

# THE WOODLANDS AT YANKEE HILL 2ND ADDITION

## FINAL PLAT

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

#HW04H12

#4752

Final # 2010069452 Thu Dec 23 08:21:48 CST 2010  
Lincoln, Nebraska  
Lincoln County, NE Assessor/Registrar of Deeds Office  
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#### SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as THE WOODLANDS AT YANKEE HILL 2ND ADDITION, a subdivision of Land, in the County of Lincoln, Nebraska, and more particularly described as follows: East, of the 6th P.M., Lincoln, Lancaster County, Nebraska and more particularly described as follows:

Commencing at the S.E. Corner of the N.E. 1/4 of said Section 27 and extending thence N. 89°40'22" W. along the South line of said N.E. 1/4 a distance of 1715.91 feet to the POINT OF BEGINNING;  
Thence continuing N. 89°40'22" W. 981.88 feet to the S.W. Corner of said N.E. 1/4;  
Thence N. 00°34'51" E. 242.16 feet;  
Thence N. 02°32'51" E. 320.00 feet;  
Thence S. 89°25'09" E. 1200.00 feet;  
Thence N. 00°34'51" E. 532.00 feet;  
Thence S. 89°25'09" E. 130.63 feet to the point of curvature of a circular curve to the right having a central angle of 01°35'41", a radius of 970.00 feet, and whose chord (27.00 feet) bears S. 89°37'18" E.;  
Thence along the arc of said circular curve 27.00 feet;  
Thence S. 87°49'28" E. 305.27 feet;  
Thence S. 87°49'28" E. 37.90 feet to a point on a circular curve to the left having a central angle of 68°33'06", a radius of said circular curve 141.42 feet, bears S. 67°53'25" E.;  
Thence N. 03°48'50" E. 60.18 feet;  
Thence N. 07°45'54" W. 58.79 feet;  
Thence N. 22°14'42" W. 51.00 feet;  
Thence N. 22°14'42" W. 51.00 feet;  
Thence N. 03°48'50" E. 60.18 feet;  
Thence N. 26°48'22" W. 170.00 feet;  
Thence S. 63°11'38" W. 283.53 feet;  
Thence N. 26°48'22" W. 280.00 feet;  
Thence S. 26°48'22" W. 134.23 feet;  
Thence N. 17°49'28" E. 29.73 feet;  
Thence N. 72°10'32" E. 29.73 feet;  
Thence N. 17°49'28" E. 215.08 feet;  
Thence N. 03°35'41" W. 170.00 feet;  
Thence N. 01°46'59" W. 43.40 feet;  
Thence S. 89°25'09" E. 61.60 feet;  
Thence N. 76°10'57" E. 659.08 feet;  
Thence S. 89°25'24" E. 653.53 feet;  
Thence S. 02°32'51" E. 4530.64 feet;  
Thence S. 00°34'51" W. 4530.64 feet;  
Thence S. 00°34'51" W. 4530.64 feet, along a line 50.00 feet west of and parallel with the East line of said N.E. 1/4 a distance of 86.57 feet;  
Thence N. 89°25'09" W. 792.10 feet;  
Thence S. 65°32'10" W. 957.86 feet;  
Thence S. 00°19'35" W. 612.59 feet to a point on a circular curve to the left having a central angle of 13°37'26", a radius of 280.00 feet, and whose chord (66.42 feet) bears S. 65°25'38" E.;

Thence along the arc of said circular curve 66.58 feet;  
Thence along the arc of said circular curve 331.60 feet to a point of reverse curvature to the left having a central angle of 35°09'55", a radius of 340.00 feet, and whose chord (205.42 feet) bears S. 23°54'02" E.;

Thence on the arc of said curve 208.68 feet on a circular curve to the right having a central angle of 15°11'00", a radius of 280.00 feet, and whose chord (51.78 feet) bears N. 35°10'40" W.;

Thence along the arc of said circular curve 51.86 feet;  
Thence N. 59°07'41" E. 110.00 feet;  
Thence N. 22°14'42" W. 51.00 feet;  
Thence N. 07°45'54" W. 58.79 feet;  
Thence N. 03°48'50" E. 60.18 feet;  
Thence N. 26°48'22" W. 170.00 feet;  
Thence S. 63°11'38" W. 283.53 feet;  
Thence N. 26°48'22" W. 280.00 feet;  
Thence S. 26°48'22" W. 134.23 feet;  
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Thence N. 76°10'57" E. 659.08 feet;  
Thence S. 89°25'24" E. 653.53 feet;  
Thence S. 02°32'51" E. 4530.64 feet;  
Thence S. 00°34'51" W. 4530.64 feet;  
Thence S. 00°34'51" W. 4530.64 feet, along a line 50.00 feet west of and parallel with the East line of said N.E. 1/4 a distance of 86.57 feet;  
Thence N. 89°25'09" W. 792.10 feet;  
Thence S. 65°32'10" W. 957.86 feet;  
Thence S. 00°19'35" W. 612.59 feet to a point on a circular curve to the left having a central angle of 13°37'26", a radius of 280.00 feet, and whose chord (66.42 feet) bears S. 65°25'38" E.;

Signed this 12th day of October, 2010

*John L. Loth*

John L. Loth, L.S. 314  
Engineering - Surveying - Planning, Inc.  
5010 S. 10th Street, Suite A  
Lincoln, NE 68502  
(402) 421-2500



#### DEDICATION

The foregoing plat known as "THE WOODLANDS AT YANKEE HILL 2ND 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, WincoStream Nebraska, Inc., Time Warner Entertainment - Advantage/NewsHouse, Block Hills Energy, Lincoln Electric System, their successors and assigns, to allow entry for the purpose of installing, maintaining, repairing, and replacing overhead power lines and other overhead cables, conduits, fiber optic cables, television cables, 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 thereon are hereby dedicated to the public.

WITNESS MY HAND THIS 12th day of October, 2010.

*Richard C. Krueger*  
Richard C. Krueger, Manager  
Conduits LLC, a Nebraska limited liability company

*Fr. Kenneth Borowiak*  
Fr. Kenneth Borowiak, a Nebraska non-profit corporation  
Pastor  
St. Michael Catholic Church of Cheney, a Nebraska non-profit corporation  
Title

#### ACKNOWLEDGMENT

STATE OF NEBRASKA )  
LANCASTER COUNTY ) SS

On this 12th day of October, 2010, before me, the undersigned, a Notary Public, duly commissioned, qualified for and residing in said county, personally appeared *Richard C. Krueger*, known to me as the undersigned, who is personally known 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.

*Richard C. Krueger*  
NOTARY PUBLIC  
GENERAL NOTARY - State of Nebraska  
ADDITIONAL EXPIRES 08/15/2012

My commission expires the 15th 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.  
*Steph H. Hunsicker*  
Steph Hunsicker, Director  
December 17, 2010  
Date

#### ACKNOWLEDGMENT

STATE OF NEBRASKA )  
LANCASTER COUNTY ) SS

On this 18th day of October, 2010, before me, the undersigned, a Notary Public, duly commissioned, qualified for and residing in said county, personally came *Fr. Kenneth Borowiak*, known to me as the undersigned, who is personally known 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.

*Fr. Kenneth Borowiak*  
Fr. Kenneth Borowiak, a Nebraska non-profit 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.  
Title  
Pastor  
St. Michael Catholic Church of Cheney, a Nebraska non-profit 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.

#### 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 2ND ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Registrar of Deeds of Lancaster County, Nebraska, as Instrument No. 2007-62081 (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 not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

By: *Chris Haber*  
Chris Haber, Clerk  
Name of individual

#### ACKNOWLEDGMENT

STATE OF NEBRASKA )  
LANCASTER COUNTY ) SS

The foregoing instrument was acknowledged before me this 12th day of October, 2010, by *Chris Haber*, known to me as the undersigned, who is personally known 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 Union Bank and Trust Company.

*Chris Haber*  
NOTARY PUBLIC  
GENERAL NOTARY - State of Nebraska  
ADDITIONAL EXPIRES 08/15/2012

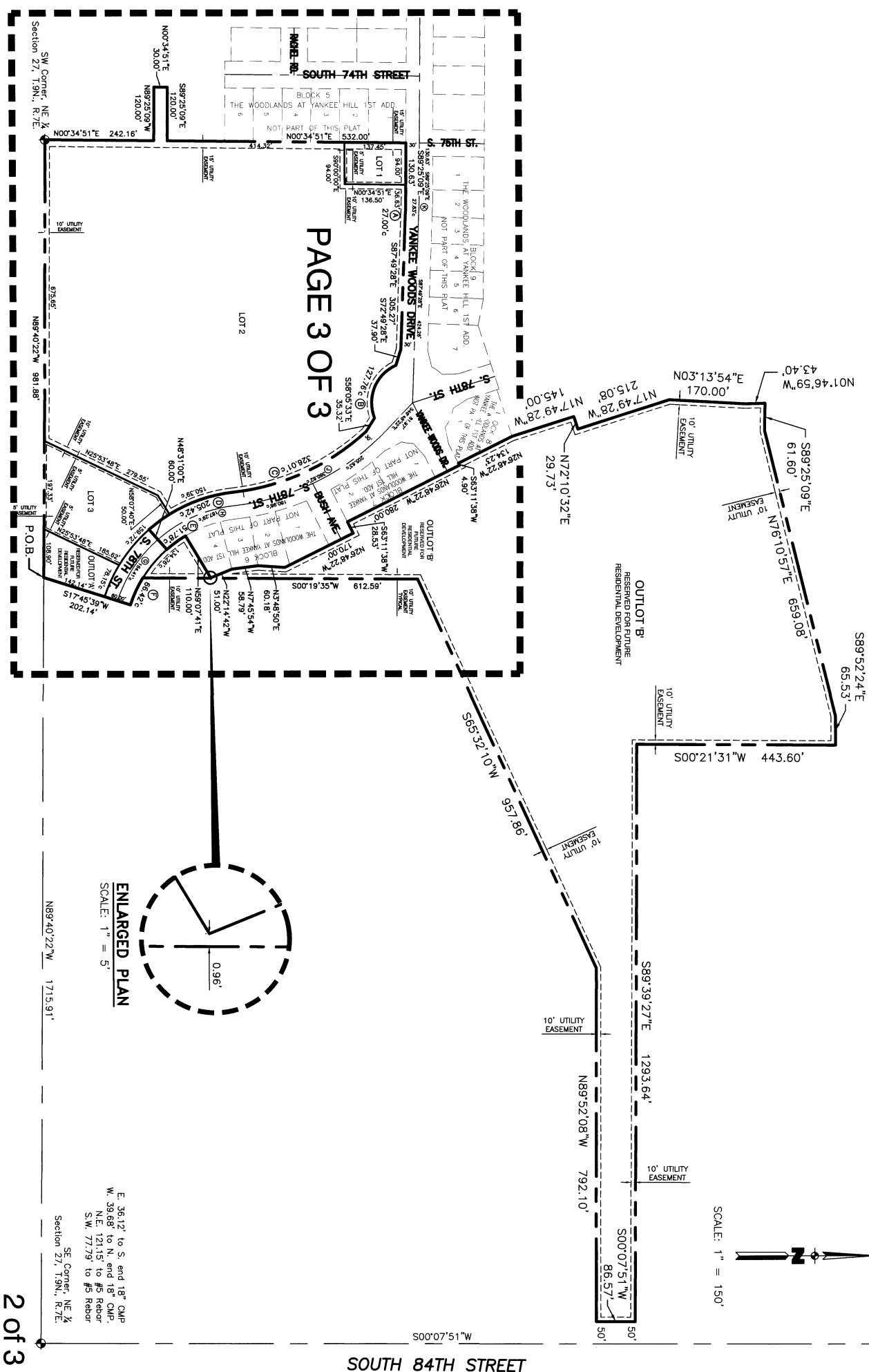
My commission expires the 20th day of February, 2012.

Total Lots = 3  
Total Outlots = 2  
Total Acres = 33.47

SHEET LEGEND:  
1 VERBALE PAGE  
2 INDEX & DRAWING PAGE  
3 DRAWING PAGE

# THE WOODLANDS AT YANKEE HILL 2ND ADDITION

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



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ENLARGED PLAN  
 SCALE: 1" = 5'

E. 36.12' to S. and 18" C/P  
 W. 39.6' to N. and 18" C/P.  
 S.L. 121.15' to #5 Rebor  
 S.W. 77.79' to #5 Rebor  
 SE Corner, NE 1/4  
 Section 27, T.9N., R.7E.

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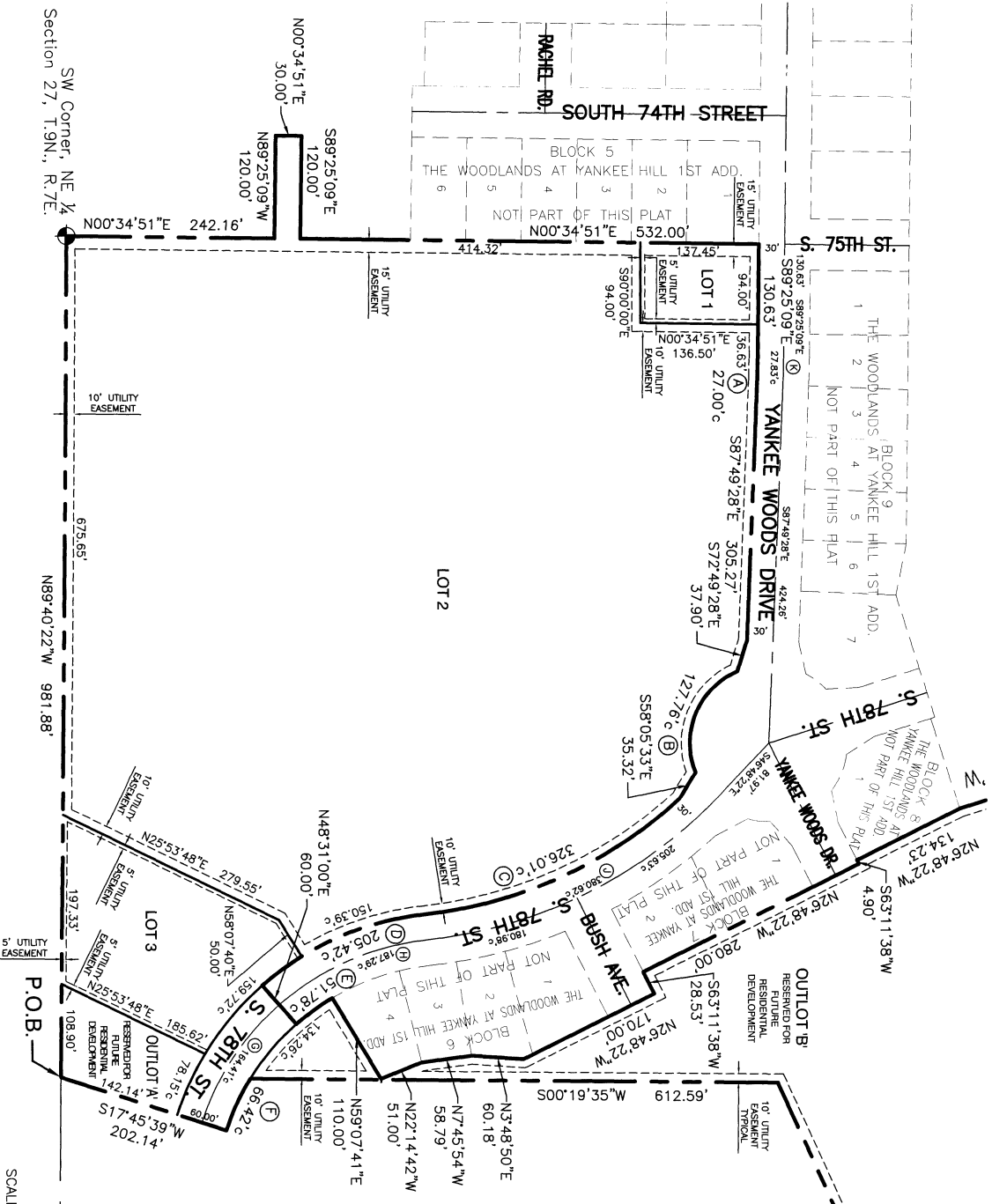
### BOUNDARY CURVE DATA

- (A) R = 970.00"  
 Δ = 135.41"  
 T = 13.50"  
 L = 27.00"  
 Ch = 27.00"  
 ChBrg = S88°37'18"E
- (B) R = 91.50"  
 Δ = 88°33'06"  
 T = 89.22"  
 L = 141.42"  
 Ch = 127.76"  
 ChBrg = S67°53'25"E
- (C) R = 520.00"  
 Δ = 36°32'13"  
 T = 171.66"  
 L = 331.60"  
 Ch = 326.01"  
 ChBrg = S24°35'11"E
- (D) R = 340.00"  
 Δ = 35°09'55"  
 T = 107.74"  
 L = 208.68"  
 Ch = 205.42"  
 ChBrg = S23°54'02"E
- (E) R = 280.00"  
 Δ = 10°36'41"  
 T = 28.00"  
 L = 51.86"  
 Ch = 51.78"  
 ChBrg = N36°10'40"W
- (F) R = 280.00"  
 Δ = 13°37'28"  
 T = 33.45"  
 L = 66.58"  
 Ch = 66.42"  
 ChBrg = S85°25'38"E

### CENTERLINE CURVE DATA

- (G) R = 310.00"  
 Δ = 30°45'21"  
 T = 85.26"  
 L = 166.41"  
 Ch = 164.41"  
 ChBrg = S56°51'41"E
- (H) R = 310.00"  
 Δ = 35°09'55"  
 T = 98.24"  
 L = 190.26"  
 Ch = 187.29"  
 ChBrg = S23°54'02"E
- (I) R = 550.00"  
 Δ = 40°29'17"  
 T = 202.84"  
 L = 388.66"  
 Ch = 380.62"  
 ChBrg = S26°53'43"E
- (J) R = 1000.00"  
 Δ = 1°35'41"  
 T = 13.92"  
 L = 27.83"  
 Ch = 27.83"  
 ChBrg = S88°37'18"E

LOT #	AREA (S.F.)	AREA (Acres)
1	574,457.29	13.19
2	44,265.85	1.02
3	14,516.64	0.33
Outlet 'B'	801,637.50	18.40



SW Corner, NE 1/4  
 Section 27, T.9N., R.7E.

SCALE: 1" = 100'