

THE WOODLANDS AT YANKEE HILL 19TH ADDITION

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

HW014 H-19

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 19TH ADDITION", a subdivision of Outlot 'B', The Woodlands at Yankee Hill 9th Addition and Outlot 'A', The Woodlands at Yankee Hill 14th Addition, all located in the West Half 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 center of said Section 27, Township 9 North, Range 7 East; Thence S07°34'50"W, on the east line of the Southwest Quarter of said Section 27, a distance of 330.51 feet;
 Thence N89°25'09"W, a distance of 180.00 feet;
 Thence N00°34'57"E, a distance of 15.40 feet;
 Thence N89°25'09"W, a distance of 120.00 feet;
 Thence N00°34'51"E, a distance of 159.46 feet;
 Thence N89°40'22"W, a distance of 63.31 feet;
 Thence N82°55'36"W, a distance of 112.78 feet;
 Thence N81°24'54"W, a distance of 154.48 feet;
 Thence S83°50'05"W, a distance of 82.00 feet;
 Thence S88°07'29"W, a distance of 82.00 feet;
 Thence S52°04'43"W, a distance of 85.88 feet;
 Thence N45°04'34"W, a distance of 120.00 feet;
 Thence N44°55'26"E, a distance of 5.82 feet to a circular curve to the right, having a radius of 420.00 feet, a central angle of 1°41'36" and whose chord (12.41 feet) bears N45°46'14"E;
 Thence on the arc of said circular curve 12.41 feet;
 Thence N43°22'58"W, a distance of 60.00 feet;
 Thence N45°04'34"W, a distance of 116.07 feet;
 Thence N44°54'15"E, a distance of 154.00 feet;
 Thence N42°27'06"E, a distance of 173.44 feet;
 Thence S82°08'46"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 to a point on the east line of the Northwest Quarter of said Section 27;
 Thence S00°34'50"W, on the east line of the Northwest Quarter of said Section 27, a distance of 242.16 feet to the POINT OF BEGINNING and containing a calculated area of 356,158.39 square feet or 8.45 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 main, wastewater, electric, and storm drain easements and that the subdivider will file a bond in effect to insure that the location of reference 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 14th day of September, 2015.
 Wile L. Loth, L.S. 314
 RCGA Engineering Group Inc.
 601 Old Cheney Road, Suite 'A'
 Lincoln, NE 68512
 402-484-7342



PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26.11,080 of the LMC, hereby approves this Final Plat.
 Signed [Signature]
 December 9, 2015
 Date
 Planning Director

DEDICATION

The foregoing plat known as "THE WOODLANDS AT YANKEE HILL 19TH ADDITION", and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, the sole owners, and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipality located in the County of Lancaster, Nebraska Inc., Time Warner Cable Midwest LLC, Black Hills Energy, and Lincoln Electric System, their successors and assigns, to operate, maintain and improve the electric system, their successors and assigns, to operate, maintain and improve of wires, cables, conduits, fixtures, poles, towers, pipes and equipment for the distribution of electric 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 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 thereon are hereby dedicated to the public.
 The pedestrian way easements shown thereon shall be used for public access and the public is hereby granted the right of such use.

WITNESS OUR HAND
 Signed [Signature]
 R.C. Krueger Development Company, a Nebraska corporation
 Richard C. Krueger, President

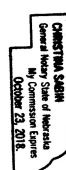


On this 21st day of September, 2015, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Richard C. Krueger, President of R.C. Krueger Development Company, a Nebraska corporation, who acknowledged to me that he is the holder of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.
 Signed [Signature]
 NOTARY PUBLIC

My commission expires the 23rd day of October, 2018.
LEIN 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 19TH ADDITION (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as instrument No. 2012-7852, 2012-7853, & 2013-1391 (hereinafter "Lien"), does hereby consent to the dedication of and subordination of 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 relinquishment of access, dedicated to the holder of the Lien and has not assigned the Lien to any other person.

Union Bank & Trust Company
 Trustee & Beneficiary
 By [Signature]
 Signature
 Print Name of individual
Chris Ann Carlson



ACKNOWLEDGMENT
 STATE OF NEBRASKA } SS
 LANCASTER COUNTY }
 The foregoing instrument was acknowledged before me this 21st day of September, 2015, by Richard C. Krueger, Vice President on behalf of said Union Bank & Trust Company
 Signed [Signature]
 NOTARY PUBLIC
 My commission expires the 23rd day of October, 2018.

Final # 2015091627 Mod Dec 09 15:52:01 CST 2015
 Filed for Record in the Assessor/Registrar of Deeds Office
 Lincoln, Nebraska
 Assessor/Registrar of Deeds Office, Room 2
 # 5266



LEIN 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 19TH ADDITION (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as instrument No. 2012-7852, 2012-7853, & 2013-1391 (hereinafter "Lien"), does hereby consent to the dedication of and subordination of 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 relinquishment of access, dedicated to the holder of the Lien and has not assigned the Lien to any other person.

Signed [Signature]
 Christopher S. Bartling, a member of the Nebraska State Bar Association
 Richard C. Krueger

Print Name
MANAGER

ACKNOWLEDGMENT
 STATE OF NEBRASKA } SS
 LANCASTER COUNTY }
 The foregoing instrument was acknowledged before me this 21st day of September, 2015, by Christopher S. Bartling, a member of the Nebraska State Bar Association, Trustee.
 Signed [Signature]
 NOTARY PUBLIC

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

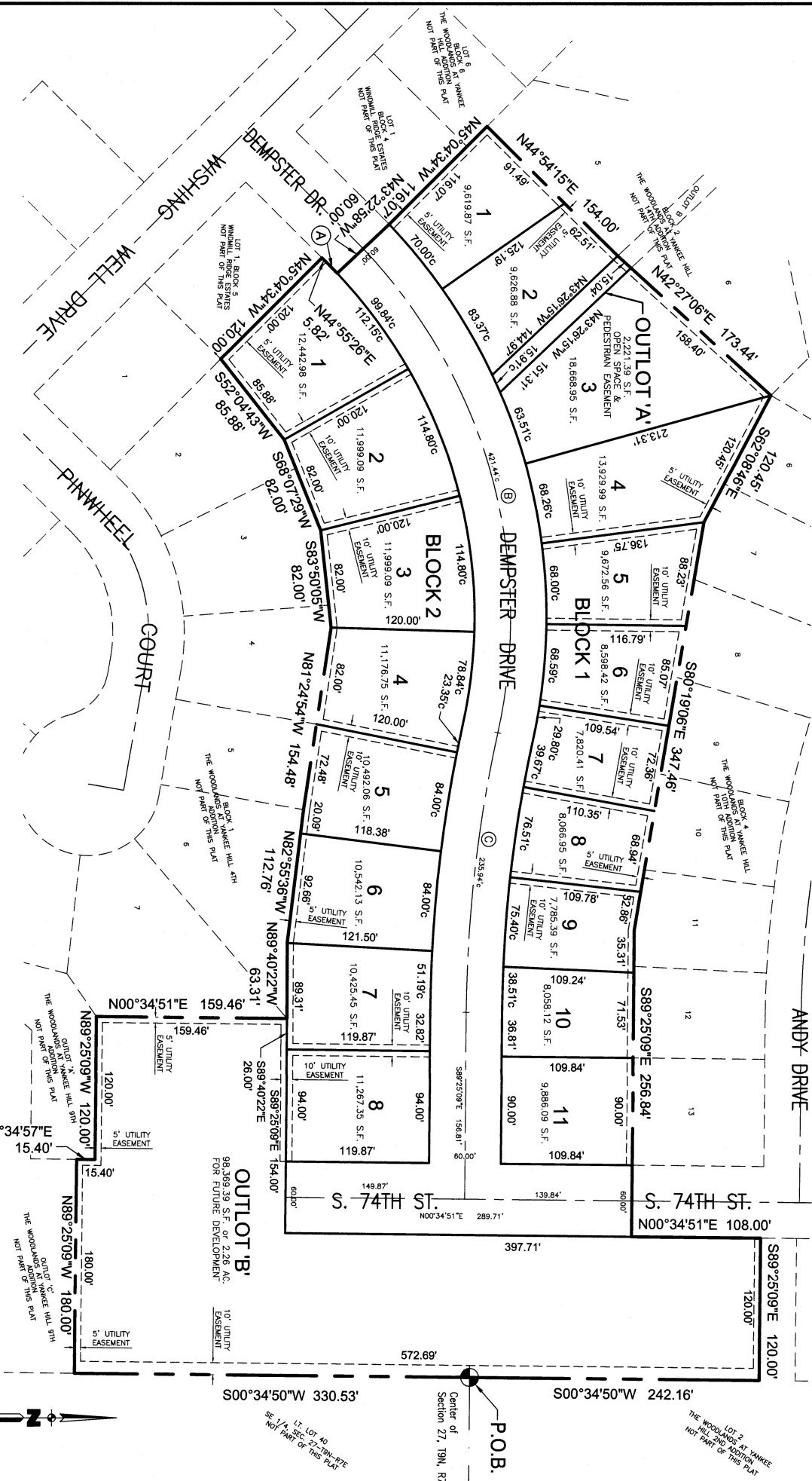
ACKNOWLEDGMENT
 STATE OF NEBRASKA } SS
 LANCASTER COUNTY }
 The foregoing instrument was acknowledged before me this 21st day of September, 2015, by Richard C. Krueger, Manager on behalf of said Double D, Land Company, LLC, a Nebraska limited liability company
 Signed [Signature]
 NOTARY PUBLIC
 My commission expires the 23rd day of October, 2018.



ACKNOWLEDGMENT
 STATE OF NEBRASKA } SS
 LANCASTER COUNTY }
 The foregoing instrument was acknowledged before me this 21st day of September, 2015, by Richard C. Krueger, Manager on behalf of said Double D, Land Company, LLC, a Nebraska limited liability company
 Signed [Signature]
 NOTARY PUBLIC
 My commission expires the 23rd day of October, 2018.

THE WOODLANDS AT YANKEE HILL 19TH ADDITION

FINAL PLAT
 BASED ON THE WOODLANDS AT YANKEE HILL P.U.D./CZ #05068D
 ANDY DRIVE



Section Corner Ties
 Center of Sec. 27:19N-R8E
 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

CURVE DATA:
 (A) R = 420.00'
 Δ = 1°41'36"
 T = 6.21'
 CH = 12.41'
 CHBRG = N45°46'14"E

(B) R = 450.00'
 Δ = 55°50'36"
 T = 238.48'
 L = 438.59'
 CH = 421.44'
 CHBRG = N74°32'20"E

(C) R = 1140.00'
 Δ = 11°52'47"
 T = 118.61'
 L = 236.37'
 CH = 235.94'
 CHBRG = S83°28'46"E

Total Lots = 19
 Total Outlots = 2
 Total Acres = 8.45

SCALE: 1" = 60'