52'29" E FOR A DISTANCE OF 60.00" TO A POINT ON THE EASTERLY
RIGHT-OF-WAY LINE OF S. 32ND STREET; THENCE N 00'16'58" W FOR A DISTANCE OF 84.24" TO THE
NORTHWEST CORNER OF LOT 10, BLOCK 11 "WILDERNESS HILLS 5TH ADDITION; THENCE N 89'43'22" E FOR A
DISTANCE OF 120.13" TO THE NORTHERST CORNER OF LOT 10, BLOCK 11 "WILDERNESS HILLS 5TH ADDITION; THENCE N 89'43'22" E FOR A
DISTANCE OF 120.13" TO THE NORTHERST CORNER OF LOT 10, BLOCK 11" WILDERNESS HILLS 5TH ADDITION; THENCE N 89'43'22" E FOR A
DISTANCE OF 120.13" TO THE AST LINE OF BLOCK 11 "AND BLOCK 6" WILDERNESS HILLS 5TH ADDITION, THE EAST LINE OF
FOREST AKENUE AND THE EAST LINE OF BLOCK 11 "AND BLOCK 6" WILDERNESS HILLS 5TH ADDITION," THE EAST LINE OF
FOREST AKENUE AND THE EAST LINE OF SUISANCE OF 71.10';
THENCE S 05'19'53' E FOR A DISTANCE OF 70.93';
THENCE S 05'19'53' E FOR A DISTANCE OF 70.93';
THENCE S 18'17'57" E FOR A DISTANCE OF 70.96';
THENCE S 18'45'54" E FOR A DISTANCE OF 82.64';
THENCE S 07'44'56' E FOR A DISTANCE OF 82.64';
THENCE S 07'45'28' W FOR A DISTANCE OF 82.64';
THENCE S 07'54'28' W FOR A DISTANCE OF 82.64';
THENCE S 07'54'28' W FOR A DISTANCE OF 82.98';
THENCE S 07'54'28' W FOR A DISTANCE OF 82.98';
THENCE S 07'54'28' W FOR A DISTANC

LOT 59 OF IRREGULAR TRACTS; THENCE ON THE NORTHERLY LINE OF LOT 59 OF IRREGULAR TRACTS THE FOLLOWING COURSES;
THENCE WITH A NON-TANGENTIAL CURVE TURNING TO THE RICHT WITH AN ARC LENGTH OF 87.76', MITH A RADIUS OF 930.00', WITH A CHORD BEARING OF N 7.146'41" W, WITH A CHORD DISTANCE OF 87.73';
THENCE N 69'04'30" W FOR A DISTANCE OF 71.82';
THENCE WITH A NON-TANGENTIAL CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 13.45', WITH A RADIUS OF 420.00', WITH A CHORD BEARING OF S 15'25'47" W, WITH A CHORD DISTANCE OF 13.45';
THENCE WITH A NON-TANGENTIAL CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 20.17', WITH A RADIUS OF 480.00', WITH A CHORD BEARING OF N 15'42'59" E, WITH A CHORD DISTANCE OF 20.17';
THENCE N 59'43'30" W FOR A DISTANCE OF 191.80';
THENCE N 69'04'30" W FOR A DISTANCE OF 191.80';
THENCE S 20'31'11" W FOR A DISTANCE OF 191.80';
THENCE S 20'31'11" W FOR A DISTANCE OF 10.02' TO A POINT ON THE SOUTHERLY RIGHT—OF—WAY LINE OF WILDERNESS HILLS BLVD;
THENCE N 69'20'33" W FOR A DISTANCE OF 10.61';
N 69'48'29" W FOR A DISTANCE OF 10.61';
THENCE N 69'20'33" W FOR A DISTANCE OF 10.61';
THENCE N 69'20'33" W FOR A DISTANCE OF 10.61';
THENCE N 69'20'33" W FOR A DISTANCE OF 10.61';
THENCE N 69'20'33" W FOR A DISTANCE OF 10.61';
THENCE N 69'20'33" W FOR A DISTANCE OF 10.61';
THENCE N 69'20'33" W FOR A DISTANCE OF 10.61';
THENCE N 69'20'33" W FOR A DISTANCE OF 10.61';
THENCE WITH A TANGENTIAL CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 770.66', WITH A RADIUS OF 2558.00', WITH A CHORD BERNING AND HAVING A CALCULATED AREA OF 36.27 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL FASSWENTS AND RESTRICTIONS OF RECORD.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.



### **DEDICATION**

THE FOREGOING PLAT, KNOWN AS WILDERNESS HILLS 7TH ADDITION, 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 RESEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERTELUTION TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, WINDSTREAM NEBRASKA, INC., TIME WARNER CABLE MIDWEST, LLC, 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 MINIMUM FLOÓD 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 BULLDINGS, FILL, OR STRUCTURES ARE PROHIBITED EXCEPT AS PERMITTED BY THE CITY OF LINCOLN, NEBRASKA.

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.

LEO J. SCHUMACHER, PRESIDENT LINCOLN FEDERAL BANCORP, A NEBRASKA CORPORATION

## ACKNOWLEDGMENT OF NOTARY

STATE OF

ON THIS THE DAY OF AUGUST 2016 BEFORE ME, THE UNDERSIGNED, A NOTAR PUBLIC, PERSONALLY CAME LED J. SCHUMACHER TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FORECOING INSTRUMENT AS PRESIDENT OF SAID COMPANY, AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

A CHEMACH NOTARY-SIGNA OTHER HIS PROPRIED.

SWLL SWINSON

MY COMMISSION EXPIRES THE 21th DAY OF WARM 2020

## LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS WILDERNESS HILLS 7TH ADDITION (HEREINATER "PLAT"), SAID LIEN BEING RECORDED IN THE PETER OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT DO 2002—60987, 2002—60988, 2008010197 AND 2003—052414 (HEREINATER "LIEN"), DOES HERKEBY CONSENT TO THE DEDICATION AND SUBGRONIATION OF THE LIEN TO ANY UTILITY (SEWER, WATER, ELECTRIC, CABLE TY, 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 CONTRINS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON OR ENTITY.

## ACKNOWLEDGMENT OF NOTARY

STATE OF

COUNTY OF

ON THIS 11th DAY OF HAMUS!

ON THIS 12 DEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC, PERSONALLY CAME JASON DETECT TO ME PERSONALLY KNOWN TO BE
THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FORECOING INSTRUMENT AS VICE PRESIDENT
OF SECURITY FIRST BANK, AND HE/SHE ACKNOWLEDGED THE SAME TO BE HIS/HER VOLUNTARY ACT
AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

GENERAL NOTARY - State of Nebraska KINDRA D. GATES My Comm. Exp. October 2, 2019

Cuida D. gates

MY COMMISSION EXPIRES THE and DAY OF October 2019.

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

Step Hereby Approves this Final Plat.

August 22, 2016

JOB # 14005

SHEET 4 OF 4