

# THE WOODLANDS AT YANKEE HILL 3RD ADDITION

## FINAL PLAN

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

Plan # 2011026135 Thu Jun 16 10:19:54 CDT 2011  
Lincoln, NE  
Lincoln County, NE  
Assessor/Registrar of Deeds  
Geographic Pages 3

THW0YAH13

#4777

### SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the subdivision to be known as THE WOODLANDS AT YANKEE HILL 3RD ADDITION, a subdivision of Outlot 'B', The Woodlands at Yankee Hill 2nd Addition and Lot 1, Cheney Cemetery Addition, all located in the North 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 N.E. Corner of the N.E. 1/4 of said Section 27 and extending thence N89°38'27"W a distance of 500.00 feet to the POINT OF BEGINNING;
- Thence continuing S00°07'42"W, 332.45 feet;
- Thence S89°38'47"E, 625.46 feet;
- Thence S00°07'51"W, 1027.80 feet;
- Thence N89°52'08"W, 792.10 feet;
- Thence S85°32'10"W, 957.88 feet;
- Thence S00°19'35"W, 612.59 feet to a point on a circular curve to the right having a central angle of 27°11' and a radius of 134.25 feet (134.25 feet) bears N44°44'57"W;
- Thence N89°07'41"E, 110.00 feet;
- Thence N22°14'42"W, 51.00 feet;
- Thence N07°45'54"W, 58.79 feet;
- Thence N03°48'50"E, 60.18 feet;
- Thence N26°48'22"W, 170.00 feet;
- Thence S53°11'35"W, 28.83 feet;
- Thence S53°11'35"W, 4.90 feet;
- Thence N26°48'22"W, 134.23 feet;
- Thence N17°49'28"W, 145.00 feet;
- Thence N72°10'32"E, 28.73 feet;
- Thence N17°49'28"W, 215.08 feet;
- Thence N03°13'54"E, 170.00 feet;
- Thence N01°46'59"W, 43.40 feet;
- Thence S89°25'09"E, 61.80 feet;
- Thence S89°25'09"E, 65.53 feet;
- Thence N00°21'31"E, 830.39 feet;
- Thence S89°38'27"E, 663.10 feet, to the POINT OF BEGINNING, containing a calculated area of 2,239,324.09 square feet or 51.38 acres.

Permanent monuments have been placed at each of the final plat corners on the periphery of the subdivision, on the centerline of 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 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 construction or conveyance of any lot shown on the final plat.

All curvilinear dimensions are chord measurements unless shown otherwise, and one in feet or decimals of a foot.

Signed this 28th day of April, 2011



Lyle L. Lath, L.S. 314  
Engineering-Surveying-Planning, Inc.  
601 Old Cheney Road, Suite 'A'  
Lincoln, NE 68512  
(402) 421-2500

### DEDICATION

The foregoing plat known as THE WOODLANDS AT YANKEE HILL 3RD ADDITION, and as depicted on the Surveyor's Certificate is made with the free consent and in accordance with the desire of the duly assigned sole owners, and the estates shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, Windstream Nebraska Inc., Time Warner Entertainment - Advance/Newhouse, Block 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, television 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.

Direct vehicular access from Outlots 'B' and 'C' to Yankee Hill Road and South 84th Street is hereby relinquished.

The streets shown thereon are hereby dedicated to the public.

WITNESS MY HAND THIS 28th day of April, 2011.

*Richard C. Krueger*  
Richard C. Krueger, Manager  
City of Lincoln, a municipal corporation  
Chris Beutler, Mayor

*Chris Beutler*  
Chris Beutler, Mayor  
City of Lincoln, a municipal corporation

### ACKNOWLEDGMENT

STATE OF NEBRASKA }  
LANCASTER COUNTY } SS

On this 28th day of April, 2011, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Richard C. Krueger, Manager of CityLink, LLC, a Nebraska limited liability 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.

*Sandra Huamancha*  
Sandra Huamancha  
Notary Public

My commission expires the 27th day of August, 2012.



### PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26.11.060 of the LMC, hereby approves this Final Plat:  
*Steph H. ...*  
Planning Director  
June 8, 2011  
Date

### ACKNOWLEDGMENT

STATE OF NEBRASKA }  
LANCASTER COUNTY } SS

On this 9th day of June, 2011, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Chris Beutler, Mayor of the City of Lincoln, a municipal 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.

*Chris Beutler*  
Chris Beutler  
Notary Public

My commission expires the 9 day of Sept, 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 3RD ADDITION ("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 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 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.

*Christy C. ...*  
Christy C. ...  
Trustee & Beneficiary

### ACKNOWLEDGMENT

STATE OF NEBRASKA }  
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this 28th day of April, 2011, by Christy C. ... on behalf of said Union Bank and Trust Company

*Christy C. ...*  
Christy C. ...  
Notary Public

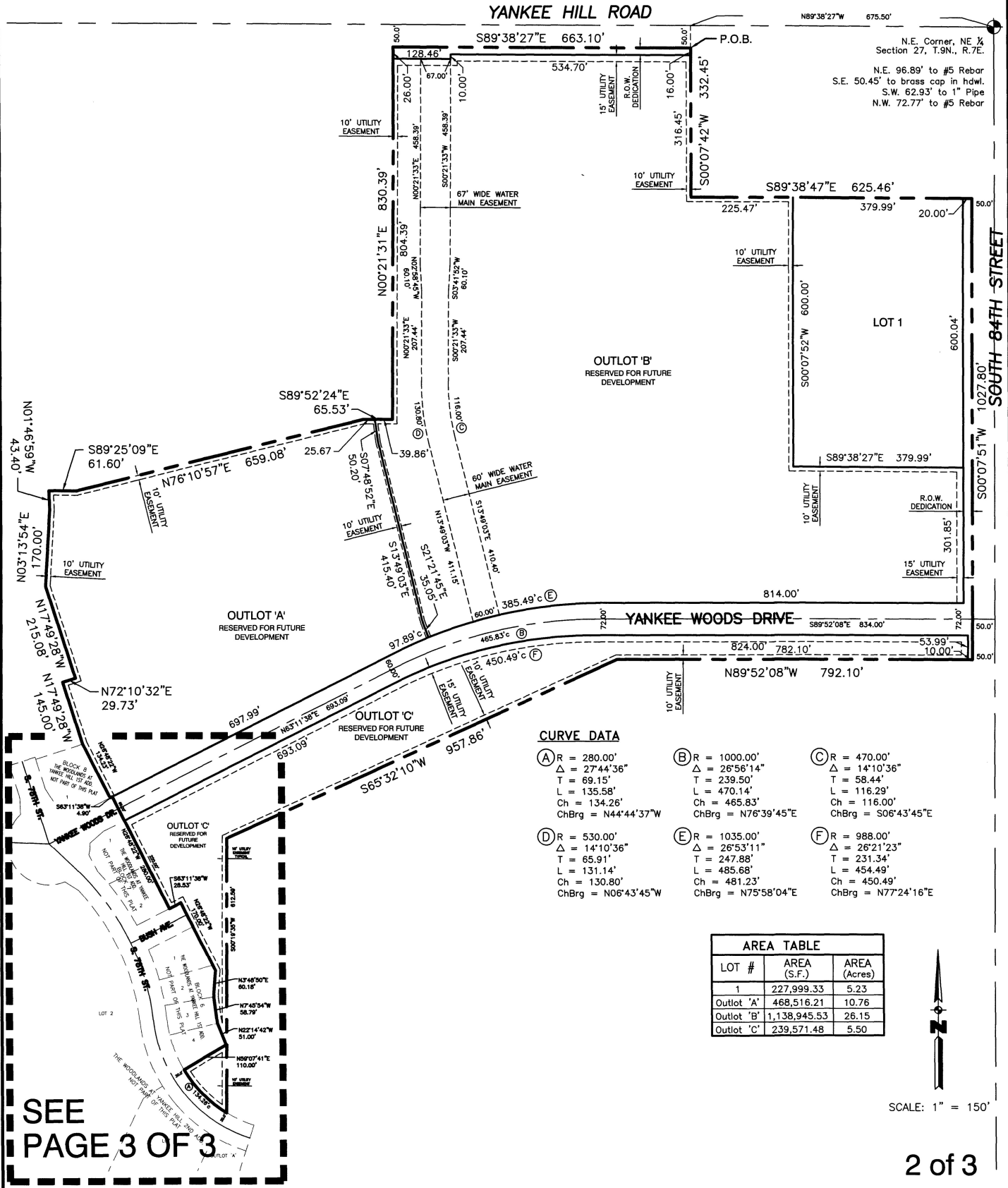
My commission expires the 29 day of April, 2011.

### SHEET LEGEND:

- VERBAGE PAGE 1
- INDEX & PACKING PAGE 2
- DRAWING PAGE 3

# THE WOODLANDS AT YANKEE HILL 3RD ADDITION

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



N.E. Corner, NE ¼  
 Section 27, T.9N., R.7E.  
 N.E. 96.89' to #5 Rebar  
 S.E. 50.45' to brass cap in hdwl.  
 S.W. 62.93' to 1" Pipe  
 N.W. 72.77' to #5 Rebar

**CURVE DATA**

- (A) R = 280.00'  
 Δ = 27°44'36"  
 T = 69.15'  
 L = 135.58'  
 Ch = 134.26'  
 ChBrng = N44°44'37"W
- (B) R = 1000.00'  
 Δ = 26°56'14"  
 T = 239.50'  
 L = 470.14'  
 Ch = 465.83'  
 ChBrng = N76°39'45"E
- (C) R = 470.00'  
 Δ = 14°10'36"  
 T = 58.44'  
 L = 116.29'  
 Ch = 116.00'  
 ChBrng = S06°43'45"E
- (D) R = 530.00'  
 Δ = 14°10'36"  
 T = 65.91'  
 L = 131.14'  
 Ch = 130.80'  
 ChBrng = N06°43'45"W
- (E) R = 1035.00'  
 Δ = 26°53'11"  
 T = 247.88'  
 L = 485.68'  
 Ch = 481.23'  
 ChBrng = N75°58'04"E
- (F) R = 988.00'  
 Δ = 26°21'23"  
 T = 231.34'  
 L = 454.49'  
 Ch = 450.49'  
 ChBrng = N77°24'16"E

AREA TABLE		
LOT #	AREA (S.F.)	AREA (Acres)
1	227,999.33	5.23
Outlot 'A'	468,516.21	10.76
Outlot 'B'	1,138,945.53	26.15
Outlot 'C'	239,571.48	5.50

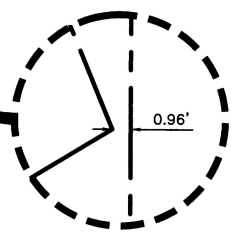
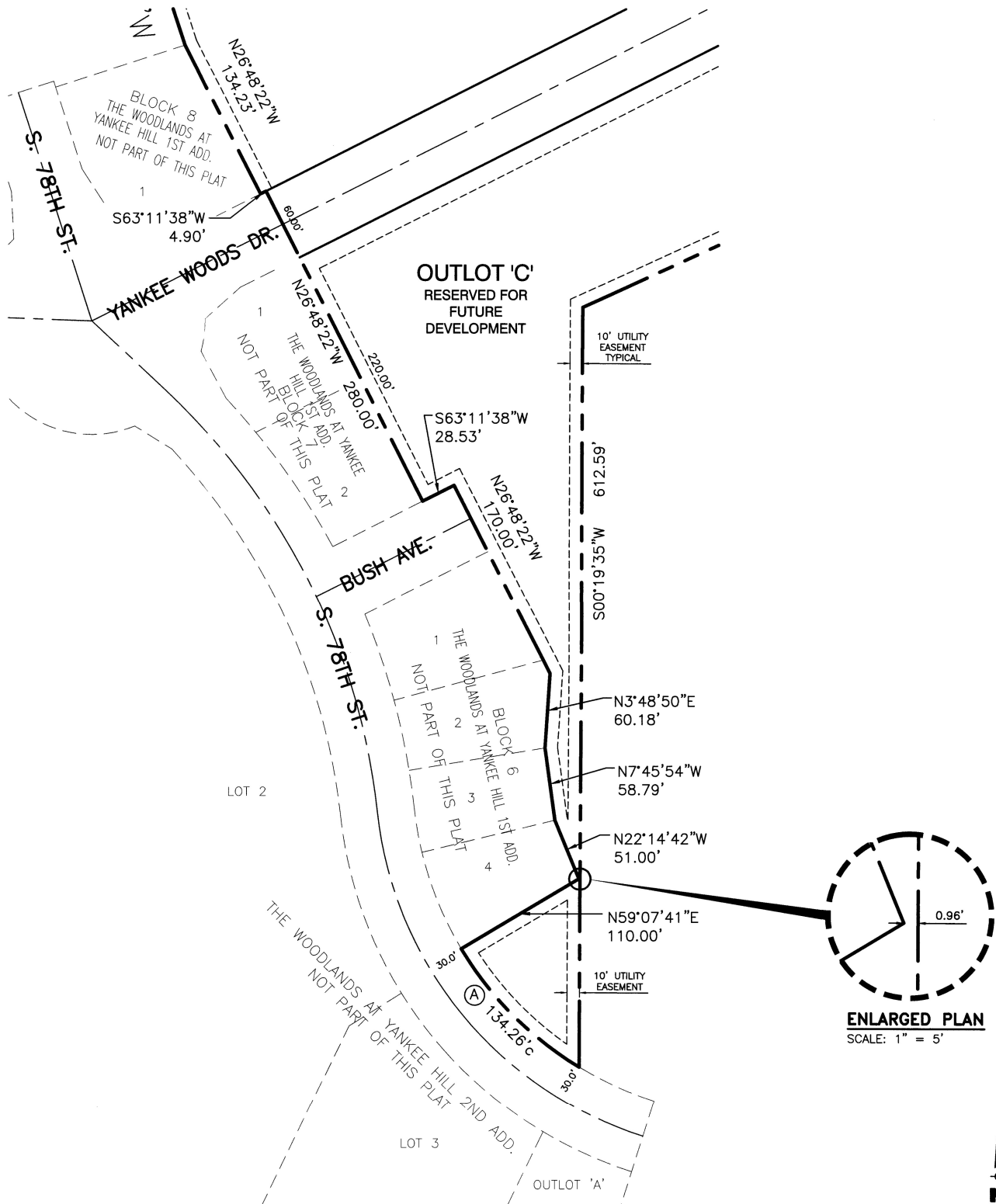
SEE  
 PAGE 3 OF 3

SCALE: 1" = 150'

# THE WOODLANDS AT YANKEE HILL 3RD ADDITION

## FINAL PLAT

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



**ENLARGED PLAN**  
SCALE: 1" = 5'

**CURVE DATA**

- (A) R = 280.00'
- Δ = 27°44'36"
- T = 69.15'
- L = 135.58'
- Ch = 134.26'
- ChBrg = N44°44'37"W

Total Lots = 1  
Total Outlots = 3  
Total Acres = 51.38

