

# WILDERNESS VIEW TOWNHOMES

FINAL PLAN  
 BASED ON SPECIAL PERMIT #531F

Final # 2007092866 Tue Oct 23 10:33:01 CDT 2007  
 Lander County, NE Assessor/Registrar of Deeds Office  
 Register of Deeds Page 8

\$221.00  
 #4513

FINISH FLOOR/100 YR. FLOOD ELEVATIONS		
LOT NO.	MINIMUM FINISH FLOOR ELEVATION	100 YEAR FLOOD ELEVATION
1	1186.72	1185.10
2	1186.95	1185.10
3	1186.95	1185.10
4	1186.95	1185.10
5	1186.95	1185.10
6	1186.95	1185.10
7	1186.95	1185.10
8	1186.95	1185.10
9	1186.95	1185.10
10	1186.95	1185.10
11	1186.95	1185.10
12	1186.95	1185.10
13	1186.95	1185.10
14	1186.95	1185.10
15	1186.95	1185.10
16	1186.95	1185.10
17	1186.95	1185.10
18	1186.95	1185.10

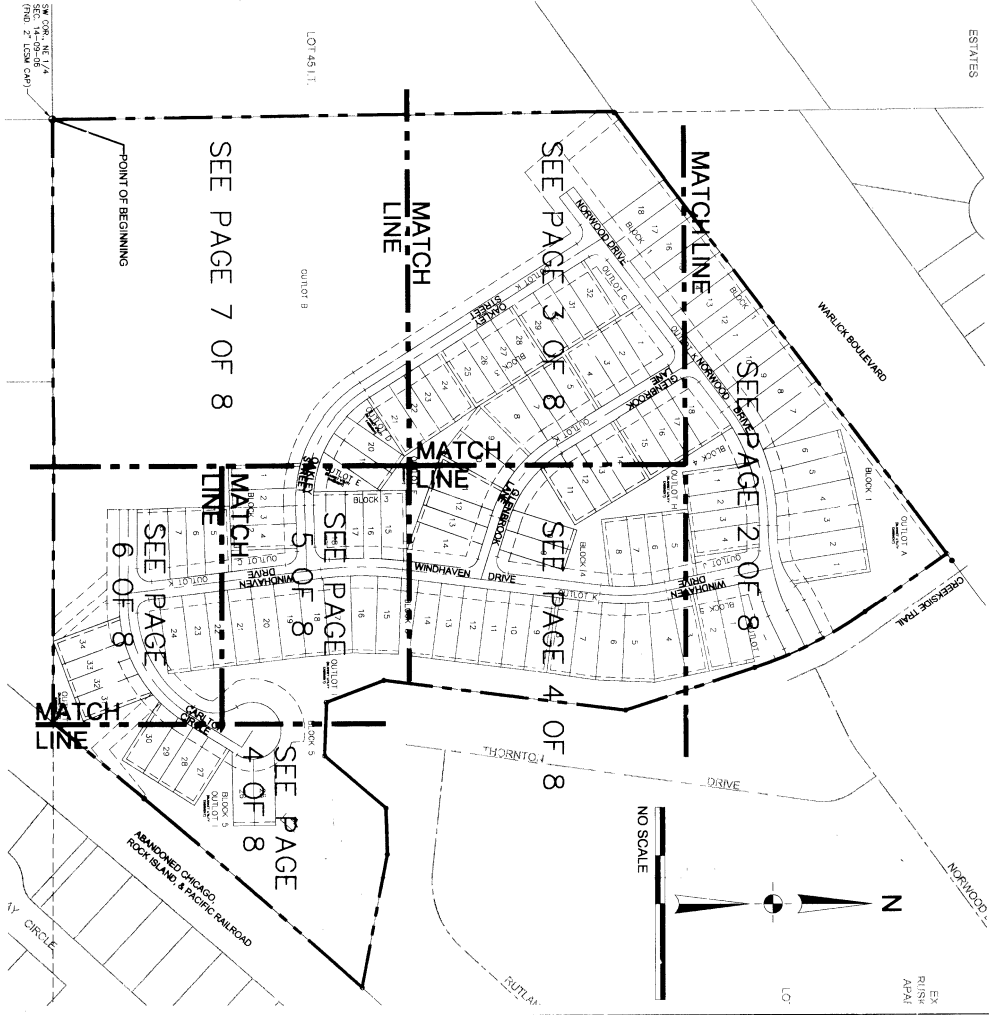
LEGEND  
 ● FOUND CORNER  
 ○ SET CORNER

OUTLOT	USAGE
A	OPEN SPACE AND UTILITY EASEMENT
B	FUTURE DEVELOPMENT AND DRAINAGE / DETENTION
C	OPEN SPACE AND UTILITY EASEMENT
D	OPEN SPACE AND UTILITY EASEMENT
E	OPEN SPACE, PARKING, AND UTILITY EASEMENT
F	OPEN SPACE AND UTILITY EASEMENT
G	OPEN SPACE AND UTILITY EASEMENT
H	OPEN SPACE AND UTILITY EASEMENT
I	OPEN SPACE AND UTILITY EASEMENT
J	OPEN SPACE AND UTILITY EASEMENT
K	STREETS

TOTAL NUMBER OF LOTS 110  
 TOTAL NUMBER OF OUTLOTS 11  
 TOTAL NUMBER OF ACRES 25.46

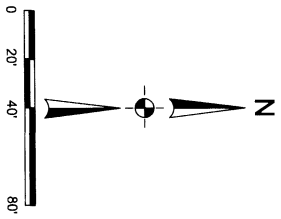
SHEET LEGEND  
 INDEX PAGE 1  
 DRAWING PAGE 2  
 DRAWING PAGE 3  
 DRAWING PAGE 4  
 DRAWING PAGE 5  
 DRAWING PAGE 6  
 DRAWING PAGE 7  
 VERBIAGE PAGE 8

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	BEARING
1	300.00'	35.22'	70.11'	1323.24°	68.95'	S71°32'27"W
2	300.00'	32.73'	65.20'	1227.06°	65.07'	S84°08'42"W
3	300.00'	99.98'	193.02'	96.51°52'	199.71'	S71°56'20"W
4	300.00'	51.16'	101.30'	181.21°46'	100.90'	S02°23'57"E
5	300.00'	62.44'	124.23'	1414.07°	141.328°	S00°09'54"W
6	200.00'	75.22'	143.90'	413.28°	140.81'	S52°08'20"E
7	200.00'	114.12'	207.41'	5828.10°	198.24'	S82°14'35"E
8	200.00'	110.24'	201.50'	5743.35°	183.09'	N61°18'28"E

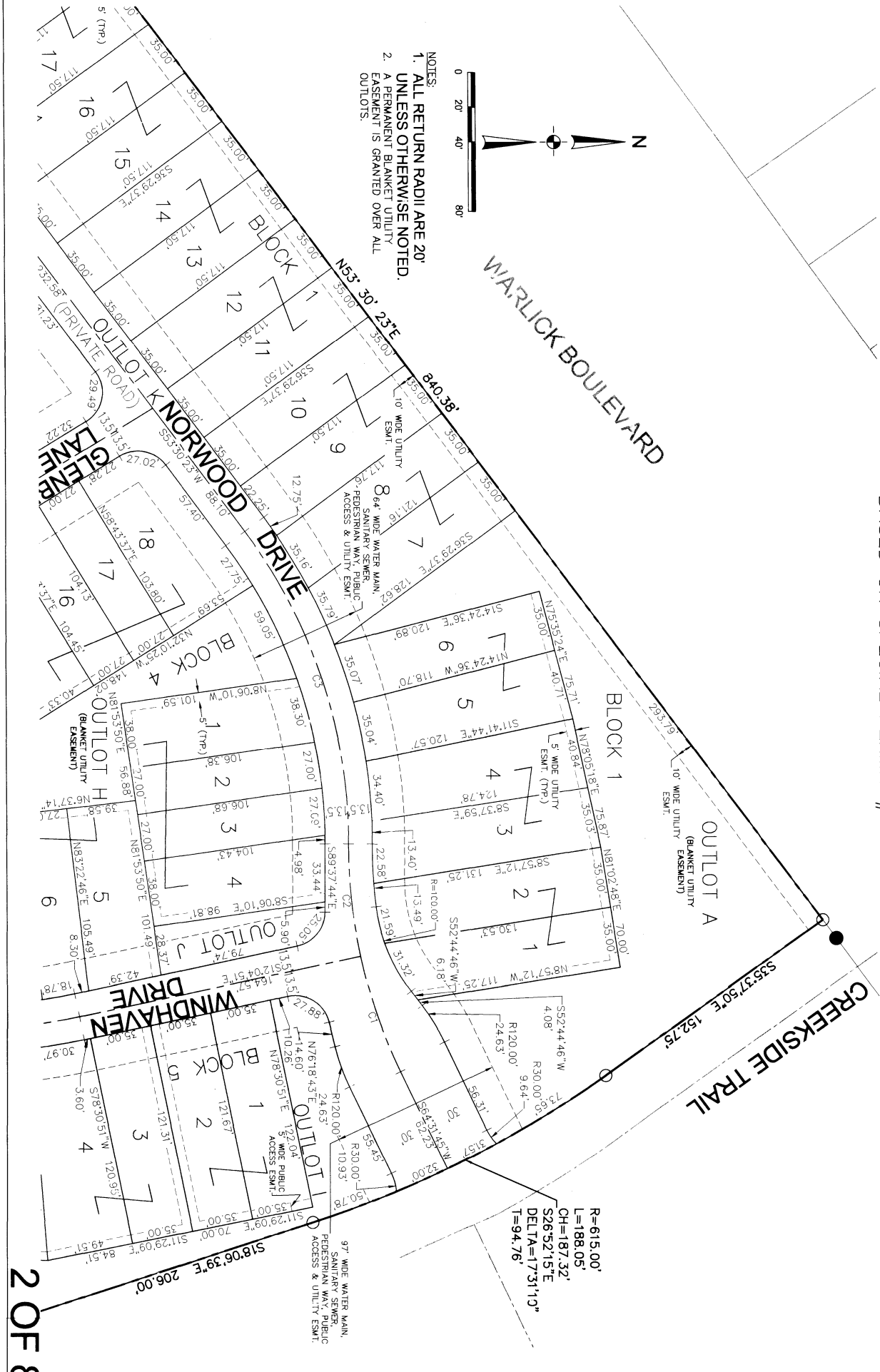


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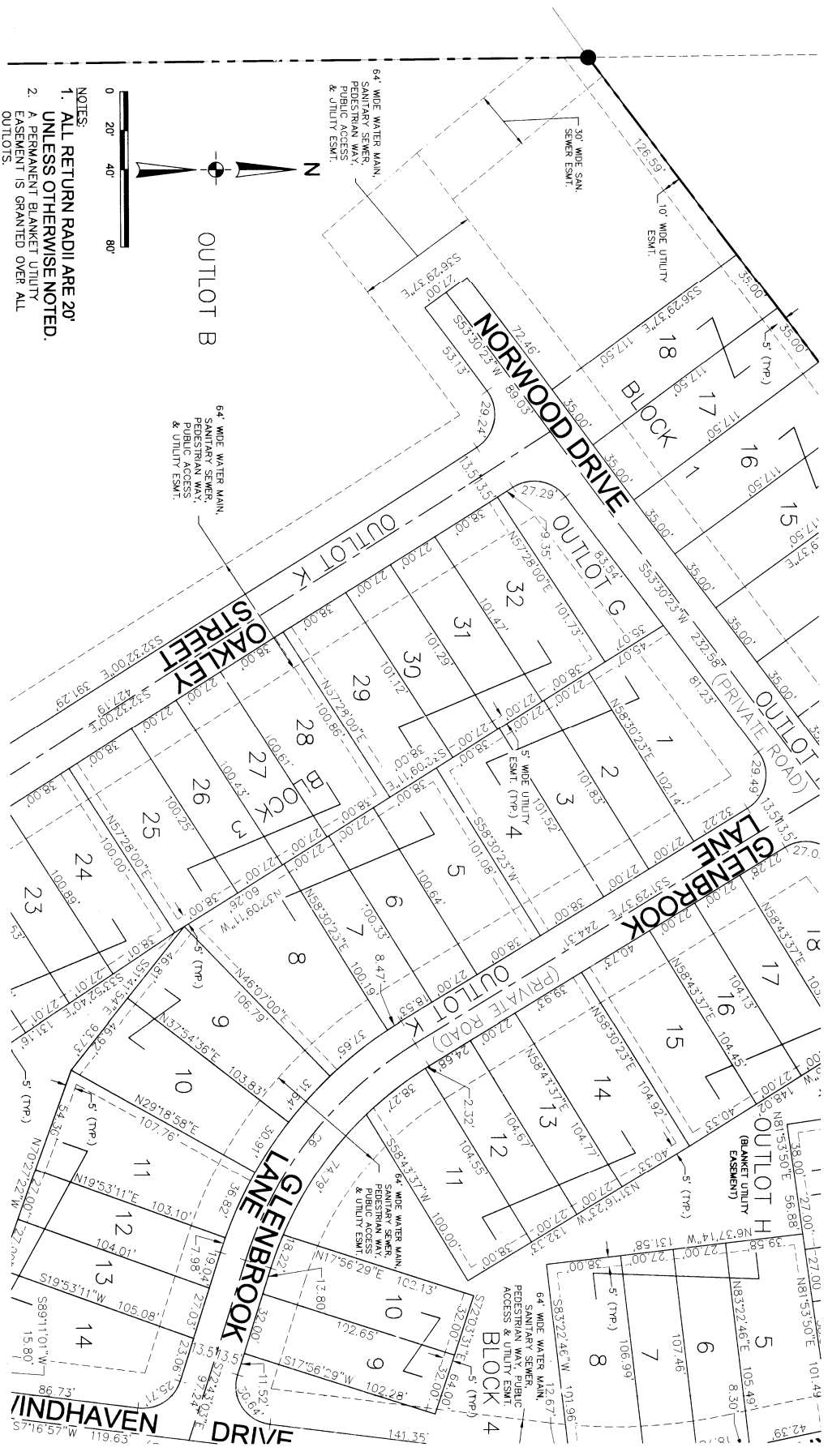
- NOTES:
1. ALL RETURN RADII ARE 20' UNLESS OTHERWISE NOTED.
  2. A PERMANENT BLANKET UTILITY EASEMENT IS GRANTED OVER ALL OUTLOTS.



R=615.00'  
L=188.05'  
CH=187.32'  
S26°52'15"E  
DELTA=17°31'10"  
T=94.76'

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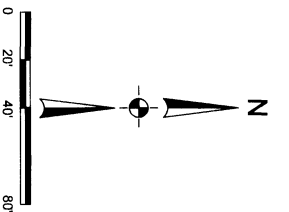


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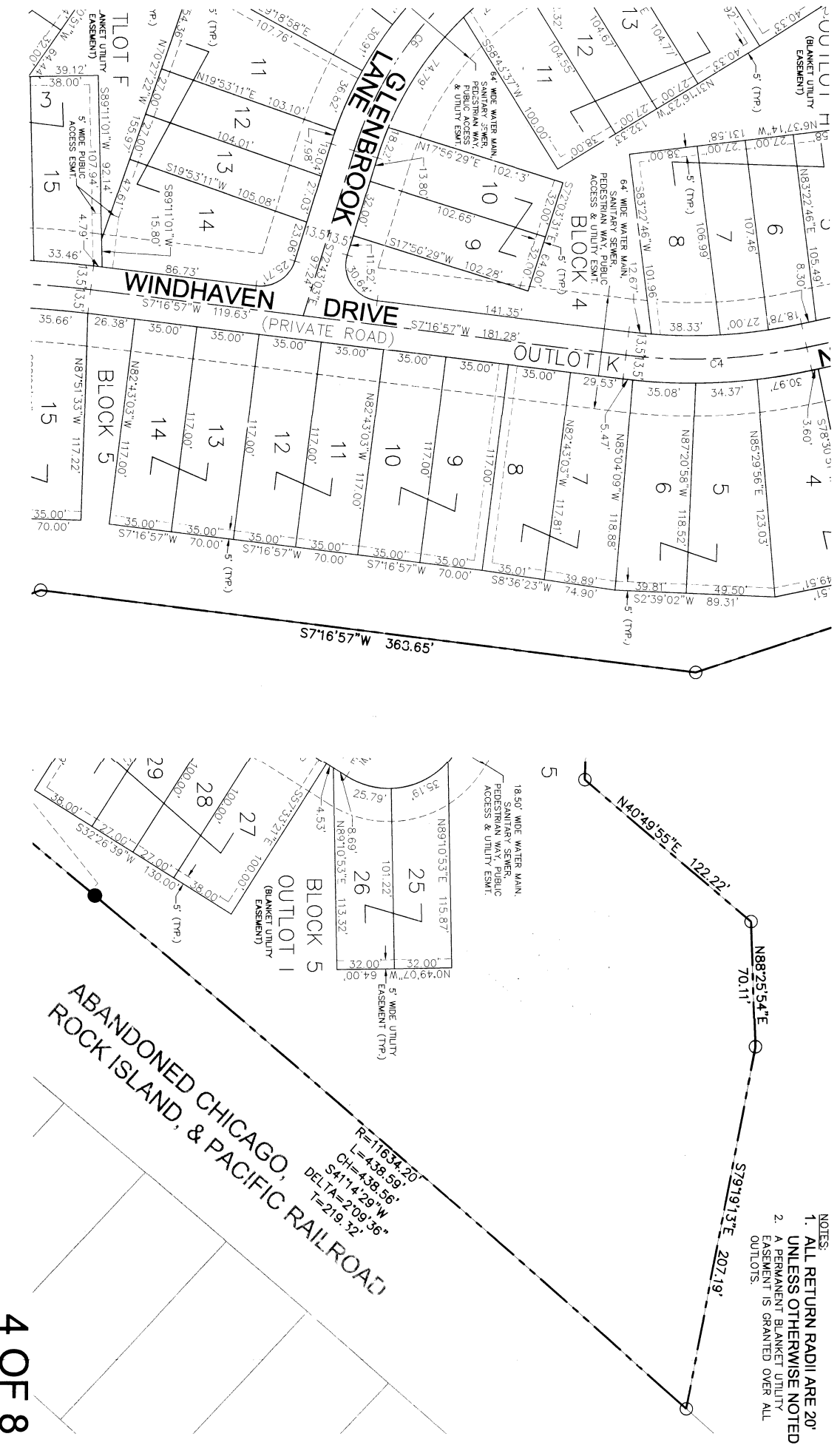
# WILDERNESS VIEW

## TOWNHOMES

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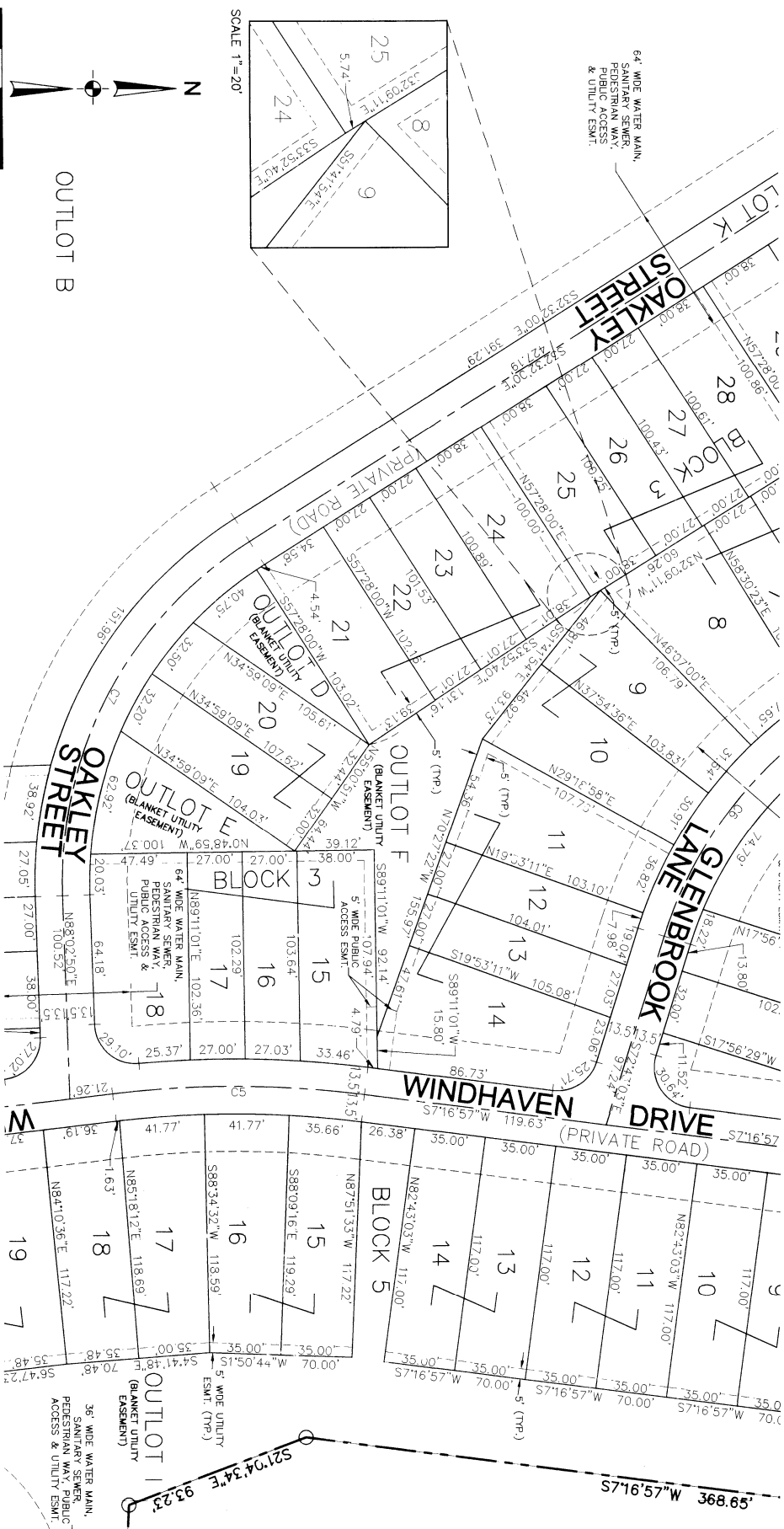


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# WILDERNESS VIEW TOWNHOMES

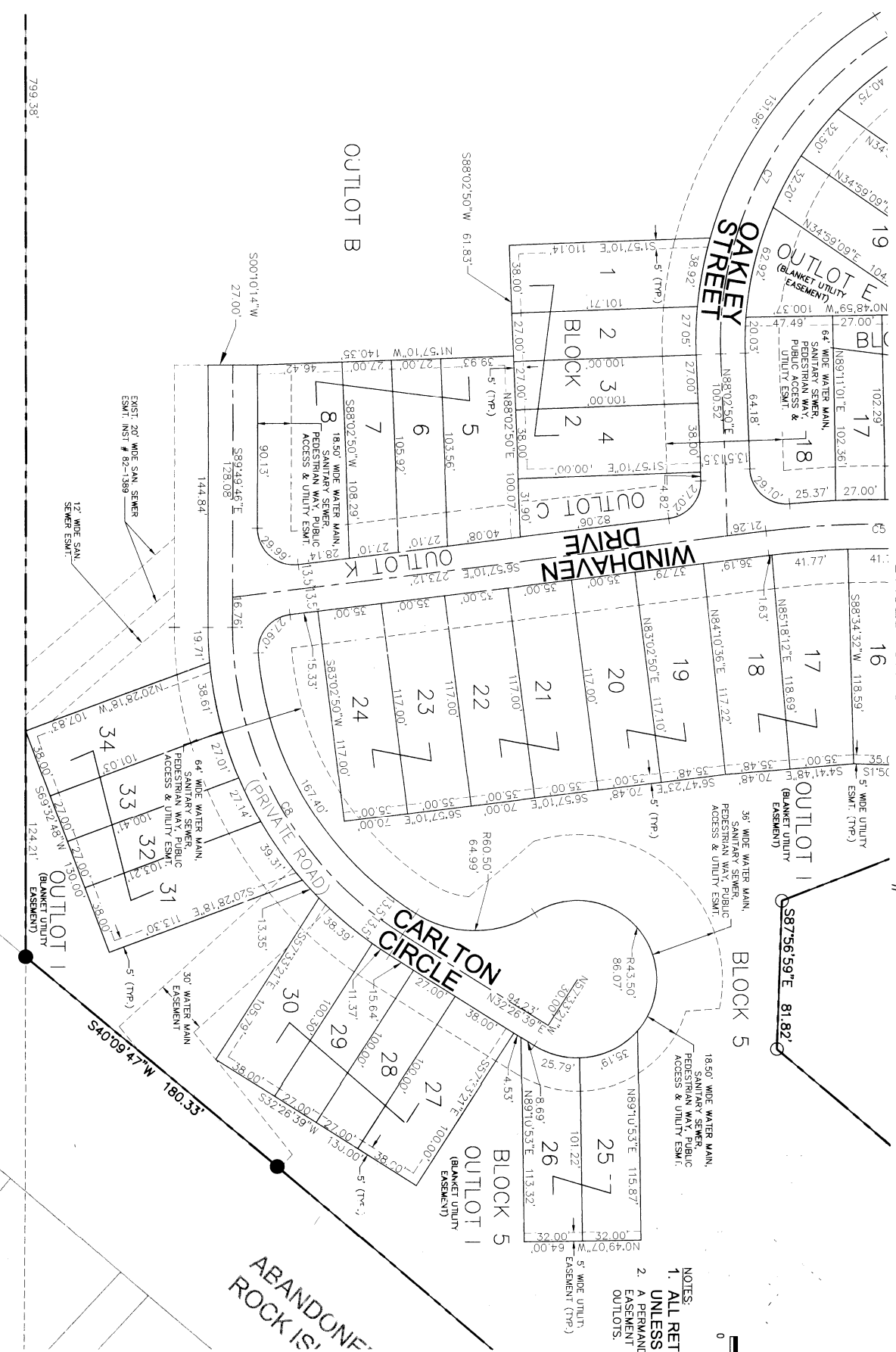
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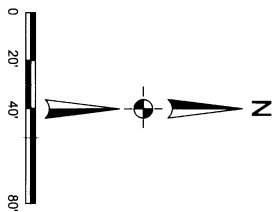
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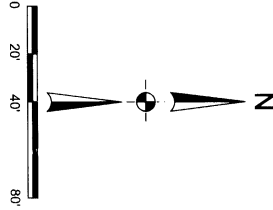


# WILDERNESS VIEW TOWNHOMES

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OUTLOT B

N0° 25' 58"W 851.71'

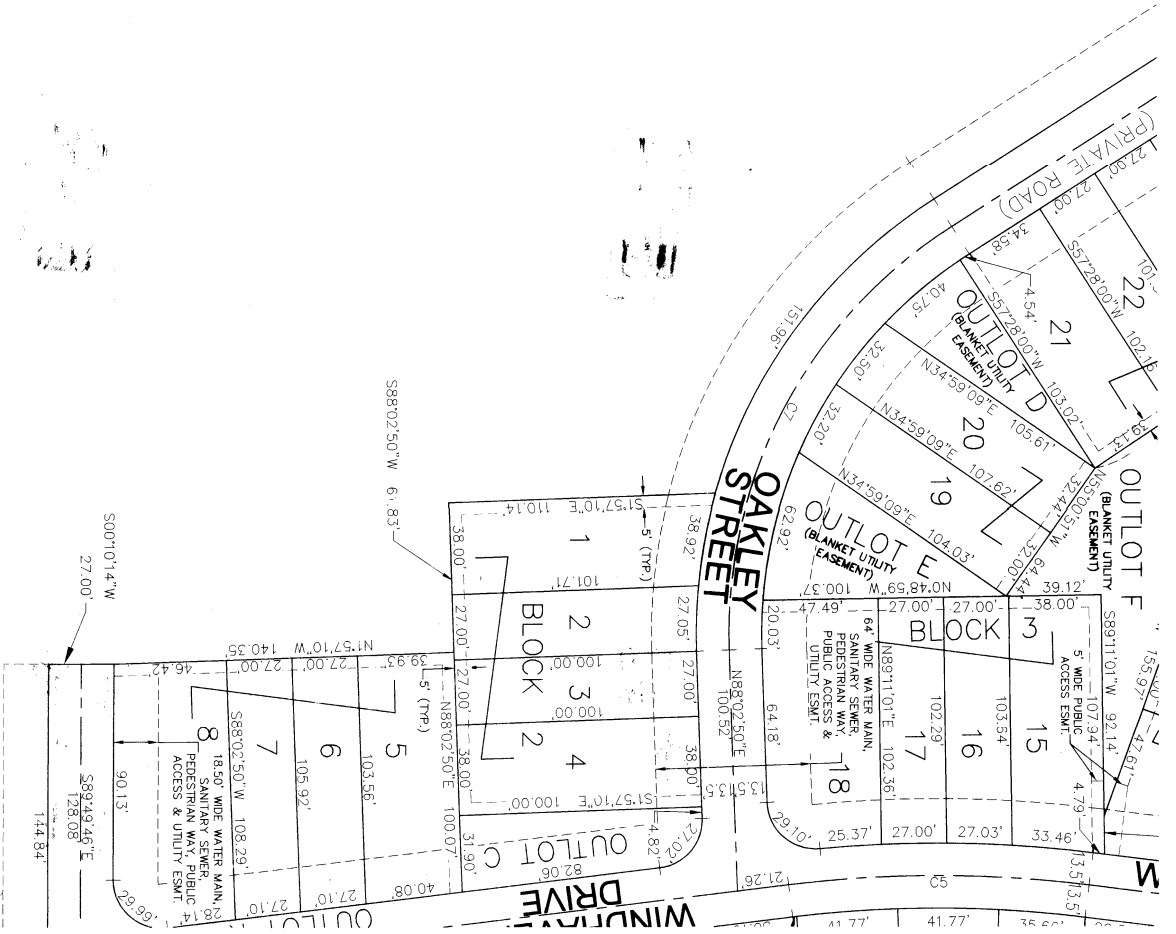


- NOTES:
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  2. A PERMANENT BLANKET UTILITY EASEMENT IS GRANTED OVER ALL OUTLOTS.

SW COR., NE 1/4  
SEC. 14-09-06  
(FND. 2" LC&M CAP)

N89° 49' 46"W 923.59'

799.38'



EXIST' 20" WIDE SAN. SEWER  
ESMT. NST # 82-1589

12" WIDE SAN. SEWER ESMT.

# WILDERNESS VIEW TOWNHOMES

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## LEGAL DESCRIPTION

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE SUBDIVISION TO BE KNOWN AS WILDERNESS VIEW TOWNHOMES, LOCATED IN LOT 55 1/2 IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, N00°22'58"W (ASSUMED BEARING), 851.71 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WARLUCK BOULEVARD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N53°30'23"E, 840.38 FEET; THENCE S35°37'50"E, 152.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 615.00 FEET AND A CHORD BEARING S26°52'19"E, 187.32 FEET, AN ARC DISTANCE OF 188.05 FEET; THENCE S18°06'39"E, 206.00 FEET; THENCE S07°16'57"W, 368.65 FEET; THENCE S21°04'34"E, 93.23 FEET; THENCE S87°56'58"E, 81.82 FEET; THENCE N40°49'55"E, 122.22 FEET; THENCE N88°25'54"E, 70.11 FEET; THENCE S79°19'13"E, 207.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF THE WILDERNESS VIEW TOWNHOMES; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 428.58 FEET AND A CHORD BEARING S14°29'29"W, 378.64 FEET; THENCE S07°16'57"W, 368.65 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, S40°09'47"W, 180.33 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG SAID SOUTH LINE, N89°49'46"W, 923.39 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 25.46 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT THE ABOVE SURVEY OR REPORT WAS EXECUTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

SIGNED THIS 15th DAY OF October, 2007.

R. Russell Orr, LS 516  
7130 WORTON STREET  
LINCOLN, NE 68507



## DEDICATION

THE FOREGOING PLAT, KNOWN AS WILDERNESS VIEW TOWNHOMES, A SUBDIVISION LOCATED IN LOT 55 1/2, IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LINCOLN, LANCASTER COUNTY, NEBRASKA AND IS MORE FULLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE.

THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S) AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, LINCOLN ELECTRIC SYSTEM, ALTEL COMMUNICATIONS, TIME WARNER ENTERTAINMENT - ADVANCE MEDIA/WHOUSE, AQUILA INC., THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FIBERS, POLES, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND GAS; WASTEWATER COLLECTIONS, STORM DRAINS, WATER MAINS AND ALL APPURTENANCES THERE TO, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAN; 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 EASEMENT OR DRAINAGE EASEMENT THEREON.

THE CITY OF LINCOLN, ITS SUCCESSORS OR 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 ACCESS EASEMENTS SHOWN HEREIN SHALL BE USED FOR PUBLIC ACCESS AND THE PUBLIC IS HEREBY GRANTED THE RIGHT TO SUCH USE. DIRECT VEHICULAR ACCESS TO WARLUCK BOULEVARD IS HEREBY RELINQUISHED.

A PUBLIC ACCESS EASEMENT IS HEREBY GRANTED OVER THE PRIVATE ROAD(S) TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS AND TO THE PUBLIC GENERAL 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.

RELOCATION OF L.E.S. FACILITIES WILL BE AT THE DEVELOPERS EXPENSE.

WITNESS OUR HANDS THIS 12th DAY OF September, 2007.

WILDERNESS VIEW TOWNHOMES, LLC,  
A NEBRASKA LIMITED LIABILITY COMPANY

By: Steven C. Plungisworth  
BRECK COLLINGSWORTH  
MANAGER OF WILDERNESS VIEW TOWNHOMES LLC.

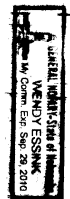
## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }  
COUNTY OF LANCASTER } SS

ON THIS 12th DAY OF September 2007 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BRECK COLLINGSWORTH, OF WILDERNESS VIEW TOWNHOMES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS DEDICATION OF THE FOREGOING PLAT AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES ON THE 29th DAY OF September 2007

Wendy Essink  
NOTARY PUBLIC



## LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS WILDERNESS VIEW TOWNHOMES (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NUMBER 2007-23726 (HEREINAFTER "LIEN"), HEREBY CONSENTS AND AGREES TO THE DEDICATION OF THE FOREGOING PLAT AND THE ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS DEDICATED TO THE PUBLIC, ALL AS SHOWN ON THE PLAT, BUT NOT OTHERWISE. THE UNDERSIGNED CONIRMS THAT IT IS THE HOLDER OF THE LIEN AND HAS NOT ASSIGNED THE LIEN TO ANY OTHER PERSON.

NAME OF BANK CITY BANK & TRUST

BY: M. Lind  
NAME: Michael G. Wiles  
TITLE: V.P.

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }  
COUNTY OF LANCASTER } SS

ON THIS 12th DAY OF October 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BRECK COLLINGSWORTH, OF WILDERNESS VIEW TOWNHOMES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, WHOSE NAME IS AFFIXED TO THIS DEDICATION OF THE FOREGOING PLAT AND HE ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES ON THE 29th DAY OF September 2007

Wendy Essink



NOTARY PUBLIC

## PLANNING DIRECTOR APPROVAL

THE PLANNING DIRECTOR, PURSUANT TO SECTION 26-11,060 OF THE LMC, HEREBY APPROVES THIS FINAL PLAT.

Steven C. Plungisworth  
PLANNING DIRECTOR

OCTOBER 16, 2007  
DATE