

THE WOODLANDS AT YANKEE HILL 1ST ADDITION

Inst # 2009034669 Thu Jun 25 13:42:07 CDT 2009
 Filing Fee: \$111.00
 Lancaster County, NE Assessor/Register of Deeds Office PLAT
 Pages 4

\$111.00

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 Irregular Tract Lot 57 and Outlot 'D', The Woodlands at Yankee Hill 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:

Beginning at the Southeast Corner of the Northwest Quarter of said Section;
 Thence N. 0°34'51" E. along the West line of said N.E. ¼ a distance of 242.16 feet;
 Thence N. 89°25'09" W., 120.00 feet;
 Thence N. 0°34'51" E., 30.00 feet;
 Thence S. 89°25'09" E., 120.00 feet to a point on the West line of said N.E. ¼;
 Thence N. 0°34'51" E. along said West line of the N.E. ¼ a distance of 128.00 feet;
 Thence N. 89°25'09" W., 160.00 feet;
 Thence N. 0°34'51" E., 14.00 feet;
 Thence N. 89°25'09" W., 75.00 feet;
 Thence N. 0°34'51" E., 280.00 feet;
 Thence N. 89°25'09" W., 68.25 feet;
 Thence N. 81°25'45" W., 85.37 feet;
 Thence N. 70°31'04" W., 85.33 feet;
 Thence N. 59°23'18" W., 85.33 feet;
 Thence N. 48°30'44" W., 85.00 feet;
 Thence N. 45°00'00" W., 865.00 feet;
 Thence N. 45°00'00" E., 35.00 feet;
 Thence N. 45°00'00" W., 125.07 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., 896.49 feet;
 Thence S. 45°00'00" W., 51.21 feet;
 Thence N. 45°00'00" W., 110.00 feet;
 Thence N. 45°00'00" E., 32.20 feet;
 Thence N. 45°00'00" W., 170.00 feet;
 Thence S. 45°00'00" W., 16.19 feet;
 Thence N. 45°00'00" W., 103.86 feet;
 Thence N. 10°57'46" W., 212.46 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., 16.71 feet;
 Thence N. 27°22'54" W., 182.64 feet;
 Thence N. 27°35'38" W., 48.90 feet;
 Thence N. 64°41'55" E., 29.64 feet;
 Thence N. 00°39'02" E., 168.04 feet to the point of curvature of a circular curve to the left having a central angle of 53°23', a radius of 336.00 feet, and whose chord (32.47 feet) bears N. 87°39'00" E.;
 Thence along the arc of said curve 32.49 feet to the point of tangency;
 Thence N. 25°00'57" W., 77.99 feet to the point of curvature of a circular curve to the left having a central angle of 18°15'10", a radius of 264.00 feet, and whose chord (215.82 feet) bears N. 66°31'26" 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 264.00 feet, and whose chord (93.11 feet) bears N. 32°14'25" E.;
 Thence along the arc of said curve 93.60 feet;
 Thence S. 61°23'32" E., 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 51.50 feet to the point of tangency;
 Thence S. 45°00'00" E., 785.13 feet;
 Thence N. 45°00'00" E., 125.00 feet;
 Thence S. 45°00'00" E. 203.52 feet;
 Thence S. 50°55'22" E., 64.21 feet;
 Thence S. 73°28'50" E., 64.26 feet;
 Thence S. 89°25'09" E., 650.32 feet;
 Thence S. 78°33'11" E., 60.79 feet;
 Thence N. 72°10'32" E., 149.62 feet;
 Thence S. 17°49'28" E., 5.00 feet;
 Thence N. 72°10'32" E., 110.00 feet;
 Thence S. 26°48'22" E., 134.23 feet;
 Thence N. 63°11'38" E., 4.90 feet;
 Thence S. 26°48'22" E., 280.00 feet;
 Thence N. 63°11'38" E., 28.53 feet;
 Thence S. 26°48'22" E., 170.00 feet;
 Thence S. 3°48'50" W., 60.18 feet;
 Thence S. 7°45'54" E., 58.79 feet;
 Thence S. 22°14'42" E., 51.00 feet;
 Thence S. 59°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. 48°31'00" W., 110.00 feet;
 Thence S. 25°53'48" W., 118.67 feet;
 Thence N. 64°06'12" W., 79.92 feet;
 Thence S. 64°58'04" W., 297.21 feet;
 Thence N. 89°40'22" W., 443.83 feet to the S.W. corner of said N.E. ¼ of Section 27, the POINT OF BEGINNING, containing a calculated area of 1,487,519.94 square feet or 34.15 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 subdivisor will post a bond or escrow to insure the placing of permanent metal stakes at each lot and block corner and the subdivisor 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.

Signed this 8th day of April, 2009

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



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

DEDICATION

The foregoing plat 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; 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 10th day of APRIL, 2009.

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

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
 LANCASTER COUNTY }



On this 10th 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 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 18th day of November, 2012.

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
 LANCASTER COUNTY }

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

Judith E. Elgert
 NOTARY PUBLIC

My commission expires the 18th day of November, 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 office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2009-5280 (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
 Jennifer J. Strand, Esq.
 Trustee

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

Kent C. Thompson
 Name and Title of individual

Kent C. Thompson
 3AP-SE, LLC, a Nebraska limited liability company
 Beneficiary

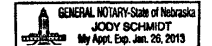
Kent C. Thompson
 Name and Title of individual

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
 LANCASTER COUNTY }

On this 12th day of April, 2009, 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



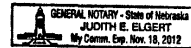
My commission expires the 26th day of January, 2013.

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS
 LANCASTER COUNTY }

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

Judith E. Elgert
 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.

Stacy Howard
 Planning Director

6/18/09
 Date

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 office of the Register of Deeds of Lancaster County, Nebraska, as instrument No. 2007-47247 and 2008-21704 (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
Trustee & Beneficiary
Senior Vice President
Title
By [Signature]
David L. Hartman
Name of individual

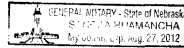
LIEN HOLDER CONSENT AND SUBORDINATION

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 office of the Register 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.

Union Bank and Trust Company
Trustee & Beneficiary
Vice President
Title
By [Signature]
Christopher C. Wagner
Name of individual

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS



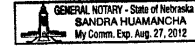
The foregoing instrument was acknowledged before me this 22 day of May, 2009, by David L. Hartman,
Name
Senior Vice President on behalf of said TierOne Bank
Title

[Signature]
NOTARY PUBLIC

My commission expires the 27 day of August, 2012.

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS



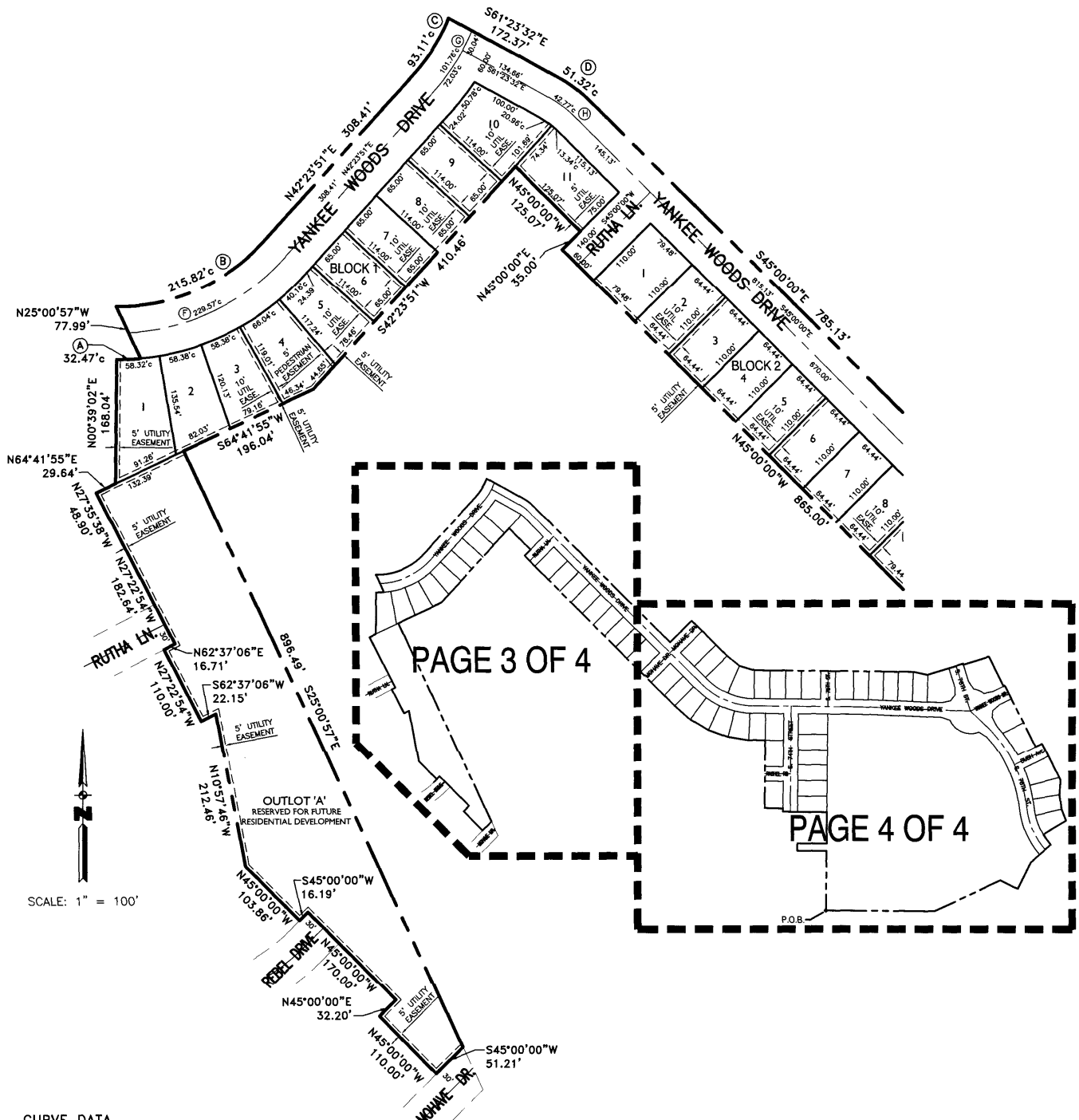
The foregoing instrument was acknowledged before me this 15 day of April, 2009, by Christopher C. Wagner,
Name
Vice President on behalf of said Union Bank and Trust Company
Title

[Signature]
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

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

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	7,088.40	---
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	---
2-8	2-8	7,088.40	---
9	9	8,738.40	---
3	1	8,250.00	---
2	2	6,600.00	---
3	3	8,326.59	---
4&5	4&5	8,108.24	---
6	6	8,122.11	---
7	7	7,275.19	---
8&9	8&9	8,250.00	---
4	1	8,250.00	---
5	1	10,080.05	---
2-4	2-4	7,680.03	---
5&6	5&6	7,608.02	---
7	7	581,895.27	13.36
6	1	9,971.46	---
2	2	7,639.31	---
3	3	6,953.22	---
4	4	7,518.60	---
7	1	10,827.18	---
2	2	9,519.22	---
8	1	15,428.71	---
9	1	8,625.00	---
2	2	7,092.12	---
3	3	6,986.27	---
4	4	7,086.49	---
5	5	7,186.71	---
6	6	6,942.98	---
7	7	12,939.21	---
10	1	9,907.50	---
2	2	8,032.50	---
3	3	10,941.37	---
4	4	10,526.80	---
5-7	5-7	7,389.90	---
8	8	9,114.90	---

CURVE DATA

(E) R = 280.00' Δ = 10°36'41" T = 26.00' L = 51.86' Ch = 51.78' ChBrg = S36°10'40"E	(I) R = 300.00' Δ = 44°25'09" T = 122.49' L = 232.58' Ch = 226.80' ChBrg = S67°12'34"E	(J) R = 1000.00' Δ = 1°35'41" T = 13.92' L = 27.83' Ch = 27.83' ChBrg = S88°37'18"E	(K) R = 550.00' Δ = 40°29'17" T = 202.84' L = 388.66' Ch = 380.62' ChBrg = S26°33'43"E
(L) R = 310.00' Δ = 35°09'55" T = 98.24' L = 190.26' Ch = 187.29' ChBrg = S23°54'02"E	(M) R = 91.50' Δ = 18°25'12" T = 14.84' L = 29.42' Ch = 29.29' ChBrg = N37°10'32"E	(N) R = 91.50' Δ = 29°26'18" T = 14.84' L = 47.01' Ch = 46.50' ChBrg = S67°18'55"E	(O) R = 91.50' Δ = 16°36'09" T = 13.35' L = 26.51' Ch = 26.42' ChBrg = S7°17'06"W
(P) R = 91.50' Δ = 88°33'06" T = 89.22' L = 141.42' Ch = 127.76' ChBrg = N67°53'25"W	P.O.B. SE Corner, NW 1/4 Section 27, T9N, R7E		

