

WILDERNESS VIEW TOWNHOMES FIRST ADD.

FINAL PLAT
BASED ON SPECIAL PERMIT #531G

DEDICATION

The foregoing plat known as "Wilderness View Townhomes First Addition", and 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 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, Lincoln Electric System, their successors and assigns, to allow entry for the purposes 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, on 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 an 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 shown thereon.

The City of Lincoln, Nebraska, 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 right of direct vehicular access to Warlick Boulevard is hereby relinquished.

A public access easement is hereby granted over the private roadways to the City of Lincoln, Nebraska, a municipal corporation, its successors and assigns and to the public generally for vehicular and pedestrian purposes. The construction or location of any gate, fence or other barrier restricting vehicular and pedestrian 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.

WITNESS OUR HANDS THIS 9 day of February, 2011.

Blake Collingsworth
Blake Collingsworth, Managing Member
Wilderness View Townhomes, LLC

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

On this 9 day of February, 2011, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Blake Collingsworth, Managing Member, Wilderness View Townhomes, LLC, to me personally known to be the identical person whose name is affixed to the 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.

Christine K Middleton
CHRISTINE K MIDDLETON
NOTARY PUBLIC
My Comm. Exp. March 20, 2011

My commission expires the 20 day of MARCH, 2011.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS "WILDERNESS VIEW TOWNHOMES FIRST ADDITION". A SUBDIVISION COMPOSED OF OUTLOT "B" WILDERNESS VIEW TOWNHOMES LOCATED IN THE NORTHEAST QUARTER AND IRREGULAR TRACT LOT 45 IN THE NORTHWEST QUARTER ALL IN SECTION 14, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M. LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

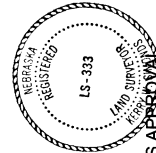
BEGGINING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE IN AN EASTERLY DIRECTION, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, ON AN ASSUMED BEARING OF S 89°48'55" E FOR A DISTANCE OF 800.86; TO THE MOST SOUTHERLY CORNER OF LOT 34, BLOCK 5, WILDERNESS VIEW TOWNHOMES
THENCE N 20°39'33" W ALONG THE WESTERLY LINE OF SAID LOT 34, FOR A DISTANCE OF 107.67; TO THE NORTHWEST CORNER OF SAID LOT 34
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 19.82', WITH A RADIUS OF 213.50', WITH A CHORD BEARING OF S 87°39'04" W, A CHORD LENGTH OF 19.81'
THENCE N 88°58'58" W FOR A DISTANCE OF 144.70'
THENCE N 00°02'25" W FOR A DISTANCE OF 27.00'
THENCE N 02°07'49" W FOR A DISTANCE OF 140.44'
THENCE S 87°49'57" W FOR A DISTANCE OF 61.81'
THENCE N 02°04'03" W FOR A DISTANCE OF 110.59'
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 155.21', WITH A RADIUS OF 213.50', WITH A CHORD BEARING OF N 53°41'29" W, WITH A CHORD LENGTH OF 151.82'
THENCE N 32°39'57" W FOR A DISTANCE OF 391.24'
THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 32.79', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 79°39'14" W, A CHORD LENGTH OF 29.24',
THENCE S 53°21'29" W FOR A DISTANCE OF 53.13'
THENCE N 52°32'11" W FOR A DISTANCE OF 27.00'
THENCE N 52°32'11" E FOR A DISTANCE OF 72.46' TO THE SOUTHWEST CORNER OF LOT 18, BLOCK 1, WILDERNESS VIEW TOWNHOMES
THENCE N 52°32'11" W ALONG THE WESTERLY LINE OF SAID LOT 18, FOR A DISTANCE OF 117.90; TO THE NORTHWEST CORNER OF SAID LOT 18
THENCE S 53°58'48" W FOR A DISTANCE OF 124.67; TO THE NORTHEAST CORNER OF SAID LOT 45
THENCE S 54°31'19" W, ALONG THE SOUTHEASTERY RIGHT OF WAY LINE OF WARLUCK BOULEVARD, FOR A DISTANCE OF 156.00; TO THE NORTHWEST CORNER OF SAID LOT 45
THENCE S 03°17'15" E, ALONG THE WEST LINE OF SAID LOT 45, FOR A DISTANCE OF 646.50' TO THE SOUTHWEST CORNER OF SAID LOT 45
THENCE N 89°54'13" E, ALONG THE SOUTHLINE OF SAID LOT 45, FOR A DISTANCE OF 259.37' TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA 30.72 ACRES

Temporary markers have been placed at block corners within the subdivision and at points of tangency along the periphery of each block, and the subdivider will post a survey to ensure the placing of permanent markers at each lot and block corner and the subdivider agrees that the placing of permanent markers will be completed prior to the construction or conveyance of any lot shown on the final plat.

All dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this 9 day of February, 2011.

Alfred J. Simard
Alfred J. Simard, Surveyor
Alfred Surveying & Mapping, Inc.
6120 S. 59th Street, Suite A
Lincoln, NE 68516
Ph. (402) 434-2686



PLANNING DIRECTOR'S APPROVAL
The Planning Director, pursuant to Section 26-11.060 of the LMC, hereby approves this Final Plat.

Steph H. Kuehn
Steph H. Kuehn
Planning Director
March 14, 2011
Date

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "Wilderness View Townhomes First Addition", said lien being recorded in the Office of Registrar of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2007025726, 2007047575, 2008006004, & 2008030074, 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.

City Bank & Trust Co.
Trustee and Beneficiary

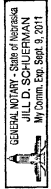
By: *Kay Bauer*
Name
Title: Vice President

ACKNOWLEDGMENT

STATE OF NEBRASKA)
LANCASTER COUNTY) SS

The foregoing instrument was acknowledged before me this 10 day of February, 2011, by Ron Fowen, Vice President on behalf of said City Bank & Trust Co. Company

Jill D. Schuman
NOTARY PUBLIC



My commission expires the 9 day of September, 2011.

BLOCK 1		BLOCK 3		BLOCK 4	
LOT 1	4,638.98 S.F.	LOT 1	5,571.14 S.F.	OUTLOT 'A'	17,431.03 S.F.
LOT 2	4,669.78 S.F.	LOT 2	4,714.49 S.F.	OUTLOT 'B'	10,502.51 S.F.
LOT 3	4,618.43 S.F.	LOT 3	4,714.49 S.F.	OUTLOT 'C'	19,564.36 S.F.
LOT 4	5,839.25 S.F.	LOT 4	4,714.49 S.F.	OUTLOT 'D'	26,709.11 S.F.
LOT 5	5,289.13 S.F.	LOT 5	4,714.49 S.F.	OUTLOT 'E'	85,495.27 S.F.
LOT 6	7,110.42 S.F.	LOT 6	4,714.49 S.F.	OUTLOT 'F'	80,101.00 S.F.
LOT 7	8,990.45 S.F.	LOT 7	4,714.49 S.F.		
LOT 8	8,144.11 S.F.	LOT 8	4,714.49 S.F.		
LOT 9	6,188.42 S.F.	LOT 9	4,714.49 S.F.		
LOT 10	5,658.80 S.F.	LOT 10	4,964.72 S.F.		
LOT 11	5,378.49 S.F.	LOT 11	7,061.58 S.F.		
LOT 12	5,721.63 S.F.	LOT 12	7,170.44 S.F.		
LOT 13	8,034.49 S.F.	LOT 13	6,643.70 S.F.		
LOT 14	9,855.29 S.F.	LOT 14	7,276.26 S.F.		
LOT 15	12,821.26 S.F.	LOT 1	6,115.80 S.F.		
LOT 16	9,662.30 S.F.	LOT 2	4,624.96 S.F.		
LOT 17	5,822.24 S.F.	LOT 3	4,624.96 S.F.		
LOT 18	5,244.66 S.F.	LOT 4	4,664.25 S.F.		
LOT 19	4,606.50 S.F.	LOT 5	4,966.47 S.F.		
LOT 20	4,492.80 S.F.	LOT 6	5,315.89 S.F.		
LOT 21	4,492.80 S.F.	LOT 7	5,665.30 S.F.		
LOT 22	4,492.80 S.F.	LOT 8	6,014.72 S.F.		
LOT 23	4,492.80 S.F.	LOT 9	5,565.24 S.F.		
LOT 24	4,492.80 S.F.	LOT 10	6,198.03 S.F.		
LOT 25	4,492.80 S.F.	LOT 11	8,241.05 S.F.		
LOT 26	4,492.80 S.F.	LOT 12	7,169.12 S.F.		
LOT 27	4,492.80 S.F.	LOT 13	7,839.45 S.F.		
LOT 28	5,665.91 S.F.	LOT 14	7,719.79 S.F.		
LOT 1	5,838.38 S.F.	LOT 15	6,496.60 S.F.		
LOT 2	4,640.05 S.F.	LOT 16	6,964.86 S.F.		
		LOT 17	6,496.28 S.F.		
		LOT 18	5,978.37 S.F.		
		LOT 19	5,460.47 S.F.		
		LOT 20	4,842.56 S.F.		

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Inst. # 2011013985 Tue Mar 22 10:08:45 CDT 2011
Filing Fee: \$25.50
Lancaster County, NE Registrar/Registrar of Deeds Office
Pages: 3



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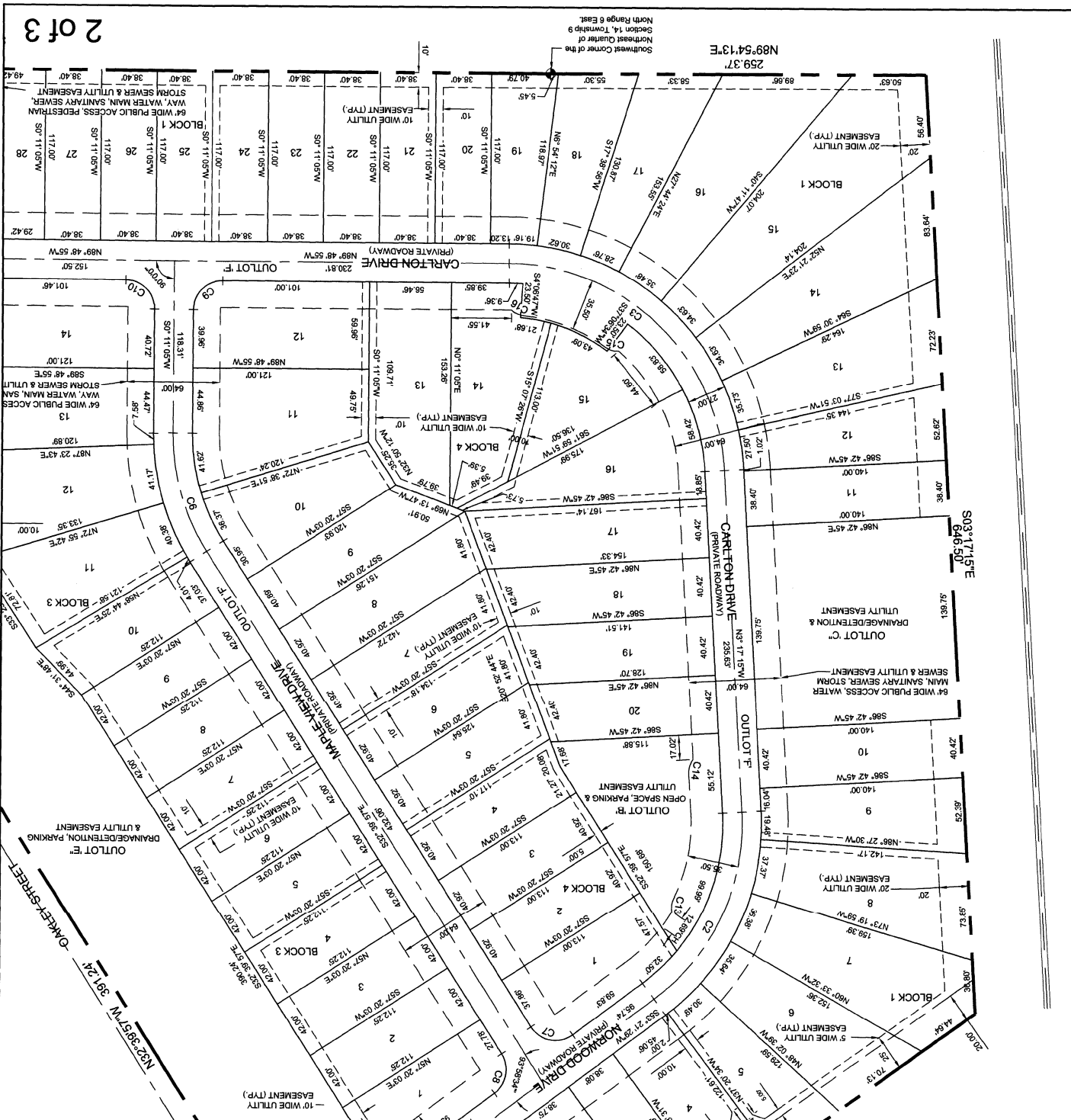
#4763

WILDERNESS VIEW TOWNHOMES FIRST ADD.

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 BASED ON SPECIAL PERMIT #531G

MINIMUM OPENING ELEVATIONS	
MIN.	MAX. 100 YR FLOOD OPENING ELEV.
BLOCK 1	1185.10
1	1185.10
2	1185.10
10	1179.75
11	1179.75
BLOCK 2	1180.75
1	1185.10
2	1185.10
10	1179.75
11	1179.75
BLOCK 3	1192.40
1	1194.20
2	1194.20
10	1192.40
11	1188.40

NOTE:
 100 YEAR FLOOD ELEVATIONS AND MINIMUM OPENING ELEVATIONS WERE PREVIOUSLY DETERMINED UNDER WILDERNESS VIEW TOWNHOMES C.U.P. BY PROFESSIONAL ENGINEER. HYDROLOG HAS NOT BEEN ALTERED FOR THESE AREAS. REFERENCE PREVIOUSLY SUBMITTED C.U.P.



Southwest Corner of the Northeast Quarter of Section 14, Township 9 North Range 6 East. N89°54'13"E 259.37'

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Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C2	148.30	150.00	56.65	S25° 02' 07"W	142.33	80.84
C3	226.53	150.00	86.53	S46° 33' 05"E	205.61	141.17
C4	73.01	300.00	13.94	N82° 50' 35"W	72.83	36.69
C5	73.89	300.00	14.11	S82° 55' 37"E	73.70	37.13
C6	86.00	150.00	32.85	N16° 14' 26"W	84.83	44.22
C7	32.80	20.00	93.98	N79° 39' 14"W	29.25	21.44
C8	30.03	20.00	86.02	S10° 20' 46"W	27.29	18.66
C9	31.42	20.00	90.00	N45° 11' 05"E	28.28	20.00
C10	31.42	20.00	90.00	S44° 48' 55"E	28.28	20.00
C11	31.42	20.00	90.00	N44° 48' 55"W	28.28	20.00
C12	31.42	20.00	90.00	S45° 11' 05"W	28.28	20.00
C13	9.75	14.50	38.51	N6° 59' 21"E	9.56	5.07
C14	10.29	14.50	40.66	N17° 02' 28"E	10.07	5.37
C15	9.75	14.50	38.51	N73° 26' 03"W	9.56	5.07
C16	9.76	14.50	38.58	N65° 18' 29"W	9.58	5.08
C17	8.83	10.50	48.19	S66° 05' 23"W	8.57	4.70
C18	8.96	10.50	48.88	N65° 22' 39"W	8.69	4.77

Curve Table

Curve	Radius	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
A	213.50'	19.82'	19.81'	S87° 39' 04"W	5° 19' 07"
B	213.50'	155.21'	151.82'	N53° 41' 29"W	41° 39' 11"
C	20.00'	32.79'	29.24'	N79° 39' 14"W	93° 56' 22"

BOUNDARY CURVE DATA

