

THE WOODLANDS AT YANKEE HILL 10TH ADDITION

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

First #: 2013064559 Tue Dec 31 13:16:04 CST 2013
 Lancaster County, NE Assessor/Registrar of Deeds Office
 Planning Department
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TH05068C10

#5053

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed the subdivision as required in Section 28.19.041 of the Land Subdivision Ordinance to be known as "THE WOODLANDS AT YANKEE HILL, 10TH ADDITION", a subdivision of Outlot 'A', The Woodlands at Yankee Hill 7th 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 N107°47'45"W, a distance of 212.46 feet;
- Thence N67°34'10"E, a distance of 156.12 feet;
- Thence N45°00'00"E, a distance of 248.10 feet;
- Thence N45°00'00"W, a distance of 15.00 feet;
- Thence S45°00'00"E, a distance of 723.00 feet;
- Thence S47°42'10"E, a distance of 76.35 feet;
- Thence S53°47'10"E, a distance of 76.72 feet;
- Thence S59°55'40"E, a distance of 76.72 feet;
- Thence S66°00'09"E, a distance of 76.72 feet;
- Thence S72°06'39"E, a distance of 76.72 feet;
- Thence S78°15'08"E, a distance of 76.72 feet;
- Thence S83°59'14"E, a distance of 76.75 feet;
- Thence S89°25'09"E, a distance of 151.91 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 120.00 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 958,790.06 square feet or 22.01 acres.

Permanent monuments have been placed at each of the final plat corners, on 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 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 condition of the plat. 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 17th day of November, 2013.



Kyle L. Loth, L.S. 314
 Engineer/Planner
 601 Old Cheney Road, Suite A
 Lincoln, NE 68512
 (402) 421-2500

DEDICATION

The foregoing plot known as "THE WOODLANDS AT YANKEE HILL 10TH 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 Cable Midwest LLC, Block Hills Energy, and Lincoln Electric System, their successors and assigns, to allow entry for the purposes of wires, 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 streets shown hereon are hereby dedicated to the public.

The pedestrian easement shown hereon shall be used for public access and the public is hereby granted the right of such use.

WITNESS MY HAND

Richard C. Krueger

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

PLANNING DIRECTOR'S APPROVAL

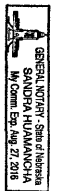
The Planning Director, pursuant to Section 26.11.060 of the LMC, hereby approves this Final Plat.
Sage Plummer
 Planning Director
 December 31, 2013
 Date

ACKNOWLEDGMENT

STATE OF NEBRASKA }
 LANCASTER COUNTY } SS

On this 28th day of November, 2013, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came 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.

[Signature]
 NOTARY PUBLIC



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

SHEET LEGEND:
 VERBAGE PAGE 1
 VERBAGE PAGE 2
 DRAWING PAGE 3

THE WOODLANDS AT YANKEE HILL 10TH ADDITION

FINAL PLAT

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

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of those certain liens against the real property described in the plot known as THE WOODLANDS AT YANKEE HILL 10TH ADDITION (hereinafter "Plot"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as instrument No. 2007-047266 (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 Plot, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

[Signature]
Jennifer J. Stroud Esq., Trustee

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

[Signature]
Richard C. Krueger, Manager
3MP-SE, LLC, a Nebraska limited liability company, Beneficiary

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 24th day of November, 2013, by Richard C. Krueger, Manager, on behalf of said Midwest Net Lease Investors - SE, LLC

[Signature]
NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska
SANDRA HUAMANCHA
My Comm. Exp. Aug. 27, 2018

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

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 20th day of November, 2015, by Richard C. Krueger, Manager, on behalf of said 3MP-SE, LLC

[Signature]
NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska
SANDRA HUAMANCHA
My Comm. Exp. Aug. 27, 2018

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 plot known as THE WOODLANDS AT YANKEE HILL 10TH ADDITION (hereinafter "Plot"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as instrument No. 2012-007852, 2012-007853, 2012-045148 & 2013-013918 (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 Plot, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

By: *[Signature]*
Chris Taylor, C. Manager
Name of Individual

Trustee & Beneficiary
Union Bank and Trust Company

[Signature]
Vice President
Name of Individual

[Signature]
Trustee & Beneficiary
Union Bank and Trust Company

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 20th day of November, 2013, by Christopher Wagner on behalf of said Union Bank and Trust Company

[Signature]
NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska
SANDRA HUAMANCHA
My Comm. Exp. Aug. 27, 2018

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

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

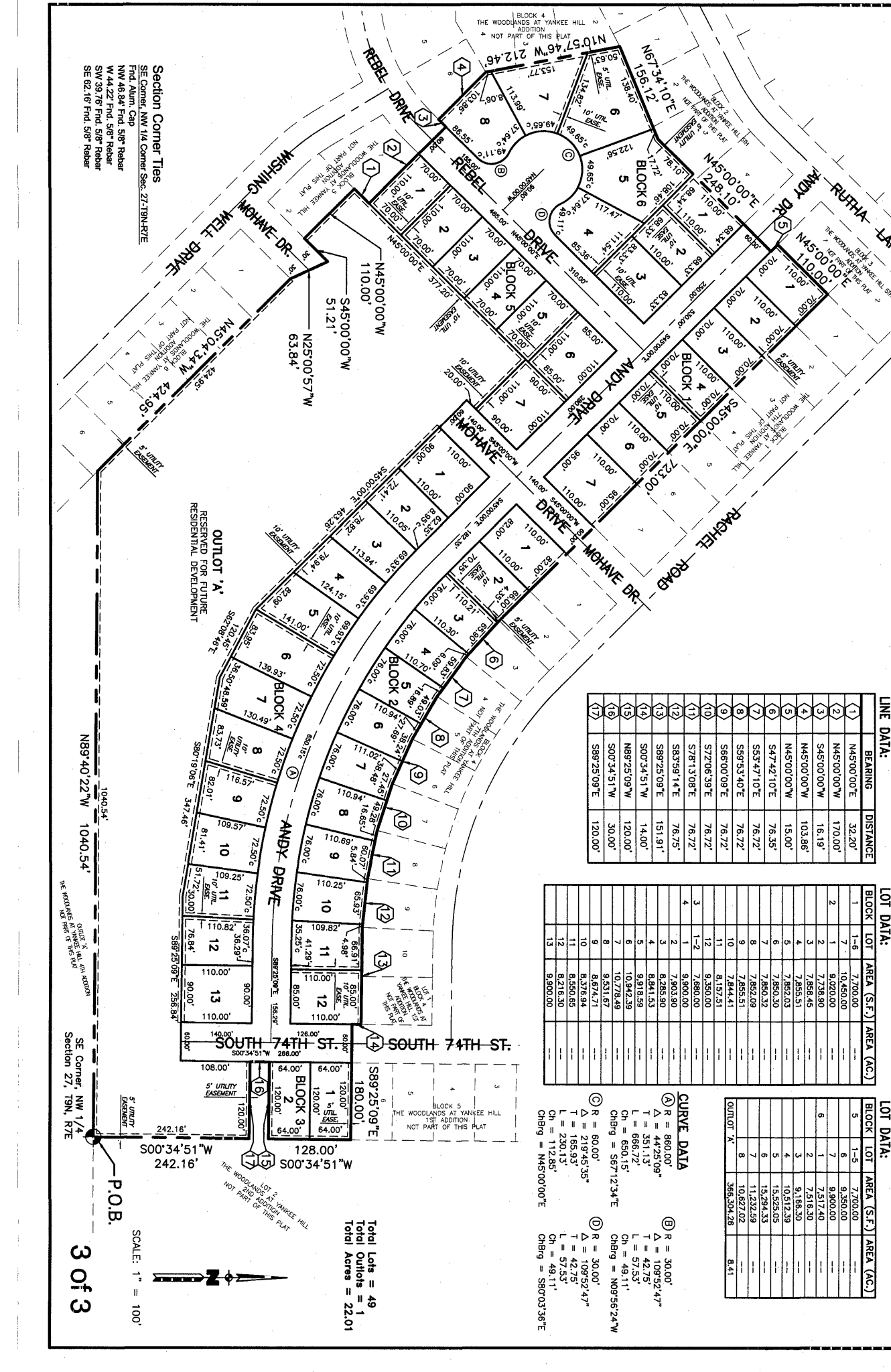
On this 21st day of November, 2013, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Jennifer J. Stroud, Esq., Trustee, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plot and she acknowledged the same to be her voluntary act and deed.

[Signature]
NOTARY PUBLIC
GENERAL NOTARY - State of Nebraska
SANDRA HUAMANCHA
My Comm. Exp. Aug. 27, 2018

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

THE WOODLANDS AT YANKEE HILL 10TH ADDITION

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



LINE DATA:

LINE DATA	BEARING	DISTANCE
1	N45°00'00"E	32.20'
2	N45°00'00"W	170.00'
3	S45°00'00"W	16.19'
4	N45°00'00"W	103.86'
5	N45°00'00"W	15.00'
6	S47°42'10"E	76.35'
7	S53°47'10"E	76.72'
8	S59°53'40"E	76.72'
9	S66°00'09"E	76.72'
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11	S78°13'08"E	76.72'
12	S83°59'14"E	76.75'
13	S89°25'09"E	151.91'
14	S00°34'51"W	14.00'
15	N89°25'09"W	120.00'
16	S00°34'51"W	30.00'
17	S89°25'09"E	120.00'

LOT DATA:

LOT DATA	BLOCK	LOT	AREA (S.F.)	AREA (AC.)
1	1-6	7,700.00	---	---
2	1	10,450.00	---	---
3	2	9,020.00	---	---
4	2	7,738.90	---	---
5	3	7,858.45	---	---
6	4	7,855.51	---	---
7	4	7,852.03	---	---
8	5	7,850.32	---	---
9	6	7,852.09	---	---
10	7	7,855.51	---	---
11	8	7,844.41	---	---
12	1-2	6,157.51	---	---
13	1-2	9,350.00	---	---
14	3	7,680.00	---	---
15	4	7,903.90	---	---
16	2	8,265.90	---	---
17	3	8,841.53	---	---
18	4	9,918.59	---	---
19	5	10,942.39	---	---
20	6	10,278.49	---	---
21	7	9,531.67	---	---
22	8	8,974.71	---	---
23	9	8,378.94	---	---
24	10	8,350.69	---	---
25	11	8,276.30	---	---
26	12	9,900.00	---	---
27	13	9,900.00	---	---

LOT DATA:

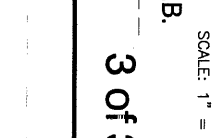
LOT DATA	BLOCK	LOT	AREA (S.F.)	AREA (AC.)
5	1-5	7,700.00	---	---
6	6	9,350.00	---	---
7	7	9,800.00	---	---
8	8	7,517.40	---	---
9	2	7,858.45	---	---
10	3	7,856.50	---	---
11	4	9,168.30	---	---
12	4	10,912.39	---	---
13	5	15,929.05	---	---
14	6	15,994.35	---	---
15	7	11,292.99	---	---
16	8	10,627.02	---	---
17	8	368,504.26	8.41	---

CURVE DATA

- Ⓐ R = 860.00'
 Δ = 44°25'09"
 T = 351.13'
 L = 666.72'
 Ch = 650.15'
 ChBng = S67°12'34"E
- Ⓑ R = 60.00'
 Δ = 219°45'35"
 T = 168.93'
 L = 230.15'
 Ch = 112.88'
 ChBng = N45°00'00"E
- Ⓒ R = 30.00'
 Δ = 109°52'47"
 T = 42.75'
 L = 57.53'
 Ch = 49.11'
 ChBng = N09°56'24"W
- Ⓓ R = 60.00'
 Δ = 109°52'47"
 T = 42.75'
 L = 57.53'
 Ch = 49.11'
 ChBng = S80°03'36"E

Section Corner Ties
 SE Corner NW 1/4 Corner Sec. 27:19N:87E
 Find Alum. Cap
 NW 46.84' Find. 5/8" Rebar
 W 44.22' Find. 5/8" Rebar
 SW 39.76' Find. 5/8" Rebar
 SE 62.16' Find. 5/8" Rebar

SCALE: 1" = 100'
 3 of 3



Total Lots = 49
 Total Outlots = 1
 Total Acres = 22.01