

THE WOODLANDS AT YANKEE HILL 14TH ADDITION

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

Incl # 2015006922 Wed Feb 25 11:41:38 CST 2015
 Filing Fee \$310.00 Assessor/Registrar of Deeds Office Plat
 Pages 4

THWO YAHITY

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SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed the subdivision as required in Section 26.19.04.1 of the Land Subdivision Ordinance to be known as "THE WOODLANDS AT YANKEE HILL 14TH ADDITION", a subdivision of Outlot A, The Woodlands at Yankee Hill 10th Addition 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 of 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 1040.24 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 377.20 feet;
- Thence S45°00'00"W, a distance of 110.00 feet;
- Thence S45°00'00"E, a distance of 463.25 feet;
- Thence S45°00'00"E, a distance of 120.45 feet;
- Thence S80°19'06"E, a distance of 347.46 feet;
- Thence S89°25'09"E, a distance of 256.84 feet;
- Thence N00°34'51"E, a distance of 108.00 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 366,304.26 square feet or 8.41 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 other easements which are to be shown on the subdivision plat. The surveyor and the subdivision developer and the subdivision owner agree 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 27th day of January, 2015.



Lyle L. Lath, 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 14TH 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, Midwest Nebraska Inc., Time Warner Cable Midwest LLC, Black Hills Energy, and Lincoln Electric System, their successors and assigns, to allow entry for the purposes of fire, gas, cable, conduits, fixtures, poles, towers, pipes and equipment for the distribution of electric, 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 26.11.06.0 of the LMC, hereby approves this Final Plat.

Stephanie Lath
 Acting Planning Director

February 24, 2015
 Date

ACKNOWLEDGMENT

STATE OF NEBRASKA }
 LANCASTER COUNTY } SS



On this 27th day of January, 2015, before me, the undersigned, a Notary Public in and for the State of Nebraska, appeared Richard C. Krueger, President of R.C. Krueger Development Company, 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.

Christina Spahn
 NOTARY PUBLIC

My commission expires the 23rd day of October, 2018.

SHEET LEGEND:

1	VERBAGE PAGE
2	VERBAGE PAGE
3	DRAWING PAGE
4	DRAWING PAGE

THE WOODLANDS AT YANKEE HILL 14TH ADDITION

FINAL PLAT

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

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 14TH ADDITION" (hereinafter "Plat"), 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 Plat, but the Lien to any other person. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

[Signature]
Jennifer J. Strand, Esq., Trustee

[Signature]
Richard C. Krueger, Manager

Midwest Net Lease Investors - SE, LLC, a Nebraska limited liability company, Beneficiary

[Signature]
Richard C. Krueger, Manager

ZAP-SE, LLC, a Nebraska limited liability company, Beneficiary

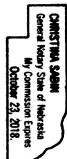
ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 27th day of January, 2015, by Richard C. Krueger, Manager, on behalf of said Midwest Net Lease Investors - SE, LLC

[Signature]
NOTARY PUBLIC

My commission expires the 29th day of October, 2018.



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 14TH 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, & 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 Plat, but the Lien to any other person. 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

[Signature]
Name of individual: Chris Baker & Clerk

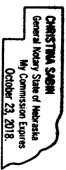
ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 27th day of January, 2015, by Christopher Krueger on behalf of said Union Bank and Trust Company

[Signature]
NOTARY PUBLIC

My commission expires the 29th day of October, 2018.



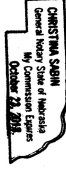
ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 28th day of January, 2015, 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.

[Signature]
NOTARY PUBLIC

My commission expires the 29th day of October, 2018.



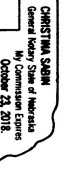
ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 27th day of January, 2015, by Richard C. Krueger, Manager, on behalf of said ZAP-SE, LLC

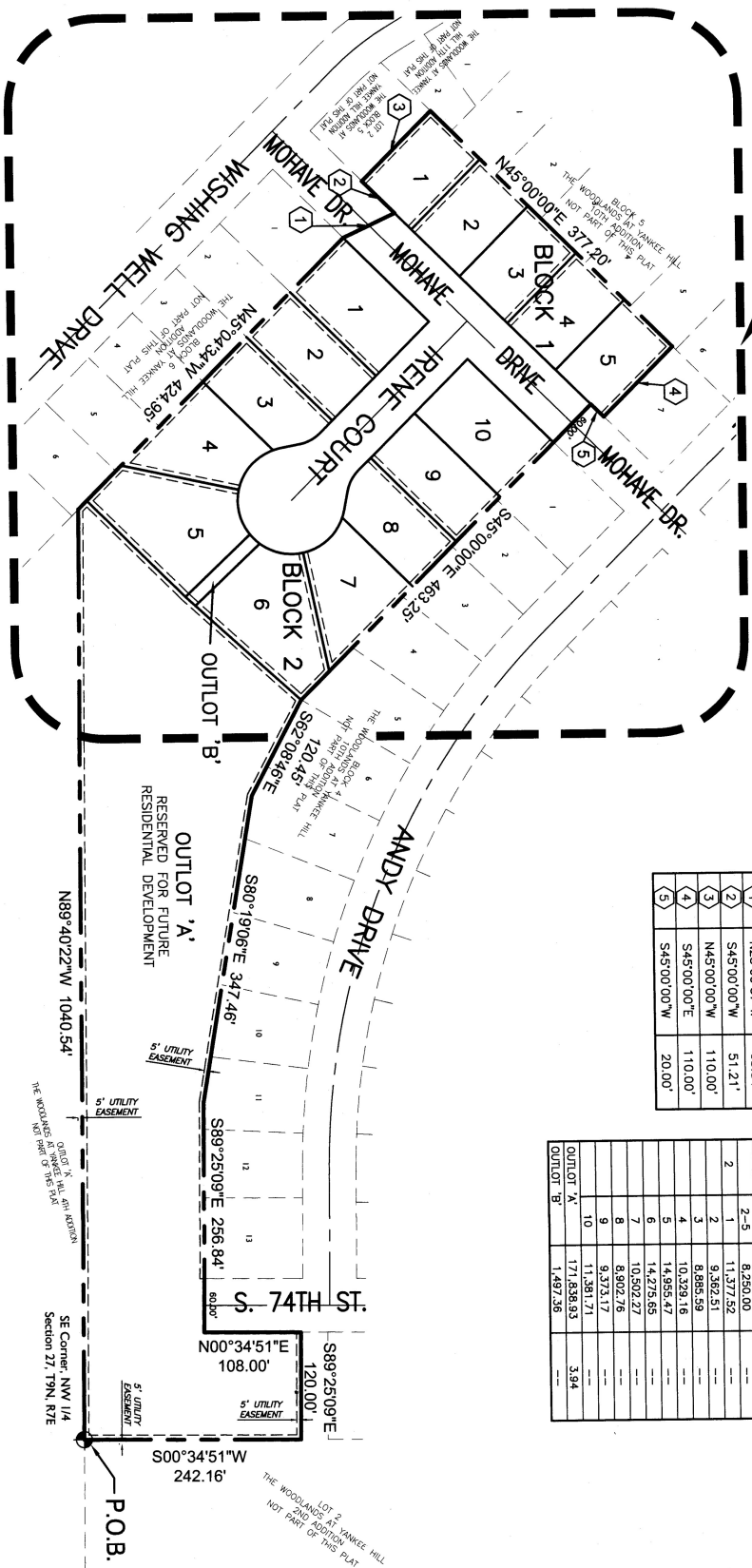
[Signature]
NOTARY PUBLIC

My commission expires the 29th day of October, 2018.



THE WOODLANDS AT YANKEE HILL 14TH ADDITION

FINAL PLAT
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 PLANNED UNIT DEVELOPMENT #050068D



SEE SHEET 4 OF 4

LINE DATA:

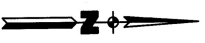
LINE NO.	BEARING	DISTANCE
1	N25°00'57"W	63.84'
2	S45°00'00"W	51.21'
3	N45°00'00"W	110.00'
4	S45°00'00"E	110.00'
5	S45°00'00"W	20.00'

LOT DATA:

BLOCK	LOT	AREA (S.F.)	AREA (AC.)
1	1	8,482.00	---
	2-5	8,250.00	---
2	1	11,377.52	---
	2	9,882.51	---
3	1	8,858.59	---
	2	10,328.16	---
4	1	14,955.47	---
	2	14,275.85	---
5	1	10,502.27	---
	2	8,902.76	---
OUTLOT 'A'	1	9,373.17	---
	2	11,381.71	---
OUTLOT 'B'	1	171,838.93	3.94

Section Corner Ties
 SE Corner, NW 1/4 Corner, Sec. 27-T19N-R7E
 Fnd Alum. Cap
 NW/46.84' Fnd. 5/8" Rebar
 W/44.22' Fnd. 5/8" Rebar
 SW/29.76' Fnd. 5/8" Rebar
 SE 62.16' Fnd. 5/8" Rebar

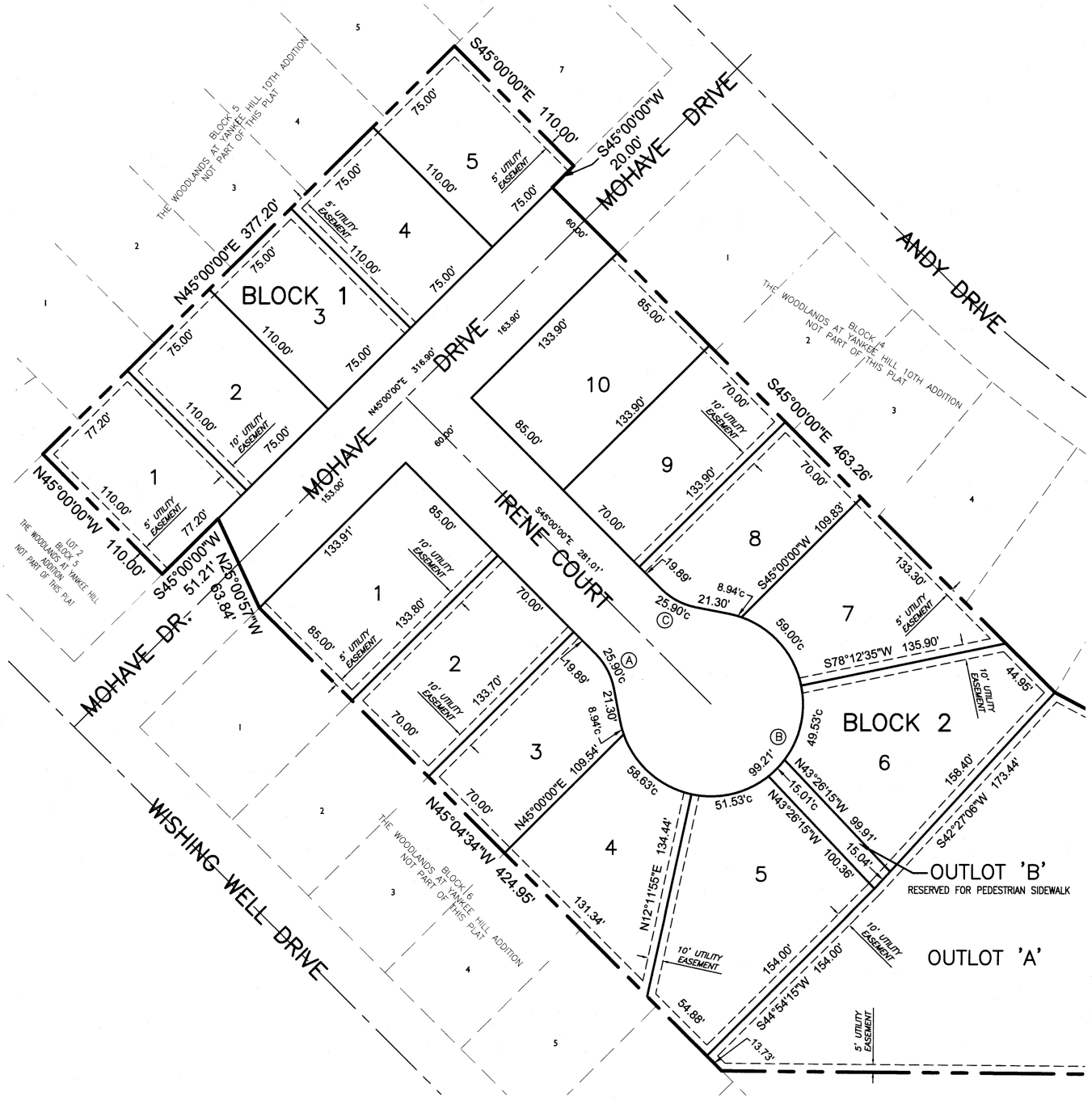
SCALE: 1" = 100'



Total Lots = 15
 Total Outlots = 2
 Total Acres = 8.41

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CURVE DATA

<p>Ⓐ R = 44.00' Δ = 34°14'00" T = 13.55' L = 26.29' Ch = 25.90' ChBrg = S27°53'00"E</p>	<p>Ⓑ R = 60.00' Δ = 248°28'00" T = 88.18' L = 260.19' Ch = 99.21' ChBrg = N45°00'00"E</p>	<p>Ⓒ R = 44.00' Δ = 34°14'00" T = 13.55' L = 26.29' Ch = 25.90' ChBrg = N62°07'00"W</p>
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SCALE: 1" = 50'