

THE WOODLANDS AT YANKEE HILL ADDITION

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

Final # 2008034409 Tue Jul 22 14:12:15 CDT 2008
 Filed for Record on the Assessor/Registrar of Deeds Office
 1st Edition
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THWCYAHZ
 #4578

SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "THE WOODLANDS AT YANKEE HILL ADDITION", a subdivision of Irregular Tract Lot 48 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:
 Commencing at the Southwest Corner of the Northwest Quarter of said Section and extending thence South 89°40'22" East, along the south line of said Northwest Quarter, 50.00 feet to the Point of Beginning;
 Thence North 00°39'03" East, parallel with and 50.00 feet east of the west line of said Northwest Quarter, a distance of 11369.24 feet; 66.66 feet;
 Thence South 89°20'52" East, a distance of 1176.76 feet;
 Thence South 23°04'34" East, a distance of 435.00 feet;
 Thence South 45°54'26" West, a distance of 1100.00 feet;
 Thence North 45°04'34" West, a distance of 280.00 feet;
 Thence North 42°56'14" West, a distance of 60.00 feet;
 Thence South 44°55'26" West, a distance of 1100.00 feet;
 Thence South 45°04'34" West, a distance of 16.10 feet;
 Thence North 89°40'22" West, along said south line 11833.80 feet to the Point of Beginning and containing a calculated area of 1,512,486.54 square feet or 34.72 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 of 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 within the subdivision, and the subdivision will post a bond or escrow to insure the placing of permanent metal stakes at each lot and block corner and the subdivision agrees that the placing of permanent metal stakes will be completed prior to the construction on or conveyance of any lot shown on the final plat.

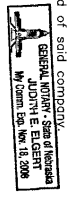
All curvilinear dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.
 Signed this 16th day of June, 2008.



Lyle L. Leth
 Lyle L. Leth, L.S., 314
 Engineering Surveying Planning,
 601 Old Cheney Road, Suite A,
 Lincoln, NE 68502
 (402) 421-2500

ACKNOWLEDGMENT

STATE OF NEBRASKA }
 LANCASTER COUNTY } SS
 On this 16th day of June, 2008, 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.



Commission expires the 18th day of November, 2008.

PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26-11.060 of the LMC, hereby approves this Final Plat.
WINE 30 2008
 Date

DEDICATION

The foregoing plat known as "THE WOODLANDS AT YANKEE HILL 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, Aquila, 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 electric, telephone and cable television, wastewater collectors, storm drains, electric, gas, telephone and cable television, wastewater collectors, storm drains, and all other utilities and 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.

Direct vehicular access to South 70th Street is hereby relinquished except at Yankee Woods Drive, Rebel Drive and the driveway at Lot 13, Block 7. Driveway access from Lot 13, Block 7 to South 70th Street to be relinquished at time of final plat to subdivision Lot 13, Block 7.

The streets shown thereon are hereby dedicated to the public.
 The additional right-of-way shown along South 70th Street is hereby dedicated to the public.

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

WITNESS MY HAND THIS 16th day of June, 2008.

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

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 ADDITION" (hereinafter "Plat"), sold item being recorded in the office of the Registrar of Deeds of Lancaster County, Nebraska, as Instrument No. 2007-47247 and 2008-22459 (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 streets or roads, pedestrian way easements, 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.

Trustee and Beneficiary
 By: Lois Semerad

First Vice President
 Name of individual

ACKNOWLEDGMENT

STATE OF NEBRASKA }
 LANCASTER COUNTY } SS
 The foregoing instrument was acknowledged before me this 14th day of June, 2008, by Lois Semerad, Name
First Vice President, on behalf of said FirstOne Bank
 Title



My commission expires the 5th day of August, 2008.

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 ADDITION" (hereinafter "Plat"), sold item being recorded in the office of the Registrar of Deeds of Lancaster County, Nebraska, as Instrument No. 2007-47266 (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 streets or roads, pedestrian way easements, 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.

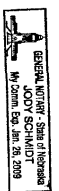
Michael Stroud
 Michael J. Stroud, Esq.
 Trustee

Kent C. Thompson
 Name and Title of individual
 Midwest Net Leasing Investor-SE, LLC
 a Nebraska limited liability company

ACKNOWLEDGMENT

STATE OF NEBRASKA }
 LANCASTER COUNTY } SS
 On this 19 day of June, 2008, 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 plat and she acknowledged the same to be her voluntary act and deed.

My commission expires the 26th day of January, 2009.



ACKNOWLEDGMENT

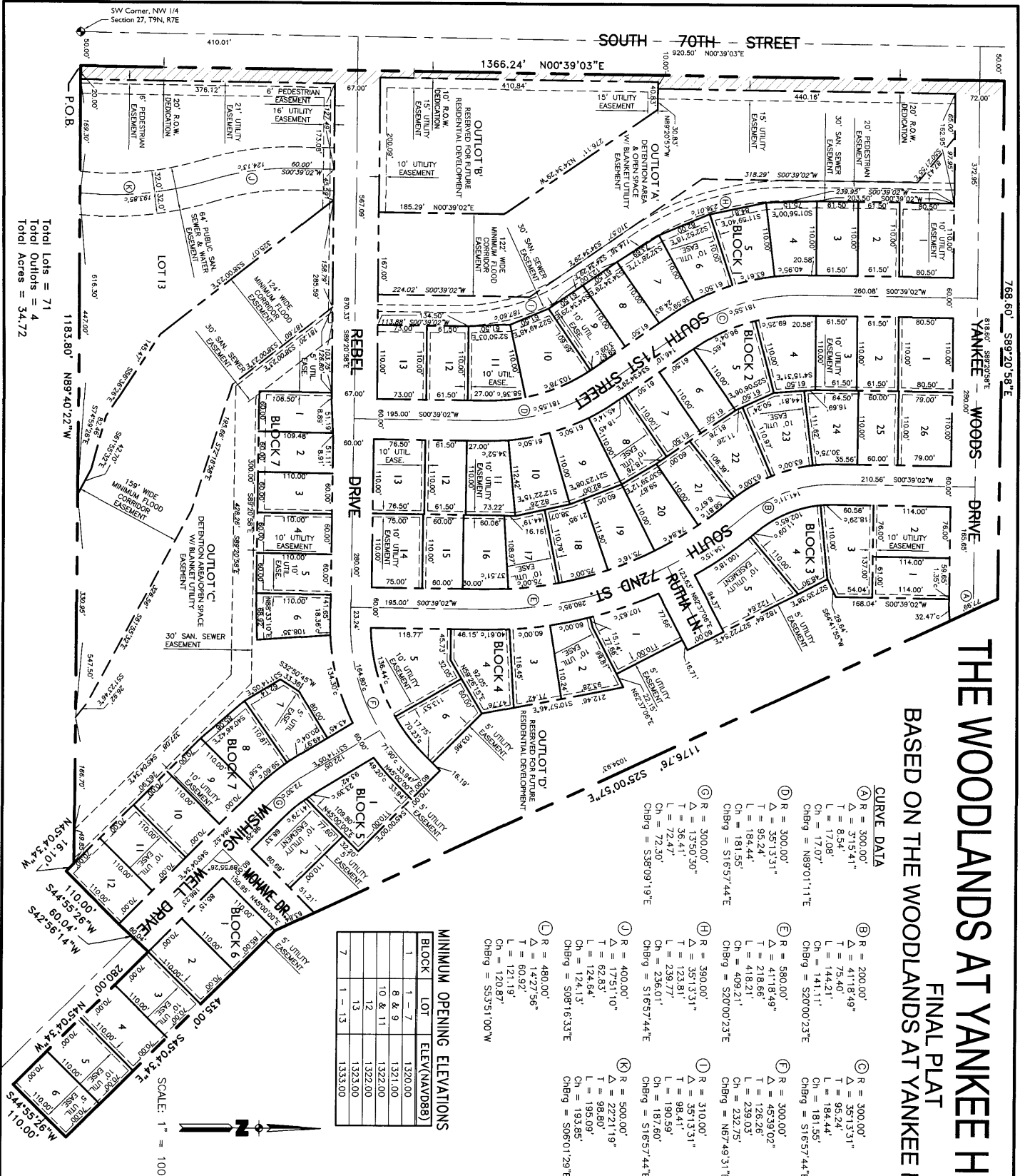
STATE OF NEBRASKA }
 LANCASTER COUNTY } SS
 The foregoing instrument was acknowledged before me this 17th day of June, 2008, by Kent C. Thompson, Name
Manager, on behalf of said Midwest Net Lease Investors -SE, LLC
 Title



My commission expires the 18th day of November, 2008.

THE WOODLANDS AT YANKEE HILL ADDITION

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



CURVE DATA

- Ⓐ R = 300.00'
 Δ = 3715.41"
 T = 8.54'
 L = 17.08'
 Ch = 17.07'
 ChBrg = N89°01'11"E
- Ⓑ R = 200.00'
 Δ = 4118.49"
 T = 75.40'
 L = 142.44'
 Ch = 141.11'
 ChBrg = S20°00'23"E
- Ⓒ R = 300.00'
 Δ = 3513.31"
 T = 184.44'
 L = 184.44'
 Ch = 181.55'
 ChBrg = N67°49'31"E
- Ⓓ R = 300.00'
 Δ = 3513.31"
 T = 184.44'
 L = 184.44'
 Ch = 181.55'
 ChBrg = S20°00'23"E
- Ⓔ R = 300.00'
 Δ = 4539.02"
 T = 126.26'
 L = 239.05'
 Ch = 232.75'
 ChBrg = N67°49'31"E
- Ⓕ R = 300.00'
 Δ = 4118.49"
 T = 218.66'
 L = 418.21'
 Ch = 409.21'
 ChBrg = S20°00'23"E
- Ⓖ R = 300.00'
 Δ = 3513.31"
 T = 184.44'
 L = 184.44'
 Ch = 181.55'
 ChBrg = N67°49'31"E
- Ⓗ R = 300.00'
 Δ = 3513.31"
 T = 184.44'
 L = 184.44'
 Ch = 181.55'
 ChBrg = S20°00'23"E
- Ⓙ R = 300.00'
 Δ = 3513.31"
 T = 184.44'
 L = 184.44'
 Ch = 181.55'
 ChBrg = N67°49'31"E
- Ⓚ R = 500.00'
 Δ = 2221.19"
 T = 62.85'
 L = 124.64'
 Ch = 124.31'
 ChBrg = S08°16'33"E
- Ⓛ R = 480.00'
 Δ = 1427.56"
 T = 60.92'
 L = 121.19'
 Ch = 120.87'
 ChBrg = S53°51'00"W

MINIMUM OPENING ELEVATIONS

BLOCK	LOT	ELEV(NAD08)
1	1-7	1320.00
8 & 9	8 & 9	1321.00
10 & 11	10 & 11	1322.00
12	12	1322.00
13	13	1333.00
7	1-13	1333.00

LOT DATA:

BLOCK	LOT	AREA (S.F.)	AREA (AC.)
1	1	8,855.00	---
2&3	2&3	6,755.00	---
4	4	7,456.32	---
5	5	8,059.24	---
6	6	7,299.27	---
7	7	7,865.04	---
8	8	6,765.00	---
9	9	6,534.15	---
10	10	8,269.99	---
11	11	8,164.67	---
12	12	6,765.00	---
13	13	8,030.00	---
2	1	8,855.00	---
2&3	2&3	6,765.00	---
4	4	8,436.26	---
5	5	9,090.05	---
6&7	6&7	6,765.00	---
8	8	7,789.27	---
9	9	7,898.97	---
10	10	7,439.27	---
11	11	6,765.00	---
12	12	6,765.00	---
13	13	8,415.00	---
14	14	8,250.00	---
15	15	6,600.00	---
16	16	7,004.00	---
17	17	7,384.29	---
18	18	7,474.72	---
19	19	7,533.31	---
20	20	7,455.16	---
21	21	6,929.89	---
22	22	8,386.78	---
23	23	8,935.70	---
24	24	8,140.46	---
25	25	6,600.00	---
26	26	8,690.00	---
3	1	6,954.00	---
2	2	8,664.00	---
3	3	6,659.13	---
4	4	9,226.89	---
5	5	11,140.28	---
4	1	9,183.44	---
2	2	8,274.86	---
3	3	7,393.54	---
4	4	9,234.86	---
5	5	12,256.50	---
6	6	8,131.89	---
1	1	10,764.45	---
2	2	8,833.34	---
1	1	9,358.05	---
2-6	2-6	7,700.00	---
1	1	6,466.18	---
2	2	6,597.69	---
3-5	3-5	6,620.00	---
6	6	7,071.48	---
7	7	7,697.04	---
8	8	8,189.37	---
9-12	9-12	7,700.00	---
13	13	127,944.92	2.93
OUTLOT A		148,279.31	3.40
OUTLOT B		64,244.86	1.47
OUTLOT C		207,906.50	4.77
OUTLOT D		117,341.68	2.69

Total Lots = 71
 Total Outlots = 4
 Total Acres = 34.72

SCALE: 1" = 100'

