

# THE WOODLANDS AT YANKEE HILL ADDITION

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

Inst # 2008034409 Tue Jul 22 14:12:16 CDT 2008  
Filing Fee: \$78.00  
Lancaster County, NE Assessor/Register of Deeds Office PLAT  
Pages 2

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THWOYAHZ

#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 1366.24 feet;  
Thence South 89°20'58" East, a distance of 768.60 feet;  
Thence South 25°00'57" East, a distance of 1176.76 feet;  
Thence South 45°04'34" East, a distance of 435.00 feet;  
Thence South 44°55'26" West, a distance of 110.00 feet;  
Thence North 45°04'34" West, a distance of 280.00 feet;  
Thence South 42°56'14" West, a distance of 60.04 feet;  
Thence South 44°55'26" West, a distance of 110.00 feet;  
Thence North 45°04'34" West, a distance of 16.10 feet;  
Thence North 89°40'22" West, along said south line 1183.80 feet to the Point of Beginning and containing a calculated area of 1,512,486.34 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 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 subdivider will post a bond or escrow to insure the placing of permanent metal stakes at each lot and block corner and the subdivider 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 16<sup>th</sup> day of June, 2008.



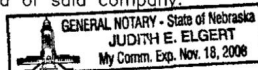
Lyle L. Loth  
Lyle L. Loth, L.S. 314  
Engineering Surveying Planning  
601 Old Cheney Road, Suite 'A'  
Lincoln, NE 68512  
(402) 421-2500

### ACKNOWLEDGMENT

STATE OF NEBRASKA )  
LANCASTER COUNTY ) SS

On this 17<sup>th</sup> 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.

Judith E. Elgert  
NOTARY PUBLIC



My commission expires the 18<sup>th</sup> 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.

Ray A. Hill, PDR  
Planning Director

JUNE 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 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.

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 subdivide 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 17<sup>th</sup> day of JUNE, 2008.

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

### 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 ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Register 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 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.

TierOne Bank By: Lois Semerad  
Trustee & Beneficiary  
First Vice President Lois Semerad  
Title Name of individual

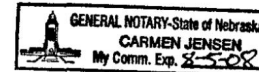
### ACKNOWLEDGMENT

STATE OF NEBRASKA )  
LANCASTER COUNTY ) SS

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of June, 2008, by Lois Semerad,

First Vice President on behalf of said TierOne Bank  
Title Name

Carmen Jensen  
NOTARY PUBLIC



My commission expires the 5<sup>th</sup> day of August, 2008.

### 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 ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Register 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 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.

Jennifer J. Strand, Esq.  
Trustee

Kent C. Thompson  
Midwest Net Lease Investors -SE, LLC  
a Nebraska limited liability company  
Beneficiary

Kent C. Thompson, MANAGER  
Name and Title of individual

### 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. Strand, 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.

Jody Schmidt  
NOTARY PUBLIC

My commission expires the 26 day of January, 2009.

### ACKNOWLEDGMENT

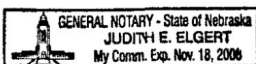
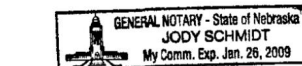
STATE OF NEBRASKA )  
LANCASTER COUNTY ) SS

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of June, 2008, by Kent C. Thompson,

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

Judith E. Elgert  
NOTARY PUBLIC

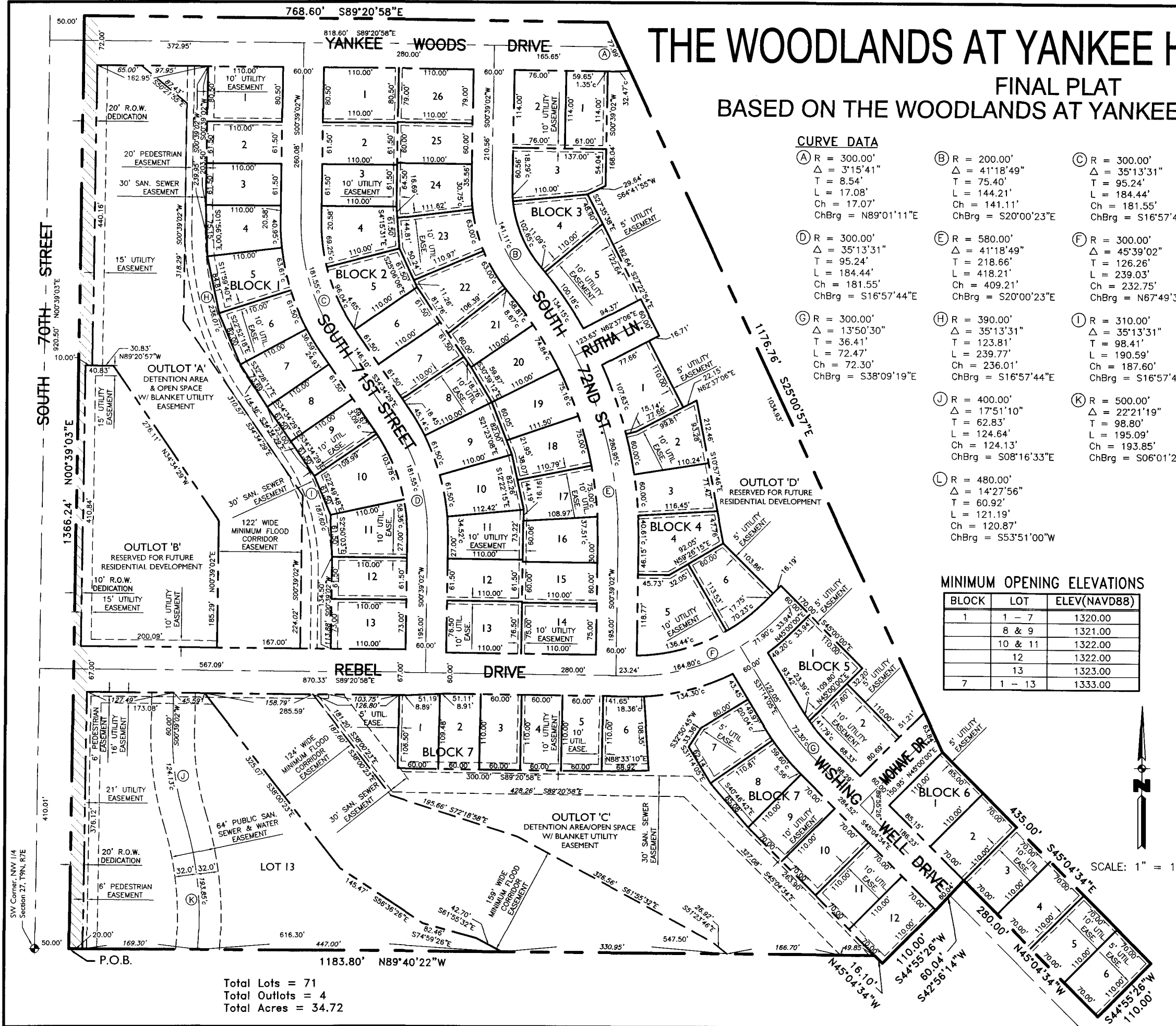
My commission expires the 18<sup>th</sup> day of November, 2008.



# THE WOODLANDS AT YANKEE HILL ADDITION

## FINAL PLAT

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



- CURVE DATA**
- (A) R = 300.00'  
Δ = 3°15'41"  
T = 8.54'  
L = 17.08'  
Ch = 17.07'  
ChBrg = N89°01'11"E
  - (B) R = 200.00'  
Δ = 41°18'49"  
T = 75.40'  
L = 144.21'  
Ch = 141.11'  
ChBrg = S20°00'23"E
  - (C) R = 300.00'  
Δ = 35°13'31"  
T = 95.24'  
L = 184.44'  
Ch = 181.55'  
ChBrg = S16°57'44"E
  - (D) R = 300.00'  
Δ = 35°13'31"  
T = 95.24'  
L = 184.44'  
Ch = 181.55'  
ChBrg = S16°57'44"E
  - (E) R = 580.00'  
Δ = 41°18'49"  
T = 218.66'  
L = 418.21'  
Ch = 409.21'  
ChBrg = S20°00'23"E
  - (F) R = 300.00'  
Δ = 45°39'02"  
T = 126.26'  
L = 239.03'  
Ch = 232.75'  
ChBrg = N67°49'31"E
  - (G) R = 300.00'  
Δ = 13°50'30"  
T = 36.41'  
L = 72.47'  
Ch = 72.30'  
ChBrg = S38°09'19"E
  - (H) R = 390.00'  
Δ = 35°13'31"  
T = 123.81'  
L = 239.77'  
Ch = 236.01'  
ChBrg = S16°57'44"E
  - (I) R = 310.00'  
Δ = 35°13'31"  
T = 98.41'  
L = 190.59'  
Ch = 187.60'  
ChBrg = S16°57'44"E
  - (J) R = 400.00'  
Δ = 17°51'10"  
T = 62.83'  
L = 124.64'  
Ch = 124.13'  
ChBrg = S08°16'33"E
  - (K) R = 500.00'  
Δ = 22°21'19"  
T = 98.80'  
L = 195.09'  
Ch = 193.85'  
ChBrg = S06°01'29"E
  - (L) R = 480.00'  
Δ = 14°27'56"  
T = 60.92'  
L = 121.19'  
Ch = 120.87'  
ChBrg = S53°51'00"W

**LOT DATA:**

BLOCK	LOT	AREA (S.F.)	AREA (AC.)
1	1	8,855.00	---
	2&3	6,765.00	---
	4	7,456.32	---
	5	8,059.74	---
	6	7,799.27	---
	7	7,385.04	---
	8	6,765.00	---
	9	6,834.15	---
	10	9,269.59	---
	11	8,164.67	---
	12	6,765.00	---
	13	8,030.00	---
2	1	8,855.00	---
	2&3	6,765.00	---
	4	8,436.26	---
	5	9,090.05	---
	6&7	6,765.00	---
	8	7,785.24	---
	9	7,799.27	---
	10	7,898.07	---
	11	7,439.27	---
	12	6,765.00	---
	13	8,415.00	---
	14	8,250.00	---
	15	6,600.00	---
	16	7,004.00	---
	17	7,384.29	---
	18	7,474.72	---
	19	7,533.31	---
	20	7,455.16	---
	21	6,928.59	---
	22	8,368.79	---
	23	8,935.70	---
	24	8,140.46	---
	25	6,600.00	---
	26	8,690.00	---
3	1	6,954.00	---
	2	8,664.00	---
	3	9,659.13	---
	4	9,226.89	---
	5	11,140.78	---
4	1	9,183.44	---
	2	8,274.86	---
	3	7,393.54	---
	4	9,234.86	---
	5	12,256.50	---
	6	8,131.89	---
5	1	10,764.45	---
	2	8,839.34	---
6	1	9,358.05	---
	2-6	7,700.00	---
7	1	6,466.18	---
	2	6,597.69	---
	3-5	6,600.00	---
	6	7,017.48	---
	7	7,857.04	---
	8	8,189.37	---
	9-12	7,700.00	---
	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

**MINIMUM OPENING ELEVATIONS**

BLOCK	LOT	ELEV(NAVD88)
1	1 - 7	1320.00
	8 & 9	1321.00
	10 & 11	1322.00
	12	1322.00
	13	1323.00
7	1 - 13	1333.00

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