

THE WOODLANDS AT YANKEE HILL 5TH ADDITION

FINAL PLAT BASED ON THE WOODLANDS AT YANKEE HILL PLANNED UNIT DEVELOPMENT #05068B

Plat # 2012045995 Met Sep 19 14:57:52 CDT 2012
Lincoln, NE Assessor/Registrar of Deeds Office - Public Access 4 Plat
THW014HIS #4885

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed the subdivision as required in Section 26.19.041 of the Land Subdivision Ordinance to be known as "THE WOODLANDS AT YANKEE HILL 5TH ADDITION", a subdivision of Irregular Tract Lot 56, Lot 11, Block 1 and Outlet 'A', The Woodlands at Yankee Hill 1st Addition all located in the Northwest Quarter of Section 27, Township 9 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Southeast Corner of the Northwest Quarter of said Section,
Thence N89°40'22"W along the South line of said Northwest Quarter, a distance of 1040.54 feet;

- Thence N45°04'34"W, a distance of 424.95 feet;
- Thence N25°00'57"W, a distance of 63.84 feet;
- Thence S45°00'00"W, a distance of 51.21 feet;
- Thence N45°00'00"W, a distance of 110.00 feet;
- Thence N45°00'00"E, a distance of 32.20 feet;
- Thence N45°00'00"W, a distance of 170.00 feet;
- Thence S45°00'00"W, a distance of 16.19 feet;
- Thence N45°00'00"W, a distance of 103.86 feet;
- Thence N10°57'46"W, a distance of 212.46 feet;
- Thence S82°37'06"W, a distance of 22.15 feet;
- Thence N27°22'54"W, a distance of 110.00 feet;
- Thence N62°37'06"E, a distance of 16.71 feet;
- Thence N27°22'54"W, a distance of 182.64 feet;
- Thence N27°35'38"W, a distance of 48.90 feet;
- Thence N64°41'55"E, a distance of 328.43 feet;
- Thence N42°23'51"E, a distance of 484.80 feet to a circular curve to the right, having a radius of 120.00 feet, a central angle of 6°22'15" and whose chord (133.4 feet) bears S48°11'08"E;

Thence on the arc of said circular curve 133.4 feet to the point of tangency;
Thence S45°00'00"E, a distance of 115.13 feet;
Thence S45°00'00"E, a distance of 110.00 feet;
Thence S48°30'44"E, a distance of 85.00 feet;
Thence S59°23'18"E, a distance of 85.33 feet;
Thence S70°31'04"E, a distance of 85.37 feet;
Thence S81°25'45"E, a distance of 85.37 feet;
Thence S89°25'09"E, a distance of 68.25 feet;
Thence S00°34'51"W, a distance of 280.00 feet;
Thence S89°25'09"E, a distance of 75.00 feet;
Thence S00°34'51"W, a distance of 14.00 feet;
Thence S89°25'09"E, a distance of 180.00 feet;
Thence S00°34'51"W, a distance of 128.00 feet;
Thence N89°25'09"W, a distance of 30.00 feet;
Thence S00°34'51"W, a distance of 30.00 feet;
Thence S89°25'09"E, a distance of 120.00 feet;
Thence S00°34'51"W, a distance of 242.16 feet to the POINT OF BEGINNING, containing a calculated area of 1,540,608.73 square feet or 35.37 acres.

Permanent monuments have been placed at each of the final plat corners on the periphery of the subdivision, on the centerline of each street intersection and at each point of tangency and curvature.

Temporary markers have been placed at all block corners, points of tangency and curvature along the periphery of each block, and the centerline of proposed water main, wastewater collector, and storm drain easements 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 curvilinear dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this 30th day of August, 2012.



Lyle L. Loh
Lyle L. Loh, L.S. 314
Engineering-Surveying-Planning
601 Old Cheney Road, Suite 'A'
Lincoln, NE 68512
(402) 421-2500

DEDICATION

The foregoing plat known as "THE WOODLANDS AT YANKEE HILL 5TH 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, Midwestarm 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, replacement, 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 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 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 dedication easements shown thereon shall be used for public access and the public is hereby granted the right of such use.

The streets shown thereon are hereby dedicated to the public.

WITNESS MY HAND THIS 30th day of August, 2012.

Richard C. Krueger
Richard C. Krueger, President
R.C. Krueger Development Company, a Nebraska corporation

Richard C. Krueger
Richard C. Krueger, President
Midwest Net Lease Investors - SE, LLC
a Nebraska limited liability company
an undivided 43.5% tenants in common interest

Richard C. Krueger
Richard C. Krueger, President
JAP-SE, LLC, a Nebraska limited liability company
an undivided 56.5% tenants in common interest

Richard C. Krueger
Name and Title of Individual
Richard C. Krueger
Name and Title of Individual

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 30th day of August, 2012, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally known Richard C. Krueger, President of R.C. Krueger Development Company, a Nebraska corporation, 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.

NOTARY PUBLIC

My commission expires the 27th day of August, 2016.



ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 30th day of August, 2012, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came *Richard C. Krueger* Title *Manager*
Name of Midwest Net Lease Investors - SE, LLC, a Nebraska limited liability company, an undivided 43.5% tenants in common interest, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he/she acknowledged the same to be his/her voluntary act and deed and the voluntary act and deed of said company.

NOTARY PUBLIC

My commission expires the 27th day of August, 2016.

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 30th day of August, 2012, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came *Richard C. Krueger* Title *Manager*
Name of JAP-SE, LLC, a Nebraska limited liability company, an undivided 56.5% tenants in common interest, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he/she acknowledged the same to be his/her voluntary act and deed and the voluntary act and deed of said company.

NOTARY PUBLIC

My commission expires the 27th day of August, 2016.



PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26.11.060 of the LMC, hereby approves this Final Plat.

Steph Hlavanchka
Steph Hlavanchka
Planning Director

September 18, 2012
Date

THE WOODLANDS AT YANKEE HILL 5TH ADDITION

FINAL PLAT

BASED ON THE WOODLANDS AT YANKEE HILL PLANNED UNIT DEVELOPMENT #05068B

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of those certain liens against the real property described in the plat being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as instrument No. 2007-047266 & 2009-005280 (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 of streets or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all 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.

Richard C. Krueger
 Trustee & Beneficiary
 Name and Title of Individual

Richard C. Krueger
 Midwest Net Lease Investors - SE, LLC
 a Nebraska limited liability company
 Beneficiary

Richard C. Krueger
 Name and Title of Individual

Richard C. Krueger
 3AP-SE, LLC, a Nebraska limited liability company
 Beneficiary

Richard C. Krueger
 Name and Title of Individual

ACKNOWLEDGMENT

STATE OF NEBRASKA }
 LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 30th day of August, 2012, by Richard C. Krueger
 Name
 on behalf of said Midwest Net Lease Investors - SE, LLC
 Title

Sandra Huamancha
 Notary Public
 My commission expires the 27th day of August, 2016.



ACKNOWLEDGMENT

STATE OF NEBRASKA }
 LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 30th day of August, 2012, by Richard C. Krueger
 Name
 on behalf of said 3AP-SE, LLC
 Title

Sandra Huamancha
 Notary Public
 My commission expires the 27th day of August, 2016.



LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of those certain liens against the real property described in the plat known as "THE WOODLANDS AT YANKEE HILL 5TH ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as instrument No. 2012-007852 & 2012-007853 (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 of streets or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all 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.

Union Bank and Trust Company
 Trustee & Beneficiary
 Name and Title of Individual

Christy Colgan
 Name of Individual

Christy Colgan
 Vice President
 Name and Title of Individual

Christy Colgan
 Union Bank and Trust Company
 Trustee & Beneficiary
 Name and Title of Individual

ACKNOWLEDGMENT

STATE OF NEBRASKA }
 LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 30 day of August, 2012, by Christy Colgan
 Name
 on behalf of said Union Bank and Trust Company
 Title

Christy Colgan
 Notary Public
 My commission expires the 30 day of August, 2012.



My commission expires the 30 day of August, 2012.

ACKNOWLEDGMENT

STATE OF NEBRASKA }
 LANCASTER COUNTY } SS

On this 30th day of August, 2012, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Jennifer J. Strand, Esq., Trustee, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and she acknowledged the same to be her voluntary act and deed.

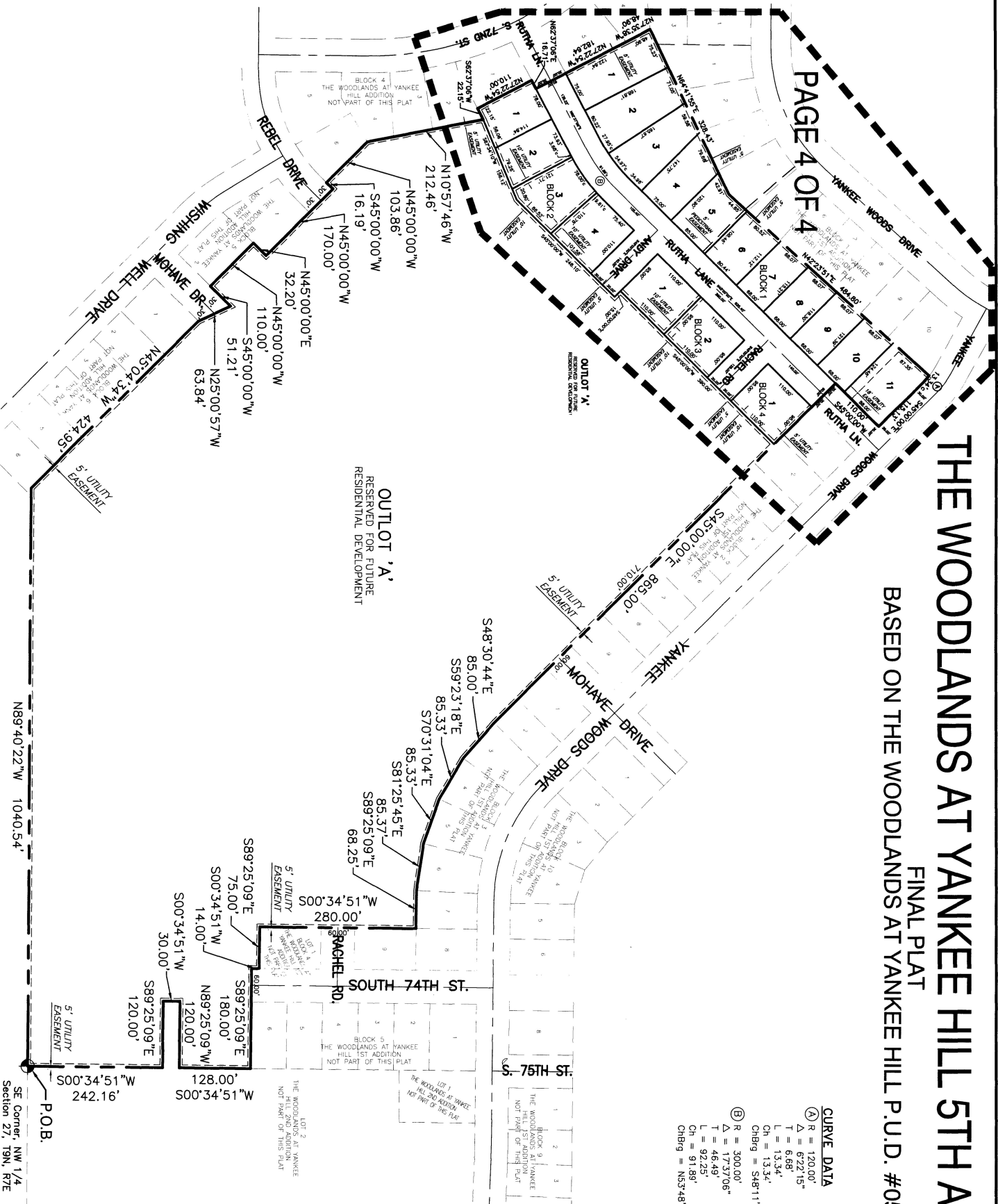
Jennifer J. Strand
 Notary Public
 My commission expires the 24th day of August, 2014.



THE WOODLANDS AT YANKEE HILL 5TH ADDITION

FINAL PLAT
 BASED ON THE WOODLANDS AT YANKEE HILL P.U.D. #05068B

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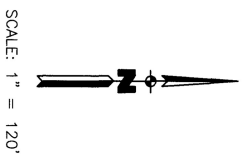
CURVE DATA

(A) R = 120.00'
Δ = 62.215"
T = 6.68'
L = 13.34'
Ch = 13.34'
ChBrg = S48°11'08"E
(B) R = 300.00'
Δ = 117.3706"
T = 46.49'
L = 92.25'
Ch = 91.89'
ChBrg = N35°48'53"E

SHEET LEGEND:

- 1 VERBAGE PAGE
- 2 VERBAGE PAGE INDEX & DRAWING PAGE
- 3 DRAWING PAGE
- 4 DRAWING PAGE

Total Lots = 18
Total Outlots = 1
Total Acres = 35.37



SF Corner NW 1/4 Section 27, 19N, R7E

THE WOODLANDS AT YANKEE HILL 5TH ADDITION

FINAL PLAT
 BASED ON THE WOODLANDS AT YANKEE HILL P.U.D. #05068B

LOT DATA:

BLOCK	LOT	AREA (S.F.)	AREA (AC.)
1	1	12,767.08	---
1	2	13,317.06	---
1	3	11,657.98	---
1	4	10,074.28	---
1	5	9,384.28	---
1	6	8,871.60	---
1	7	7,729.10	---
1	8	7,939.29	---
1	9	8,149.47	---
1	10	8,359.65	---
1	11	11,127.07	---
2	1	8,715.10	---
2	2	9,256.20	---
2	3	10,810.62	---
2	4	10,817.41	---
3	1	10,450.00	---
3	2	10,450.00	---
3	3	10,450.00	---
4	1	10,450.00	---
OUTLOT 'A'		1,302,697.12	29.91

CURVE DATA

- Ⓐ R = 120.00'
 Δ = 6°22'15"
 T = 6.68'
 L = 13.34'
 Ch = 13.34'
 ChBrng = S48°11'08"E
- Ⓑ R = 300.00'
 Δ = 17°37'06"
 T = 46.49'
 L = 92.25'
 Ch = 91.89'
 ChBrng = N53°48'33"E

