

THE WOODLANDS AT YANKEE HILL 1ST ADDITION

SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "THE WOODLANDS AT YANKEE HILL - 1ST ADDITION", a subdivision of Regular Project Lot 57 and Quarter 7, The Woodlands of Lincoln, Lancaster County, Nebraska and more particularly described as follows: at the 8th P.M., Beginning at the Southeast Corner of the Northwest Quarter of said Section;

- Thence N. 89°25'09" E., 120.00 feet; to a point on the West line of said N.E. 1/4;
- Thence N. 89°25'09" W., 120.00 feet;
- Thence N. 07°34'51" E., 30.00 feet;
- Thence N. 07°34'51" W., 140.00 feet;
- Thence N. 89°25'09" W., 4.00 feet;
- Thence N. 07°34'51" E., 286.00 feet;
- Thence N. 89°25'09" W., 88.25 feet;
- Thence N. 07°34'51" W., 85.33 feet;
- Thence N. 59°23'16" W., 85.33 feet;
- Thence N. 48°30'44" W., 85.00 feet;
- Thence N. 45°00'00" W., 85.00 feet;
- Thence N. 45°00'00" E., 35.00 feet;
- Thence S. 42°23'51" W., 410.46 feet;
- Thence S. 64°41'55" W., 196.04 feet;
- Thence S. 25°00'57" E., 696.49 feet;
- Thence S. 45°00'00" W., 51.21 feet;
- Thence N. 45°00'00" E., 32.20 feet;
- Thence N. 45°00'00" W., 170.00 feet;
- Thence N. 45°00'00" W., 16.19 feet;
- Thence N. 45°00'00" W., 103.98 feet;
- Thence S. 62°37'06" W., 22.15 feet;
- Thence N. 27°22'54" W., 110.00 feet;
- Thence N. 62°37'06" E., 18.71 feet;
- Thence N. 27°22'54" W., 182.64 feet;
- Thence N. 27°22'54" W., 29.59 feet;
- Thence N. 00°39'02" E., 186.04 feet; to the point of curvature of a circular curve to the left having a central angle of 5°32'23", a radius of 336.00 feet, and whose chord (32.47 feet) bears N. 87°31'28" E.;
- Thence along the arc of said curve 82.49 feet to the point of tangency;
- Thence N. 28°01'10" W., 28.88 feet; to a point of curvature of a circular curve to the left having a central angle of 8°15'10", a radius of 264.00 feet, and whose chord (21.582 feet) bears N. 66°31'28" E.;
- Thence along the arc of said curve 222.33 feet to the point of tangency;
- Thence N. 42°23'51" E., 308.41 feet; to the point of curvature of a circular curve to the left having a central angle of 20°18'52", a radius of 284.00 feet, and whose chord (93.11 feet) bears N. 32°14'25" E.;
- Thence along the arc of said curve 172.37 feet to the point of curvature of a circular curve to the right having a central angle of 16°23'32", a radius of 180.00 feet, and whose chord (51.32 feet) bears S. 53°11'46" E.;
- Thence along the arc of said curve 51.90 feet to the point of tangency;
- Thence S. 45°00'00" E., 135.00 feet;
- Thence S. 45°00'00" E., 203.52 feet;
- Thence S. 50°55'22" E., 64.21 feet;
- Thence S. 73°28'09" E., 64.28 feet;
- Thence S. 89°23'09" E., 65.02 feet;
- Thence S. 89°23'09" E., 65.02 feet;
- Thence S. 17°49'28" E., 146.82 feet;
- Thence N. 72°10'32" E., 110.00 feet;
- Thence S. 26°44'22" E., 142.23 feet;
- Thence S. 26°44'22" E., 280.00 feet;
- Thence N. 63°11'38" E., 28.53 feet;
- Thence S. 28°48'22" E., 170.00 feet;
- Thence S. 37°48'50" W., 60.18 feet;
- Thence S. 22°44'42" E., 351.00 feet;
- Thence S. 58°07'41" W., 110.00 feet; to the point of curvature of a circular curve to the left having a central angle of 10°36'41", a radius of 280.00 feet, and whose chord (51.78 feet) bears S. 36°10'40" E.;
- Thence along the arc of said curve 51.86 feet;
- Thence S. 25°53'46" W., 118.67 feet;
- Thence N. 64°06'12" W., 79.92 feet;
- Thence S. 64°56'04" W., 297.21 feet;
- Thence S. 89°40'22" W., 443.83 feet; to the S.W. corner of said N.E. 1/4 of Section 27 the POINT OF BEGINNING, containing a calculated area of 1,497,519.34 square feet or 34.15 acres.

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

DEDICATION

The foregoing plot known as "THE WOODLANDS AT YANKEE HILL 1ST 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, 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, and other public utilities, 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 thereon are hereby dedicated to the public.

WITNESS MY HAND THIS 18th day of April, 2009.

Richard C. Krueger
Richard C. Krueger, President

ACKNOWLEDGMENT
STATE OF NEBRASKA }
LANCASTER COUNTY } SS



On this 18th day of April, 2009, 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 foregoing instrument and who acknowledged to me that he executed the same and that he is the voluntary act and deed of said corporation.

Kent C. Thompson
NOTARY PUBLIC

My commission expires the 18th day of November, 2012.

ACKNOWLEDGMENT
STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 15th day of April, 2009, by Kent C. Thompson, Name

Manager on behalf of said 3AP-SE, LLC

Kent C. Thompson
NOTARY PUBLIC

My commission expires the 18th day of November, 2012.

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of those certain items against the real property described in the plat known as "THE WOODLANDS AT YANKEE HILL 1ST ADDITION" (hereinafter "Plat"), said holders, being recorded in the Public Records of Lancaster County, Nebraska, as including record No. 2009-5280 (hereinafter "Lien"), does hereby consent, subordination of and subordinate the Lien to the utility (sewer, water, electric, cable TV, telephone, natural gas), easements of streets or roads, pedestrian way easements, and other 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.

Andrew J. Standa
Andrew J. Standa, Esq.
Trustee

Kent C. Thompson
Kent C. Thompson, Manager
Name and Title of Individual

3AP-SE, LLC, a Nebraska limited liability company
Benedicty

ACKNOWLEDGMENT
STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this 15th day of April, 2009, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Jennifer J. Standa, 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.

Andrew J. Standa
NOTARY PUBLIC

My commission expires the 16th day of January, 2013.

ACKNOWLEDGMENT
STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 15th day of April, 2009, by Kent C. Thompson, Name

Manager on behalf of said Midwest Net Lease Investors -SE, LLC

Kent C. Thompson
NOTARY PUBLIC

My commission expires the 18th day of November, 2012.

PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26-11-060 of the LMC, hereby approves this Final Plat.

Scott Hunsicker
Planning Director

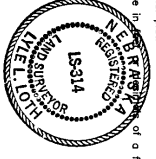
6/18/01



THWC/TAH/1
#4644

7/11/00

Engineering Surveying Planning
601 Old Cheney Road, Suite #A
Lincoln, NE 68512
(402) 421-2500



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THE WOODLANDS AT YANKEE HILL 1ST ADDITION

FINAL PLAT

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


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 1ST ADDITION" (hereinafter "Plat"), said lien being recorded in the Public Records of Lancaster County, Nebraska, as instrument No. 2007-47247 and 2008-21704 (hereinafter "Lien"), do hereby consent to the satisfaction 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.

Trustee & Beneficiary
TerOne Bank
Senior Vice President
 Name of individual

By: *[Signature]*
David L. Hartman
 Name of individual

ACKNOWLEDGMENT

STATE OF NEBRASKA }
) SS 
 LANCASTER COUNTY }

The foregoing instrument was acknowledged before me this 22 day of May, 2008, by David L. Hartman, Name
Senior Vice President, on behalf of said TerOne Bank
 Title

David L. Hartman
 NOTARY PUBLIC
 My commission expires the 27 day of August, 2012.


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 1ST ADDITION" (hereinafter "Plat"), said lien being recorded in the Public Records of Lancaster County, Nebraska, as instrument No. 2007-6203 (hereinafter "Lien"), do hereby consent to the satisfaction 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.

Trustee & Beneficiary
Union Bank and Trust Company
Vice President
 Name of individual

By: *[Signature]*
Christopher C. Wagner
 Name of individual

ACKNOWLEDGMENT

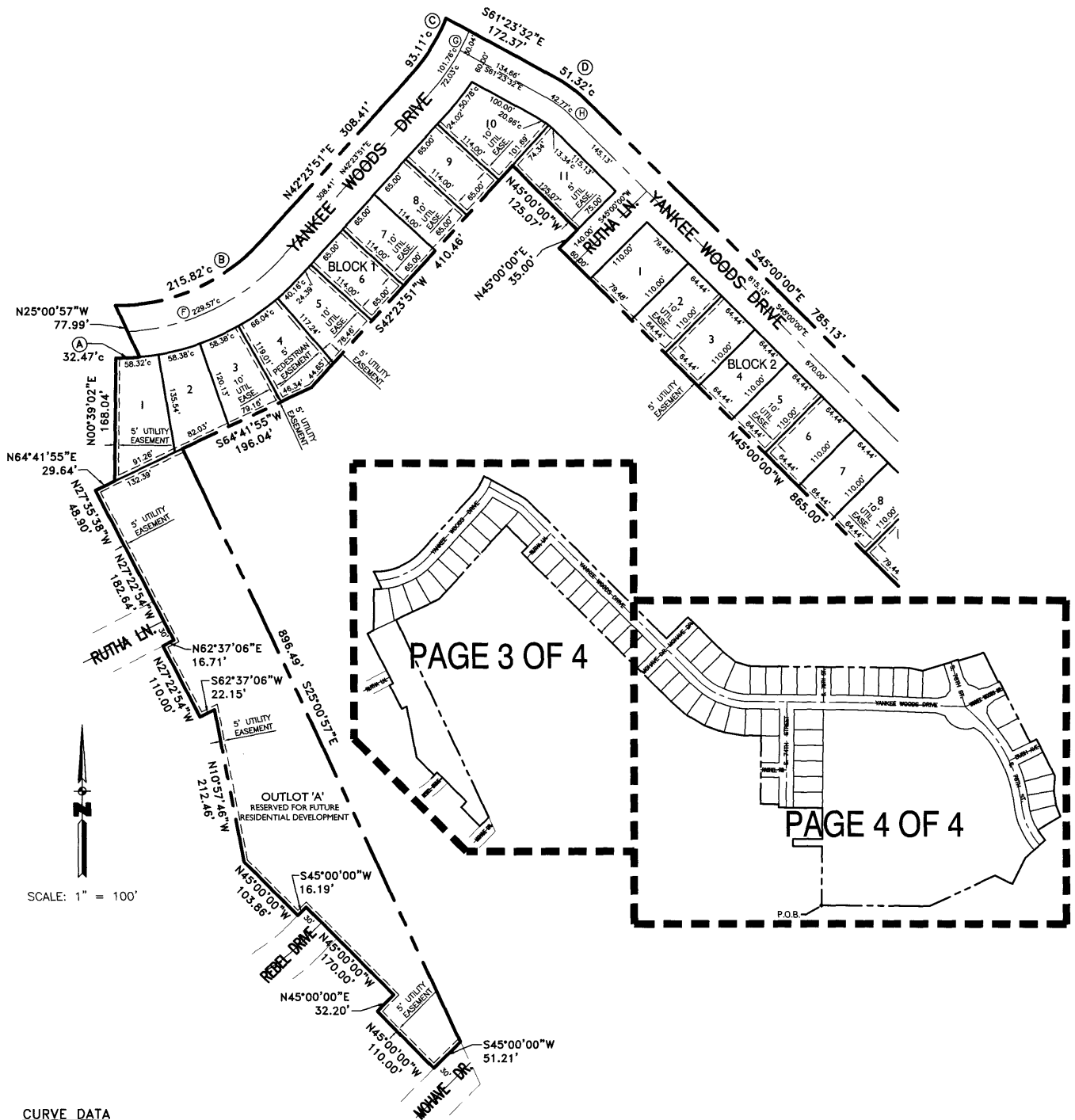
STATE OF NEBRASKA }
) SS 
 LANCASTER COUNTY }

The foregoing instrument was acknowledged before me this 15 day of April, 2008, by Christopher C. Wagner, Name
Vice President, on behalf of said Union Bank and Trust Company
 Title

Sandra Humancha
 NOTARY PUBLIC
 My commission expires the 27 day of August, 2012.

THE WOODLANDS AT YANKEE HILL 1ST ADDITION

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



CURVE DATA

- | | | |
|---|--|---|
| <p>(A) R = 336.00'
 Δ = 5°32'23"
 T = 16.26'
 L = 32.49'
 Ch = 32.47'
 ChBrg = N87°39'00"E</p> | <p>(B) R = 264.00'
 Δ = 48°15'10"
 T = 118.24'
 L = 222.33'
 Ch = 215.82'
 ChBrg = N66°31'26"E</p> | <p>(C) R = 264.00'
 Δ = 20°18'52"
 T = 47.30'
 L = 93.60'
 Ch = 93.11'
 ChBrg = N32°14'25"E</p> |
| <p>(D) R = 180.00'
 Δ = 16°23'32"
 T = 25.93'
 L = 51.50'
 Ch = 51.32'
 ChBrg = S53°11'46"E</p> | <p>(E) R = 300.00'
 Δ = 44°59'30"
 T = 124.24'
 L = 235.58'
 Ch = 229.57'
 ChBrg = N64°53'36"E</p> | <p>(F) R = 300.00'
 Δ = 19°31'44"
 T = 51.63'
 L = 102.25'
 Ch = 101.76'
 ChBrg = N32°37'59"E</p> |
| <p>(H) R = 150.00'
 Δ = 16°23'32"
 T = 21.61'
 L = 42.91'
 Ch = 42.77'
 ChBrg = S53°11'46"E</p> | | |

LOT DATA:

BLOCK	LOT	AREA (S.F.)	AREA (AC.)	
1	1	10,782.46	---	
	2	8,793.79	---	
	3	8,141.34	---	
	4	9,448.00	---	
	5	8,196.09	---	
	6-9	7,410.00	---	
	10	10,266.22	---	
	11	9,504.97	---	
	2	1	8,742.80	---
		2-8	7,988.40	---
	9	8,738.40	---	
OUTLOT 'A'		107,513.72	2.47	

SHEET LEGEND:

- VERBIAGE PAGE 1
 - VERBIAGE PAGE 2
 - INDEX & DRAWING PAGE 3
 - DRAWING PAGE 4
- Total Lots = 59
 Total Outlots = 1
 Total Acres = 34.15

THE WOODLANDS AT YANKEE HILL 1ST ADDITION

FINAL PLAT

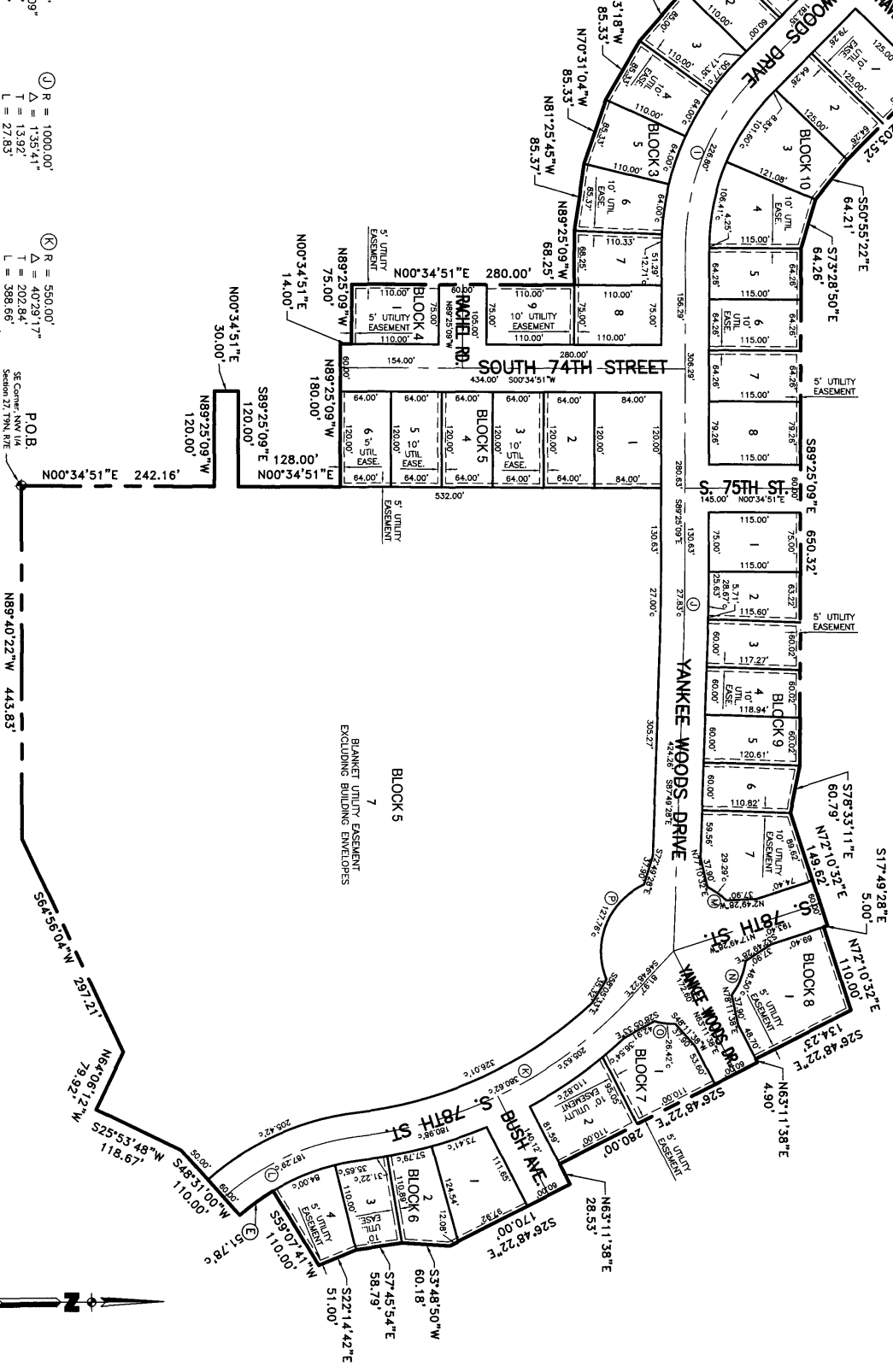
BASED ON THE WOODLANDS AT YANKEE HILL P.U.D. #05068A

LOT DATA:

BLOCK	LOT	AREA (S.F.)	AREA (AC.)
2	1	8,742.80	0.200
2	2-8	7,088.40	0.161
3	1	8,738.40	0.200
3	2	8,250.00	0.188
3	3	6,600.00	0.151
3	4	8,326.59	0.190
4	4A5	8,108.24	0.185
4	7	7,273.19	0.166
4	8	8,250.00	0.188
4	9	8,250.00	0.188
5	1	10,080.05	0.230
5	2-4	7,680.03	0.175
5	5A6	7,609.02	0.173
6	1	581,895.27	13.36
6	2	9,971.46	0.228
6	3	7,619.31	0.174
6	4	6,953.22	0.159
6	5	7,518.60	0.172
6	6	10,827.78	0.247
6	7	9,519.22	0.218
6	8	15,429.21	0.353
6	9	8,623.00	0.196
6	10	7,092.12	0.161
7	1	6,986.27	0.159
7	2	7,086.49	0.161
7	3	7,186.71	0.163
7	4	6,942.88	0.159
7	5	12,939.21	0.296
7	6	9,907.50	0.227
7	7	10,941.37	0.249
7	8	10,526.80	0.240
7	9	7,389.90	0.169
7	10	9,114.90	0.209

CURVE DATA

- Ⓐ R = 280.00'
Δ = 44.95109°
T = 26.80'
L = 51.78'
Ch = 51.78'
ChBrg = S67°10.40'E
- Ⓑ R = 300.00'
Δ = 44.95109°
T = 122.49'
L = 232.58'
Ch = 226.80'
ChBrg = S67°12.34'E
- Ⓒ R = 1000.00'
Δ = 1.3541°
T = 13.92'
L = 27.83'
Ch = 27.83'
ChBrg = S88°37.18'E
- Ⓓ R = 550.00'
Δ = 40.2917°
T = 202.84'
L = 388.66'
Ch = 380.62'
ChBrg = S26°33.43'E
- Ⓔ R = 91.50'
Δ = 16.3609°
T = 13.35'
L = 26.51'
Ch = 26.42'
ChBrg = N67°53.25'W
- Ⓚ R = 300.00'
Δ = 1.3541°
T = 13.92'
L = 27.83'
Ch = 27.83'
ChBrg = S88°37.18'E
- Ⓛ R = 91.50'
Δ = 16.3609°
T = 13.35'
L = 26.51'
Ch = 26.42'
ChBrg = N67°53.25'W
- Ⓜ R = 91.50'
Δ = 18.2512°
T = 14.84'
L = 29.42'
Ch = 29.29'
ChBrg = S87°18.55'E
- Ⓨ R = 91.50'
Δ = 29.2618°
T = 24.04'
L = 47.01'
Ch = 46.50'
ChBrg = S71°17.06'W
- Ⓩ R = 91.50'
Δ = 88.33306°
T = 89.22'
L = 141.42'
Ch = 127.76'
ChBrg = N67°53.25'W



SCALE: 1" = 100'