

THE WOODLANDS AT YANKEE HILL 25TH ADDITION FINAL PLAT

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

SURVEYOR'S CERTIFICATE *82, 81, 82, \$ 83*

I hereby certify that I have accurately surveyed the subdivision as required in Section 26.19,041 of the Land Surveyors' Ordinance to be known as "THE WOODLANDS AT YANKEE HILL 25TH ADDITION" of subdivision of Quarter "A", The Woodlands at Yankee Hill 3rd Addition and Lots 52-54-56 of irregular tracts, 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 Northwest Corner of the Northeast Quarter of said Section 27; Thence on the west line of the Northeast Quarter of said Section 27, S00°18'45"W, a distance of 50.00 feet to the POINT OF BEGINNING;
- Thence S89°54'38"E, a distance of 548.79 feet;
 - Thence S00°05'07"W, a distance of 355.14 feet;
 - Thence S89°57'44"E, a distance of 429.81 feet;
 - Thence N00°04'25"E, a distance of 354.75 feet;
 - Thence S89°54'38"E, a distance of 360.24 feet;
 - Thence S00°05'22"W, a distance of 830.33 feet;
 - Thence S89°51'28"W, a distance of 39.86 feet;
 - Thence S08°05'01"E, a distance of 50.20 feet;
 - Thence S1°4'05"11"E, a distance of 415.40 feet;
 - Thence S21°37'55"E, a distance of 35.05 feet to a circular curve to the left having a radius of 10335.00 feet, a central angle of 05°25'15" and whose chord (97.89 feet) bears S64°57'57"W;

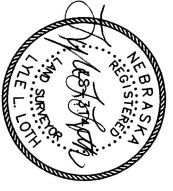
- Thence along the arc of said circular curve 97.93 feet;
- Thence S62°55'29"W, a distance of 697.99 feet;
- Thence N27°04'31"W, a distance of 134.23 feet;
- Thence S71°54'23"W, a distance of 110.00 feet;
- Thence N18°05'37"W, a distance of 5.00 feet;
- Thence S71°54'23"W, a distance of 149.62 feet;
- Thence N89°49'20"W, a distance of 60.79 feet;
- Thence N89°41'18"W, a distance of 378.28 feet;
- Thence N00°18'42"E, a distance of 175.00 feet;
- Thence S89°41'18"E, a distance of 30.01 feet;
- Thence N00°18'45"E, a distance of 1444.54 feet to the POINT OF BEGINNING and containing a calculated area of 1,963,763.97 square feet or 45.08 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 and that the subdivider will file a bond or escrow to insure the placing of metal stakes at each block corner and the construction of the water main, wastewater collector, and storm drain easements prior to the construction on or the conveyance of any lot shown on the final plat.

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

Signed this 17th day of March, 2012



Wife L. Loth, L.S. 314
RCA Engineering Group Inc.
601 Old Cherry Road, Suite 'A'
Lincoln, NE 68512
402-484-7342

PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26.11,060 of the LMC, hereby approves this Final Plat.

Stephan Hewitt
Planning Director

April 17, 2017
Date

DEDICATION

The foregoing plat, known as "THE WOODLANDS AT YANKEE HILL 25TH ADDITION", 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 municipal corporation, their successors, assigns and permittees, to be held in trust for the purpose of construction, repair and maintenance of streets, sidewalks, water, sewer, gas, telephone, cable television, and other utility lines 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 of location of any building or structure, excluding fences, over, upon, or under any easement shown thereon shall be prohibited.

The City of Lincoln, Nebraska (or Lancaster County), its successors, assigns and permittees 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 construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, upon, or under any storm drain easement shown thereon.

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

The right of direct vehicular access to Yankee Hill Road is hereby relinquished.

WITNESS OUR HANDS

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

Richard C. Krueger
Richard C. Krueger, Managing Member

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS
On this 17th day of March, 2012, before me, the undersigned, a notary public, duly commissioned, qualified in and residing in the County of Lancaster, State of Nebraska, Richard C. Krueger, President of R.C. Krueger Development Company, a Nebraska corporation, and Managing Member of Richard C. Krueger, 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 companies.

NOTARY PUBLIC
Rebecca S. Barling
My commission expires the 23rd day of October, 2018.



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 25TH ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Registrar of Deeds of Lancaster County, Nebraska, as instrument No. 2007-082081 (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 as shown on the foregoing plat, and the undersigned consents that it is the holder of the Lien and has not assigned the Lien to any other person.

Union Bank & Trust Company
Trustee & Beneficiary
Christy Ann Wagner
Signature
Print Name of individual: Christy Ann Wagner

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS
The foregoing instrument was acknowledged before me this 21st day of March, 2012, by Christy Ann Wagner, Vice President on behalf of said Union Bank & Trust Company.
Print Name: Christy Ann Wagner

Christy Ann Wagner
Signature
Print Name of individual: Christy Ann Wagner

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 25TH ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Registrar of Deeds of Lancaster County, Nebraska, as instrument No. 2013-045006 and 2017-07079 (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 as 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.

Richard C. Krueger
Signature
Richard C. Krueger, Managing Member
Richard C. Krueger, LLC, a Nebraska limited liability company
Beneficiary

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS
The foregoing instrument was acknowledged before me this 31st day of MARCH, 2012, by Christopher S. Barling, a member of the Nebraska State Bar Association, Trustee.

Christopher S. Barling
Signature
Richard C. Krueger Development Company
Beneficiary

NOTARY PUBLIC
Karen Kardon
My commission expires the 26th day of February, 2020.

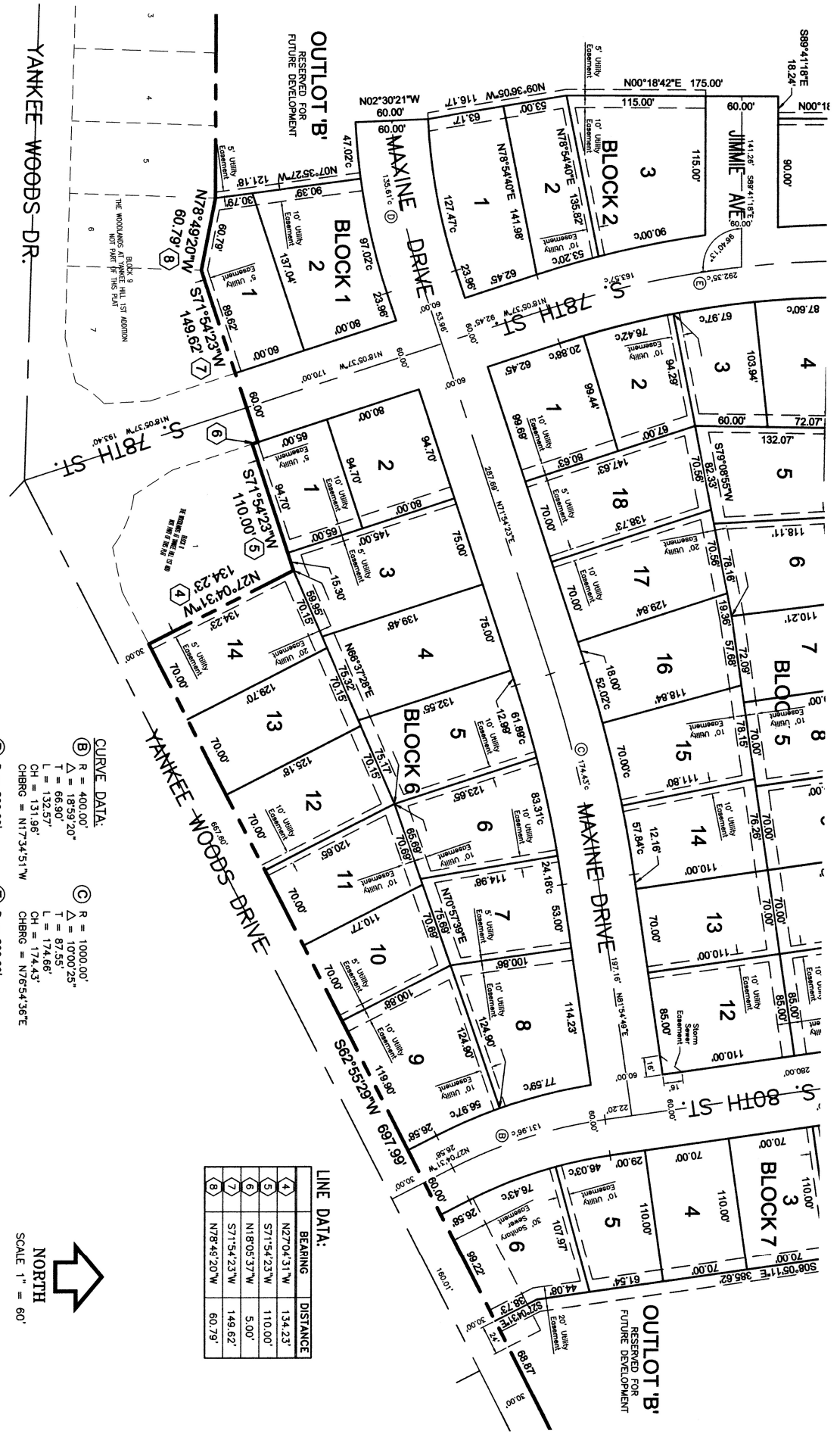
ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS
The foregoing instrument was acknowledged before me this 16th day of March, 2017, by Richard C. Krueger, Managing Member on behalf of said Carlinby, LLC, a Nebraska limited liability company.
Richard C. Krueger
Signature
Print Name of individual: Richard C. Krueger

NOTARY PUBLIC
Christina Sabrin
My commission expires the 23rd day of October, 2018.

THE WOODLANDS AT YANKEE HILL 25TH ADDITION

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



LINE DATA:

LINE NO.	BEARING	DISTANCE
1	N27°04'31"W	134.23'
2	S71°54'23"W	110.00'
3	N18°05'37"W	5.00'
4	S71°54'23"W	149.62'
5	N78°45'20"W	60.79'

- CURVE DATA:
- (A) R = 4000.00'
 Δ = 1859.20"
 T = 66.90'
 L = 132.57'
 CH = 131.96'
 CHBRG = N17°34'51"W
 - (B) R = 1000.00'
 Δ = 1070.25"
 T = 87.55'
 L = 174.86'
 CH = 174.43'
 CHBRG = N76°54'36"E
 - (C) R = 800.00'
 Δ = 281.3722"
 T = 38.374'
 L = 38.374'
 CH = 392.95'
 CHBRG = N04°58'56"W

