

PINE LAKE HEIGHTS SOUTH 11TH ADDITION

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT
NO. 00029 OF PINE LAKE HEIGHTS SOUTH 4TH
ADDITION)

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS PINE LAKE HEIGHTS SOUTH 11TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT 'F' AND OUTLOT 'G', PINE LAKE HEIGHTS SOUTH 4TH ADDITION, ALL LOCATED IN THE SOUTH ONE-HALF OF SECTION 19, 19N, 87E OF THE 6TH, P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'F', SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF NORTH 01 DEGREES 14 MINUTES 30 SECONDS WEST, ALONG A WEST LINE OF SAID OUTLOT 'F', A DISTANCE OF 80.03 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 334.35 FEET, A DELTA ANGLE OF 23 DEGREES 56 MINUTES 45 SECONDS, A CHORD BEARING OF NORTH 10 DEGREES 43 MINUTES 52 SECONDS EAST, ALONG A WEST LINE OF SAID OUTLOT 'F', AND A CHORD LENGTH OF 331.92 FEET TO A POINT OF TANGENCY; THENCE NORTH 22 DEGREES 42 MINUTES 15 SECONDS EAST, ALONG A WEST LINE OF SAID OUTLOT 'F', A DISTANCE OF 488.42 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'F', SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF GRANGER PARKWAY; THENCE SOUTH 67 DEGREES 17 MINUTES 45 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT 'F', SAID LINE ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAID GRANGER PARKWAY, A DISTANCE OF 454.76 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 387.00 FEET, AN ARC LENGTH OF 312.58 FEET, A DELTA ANGLE OF 48 DEGREES 48 MINUTES 00 SECONDS, A CHORD BEARING OF SOUTH 42 DEGREES 53 MINUTES 46 SECONDS EAST, ALONG A NORTHEAST LINE OF SAID OUTLOT 'F', SAID LINE ALSO BEING THE SOUTH LINE OF GRANGER PARKWAY RIGHT OF WAY, AND A CHORD LENGTH OF 303.22 FEET TO A NORTH CORNER OF SAID OUTLOT 'F', SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF SAID GRANGER PARKWAY; THENCE NORTH 71 DEGREES 30 MINUTES 14 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT 'F' AND OUTLOT 'G', SAID LINE ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAID GRANGER PARKWAY, A DISTANCE OF 66.00 FEET TO A WEST CORNER OF SAID OUTLOT 'G', SAID POINT ALSO BEING A SOUTHEAST CORNER OF SAID GRANGER PARKWAY; THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION, HAVING A RADIUS OF 433.00 FEET, AN ARC LENGTH OF 34.96 FEET, A DELTA ANGLE OF 04 DEGREES 37 MINUTES 36 SECONDS, A CHORD BEARING OF NORTH 20 DEGREES 48 MINUTES 33 SECONDS WEST, ALONG A NORTHWEST LINE OF SAID OUTLOT 'G', AND A CHORD LENGTH OF 34.95 FEET TO A NORTHWEST CORNER OF SAID OUTLOT 'G'; THENCE NORTH 62 DEGREES 54 MINUTES 17 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT 'G', SAID LINE ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SAID GRANGER PARKWAY, A DISTANCE OF 57.96 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 212.26 FEET, A DELTA ANGLE OF 28 DEGREES 57 MINUTES 22 SECONDS, A CHORD BEARING OF NORTH 77 DEGREES 22 MINUTES 58 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT 'G', SAID LINE ALSO BEING A SOUTH LINE OF GRANGER PARKWAY RIGHT OF WAY, AND A CHORD LENGTH OF 210.01 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 08 MINUTES 21 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT 'G', SAID LINE ALSO BEING THE SOUTH RIGHT OF WAY OF SAID GRANGER PARKWAY, A DISTANCE OF 420.00 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION, HAVING A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 98.84 FEET, A DELTA ANGLE OF 13 DEGREES 14 SECONDS, A CHORD BEARING OF NORTH 85 DEGREES 16 MINUTES 32 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT 'G', SAID LINE ALSO BEING A SOUTH LINE OF GRANGER PARKWAY RIGHT OF WAY, AND A CHORD LENGTH OF 98.83 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'G'; THENCE SOUTH 01 DEGREES 41 MINUTES 15 SECONDS WEST, ALONG AN EAST LINE OF SAID OUTLOT 'G', A DISTANCE OF 163.21 FEET TO AN EAST CORNER OF SAID OUTLOT 'G'; THENCE SOUTH 34 DEGREES 36 MINUTES 40 SECONDS WEST, ALONG AN EAST LINE OF SAID OUTLOT 'G', A DISTANCE OF 145.73 FEET TO AN EAST CORNER OF SAID OUTLOT 'G'; THENCE SOUTH 55 DEGREES 29 MINUTES 06 SECONDS EAST, ALONG AN EAST LINE OF SAID OUTLOT 'G', A DISTANCE OF 170.93 FEET TO AN EAST CORNER OF SAID OUTLOT 'G'; THENCE SOUTH 12 DEGREES 53 MINUTES 51 SECONDS EAST, ALONG AN EAST LINE OF SAID OUTLOT 'G', A DISTANCE OF 48.67 FEET TO AN EAST CORNER OF SAID OUTLOT 'G'; THENCE SOUTH 03 DEGREES 59 MINUTES 08 SECONDS EAST, ALONG AN EAST LINE OF SAID OUTLOT 'G', A DISTANCE OF 125.95 FEET TO AN EAST CORNER OF SAID OUTLOT 'G'; THENCE SOUTH 26 DEGREES 39 MINUTES 01 SECONDS EAST, ALONG AN EAST LINE OF SAID OUTLOT 'G', A DISTANCE OF 9.03 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 'G', SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF YANKEE HILL ROAD; THENCE NORTH 88 DEGREES 05 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID OUTLOT 'G', SAID LINE ALSO BEING THE NORTH RIGHT OF WAY LINE OF SAID YANKEE HILL ROAD, SAID LINE ALSO BEING 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 700.47 FEET TO A SOUTH CORNER OF SAID OUTLOT 'G'; THENCE SOUTH 89 DEGREES 45 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID OUTLOT 'G' AND OUTLOT 'F', SAID LINE ALSO BEING THE NORTH RIGHT OF WAY LINE OF SAID YANKEE HILL ROAD, SAID LINE ALSO BEING 60.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,068.66 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 1,001,872.67 SQUARE FEET OR 23.00 ACRES, MORE OR LESS.

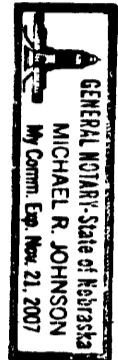
PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 14th DAY OF October, 2005, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC DULY COMMISSIONED FOR AND QUALIFIED IN AN FOR SAID COUNTY AND STATE, PERSONALLY CAME SCOTT J. HOWERTER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS DIRECTOR OF DEVELOPMENT OF THE PRESBYTERIAN WELFARE FOUNDATION, INC., A NON-PROFIT CORPORATION, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

Michael R. Johnson
NOTARY PUBLIC



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 21st DAY OF October, 2004, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC DULY COMMISSIONED FOR AND QUALIFIED IN AN FOR SAID COUNTY AND STATE, PERSONALLY CAME JIM GAUGER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS CHAIR, BOARD OF COMMISSIONERS, OF THE HOUSING AUTHORITY OF THE CITY OF LINCOLN, A BODY CORPORATE AND POLITICAL, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

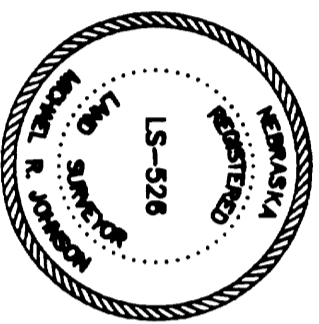
Marilyn F. Crawford
NOTARY PUBLIC



PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR, PURSUANT TO SECTION 28.11.060 OF THE L.M.C., HEREBY APPROVES THIS FINAL PLAT.

Debra J. Wilson
PLANNING DIRECTOR
DATE NOVEMBER 4, 2005



October 2nd 2004
DATE
Michael R. Johnson
L.S. NUMBER 526

MICHAEL R. JOHNSON
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE 68508



05014827

INST. NO 2005

2005 MAR 21 A 10 56 14 8 2 7
LANCASTER COUNTY, NE

#4075

BLOCK
P.L. # 42.00
CHECKED
ENTERED
FILED
PM

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS PINE LAKE HEIGHTS SOUTH 11TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT 'F' AND OUTLOT 'G', PINE LAKE HEIGHTS SOUTH 4TH ADDITION, ALL LOCATED IN THE SOUTH ONE-HALF OF SECTION 19, 19N, 87E OF THE 6TH, P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, ALITEL, TIME WARNER ENTERTAINMENT - ADVANCE/HOUSE, AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FITURES, 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 ANY 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, ITS SUCCESSORS OR 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 ARE HEREBY DEDICATED TO THE PUBLIC. THE ACCESS EASEMENTS AND 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 FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

ANY CONSTRUCTION OR GRADE CHANGES IN LESS TRANSMISSION LINE EASEMENT CORRIDORS ARE SUBJECT TO LESS APPROVAL AND MUST BE IN ACCORDANCE WITH LESS DESIGN AND SAFETY STANDARDS.

LANDSCAPING MATERIALS SELECTIONS WITHIN EASEMENT CORRIDORS SHALL FOLLOW ESTABLISHED GUIDELINES TO MAINTAIN MINIMUM CLEARANCE FROM UTILITY FACILITIES.

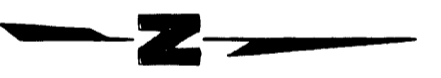
WITNESS MY HAND THIS 14th DAY OF October, 2004
Scott J. Howarter
SCOTT J. HOWERTER, DIRECTOR OF DEVELOPMENT
PRESBYTERIAN WELFARE FOUNDATION INC.
A NON-PROFIT CORPORATION

Jim Gauger
JIM GAUGER, CHAIR, BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY
OF LINCOLN, A BODY CORPORATE AND POLITICAL

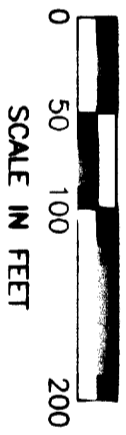
PINE LAKE HEIGHTS SOUTH 11TH ADDITION

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT NO. 00029 OF PINE LAKE HEIGHTS SOUTH 4TH ADDITION)

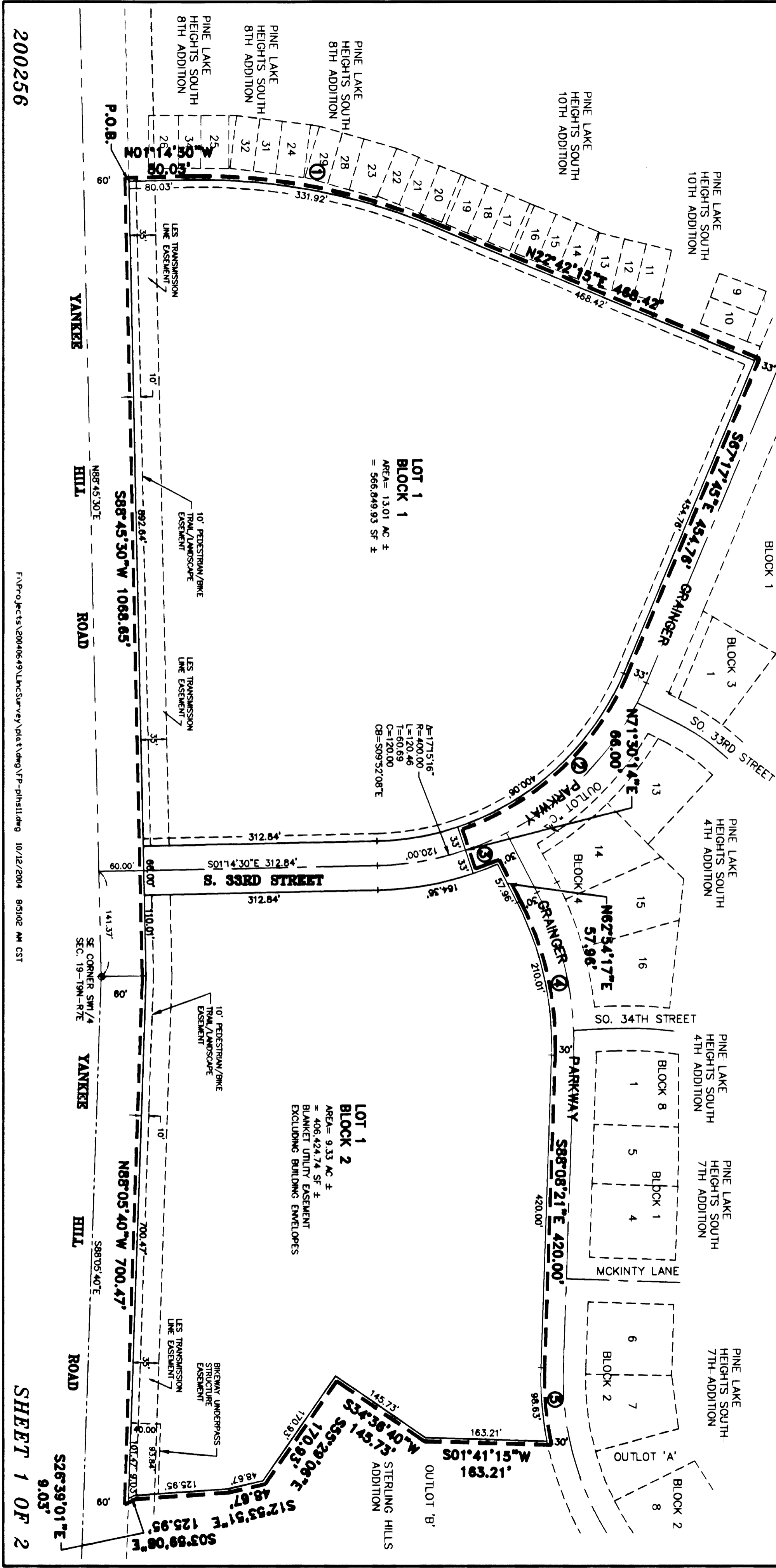


SCALE: 1"=100'



CURVE DATA

①	$\Delta=23^{\circ}56'45''$	②	$\Delta=48^{\circ}48'00''$	③	$\Delta=4^{\circ}37'36''$	④	$\Delta=28^{\circ}57'22''$	⑤	$\Delta=13^{\circ}10'14''$
	R=600.00		R=367.00		R=433.00		R=420.00		R=430.00
	L=334.35		L=312.58		L=34.96		L=212.26		L=98.94
	T=169.85		T=166.48		T=17.49		T=108.45		T=49.64
	CB=N107°43'52"E		CB=S42°33'46"E		CB=N20°48'33"W		CB=N177°22'58"E		CB=N65°16'32"E
	CL=331.92		CL=303.22		CL=34.95		CL=210.01		CL=98.63



200256

F:\Projects\20040649\LinSurvey\plat\dwg\FP-plns11.dwg 10/12/2004 8:51:02 AM CST

SHEET 1 OF 2