

# TWIN PINES ADDITION

A FINAL PLAT BASED ON  
PRELIMINARY PLAT NO. 04017

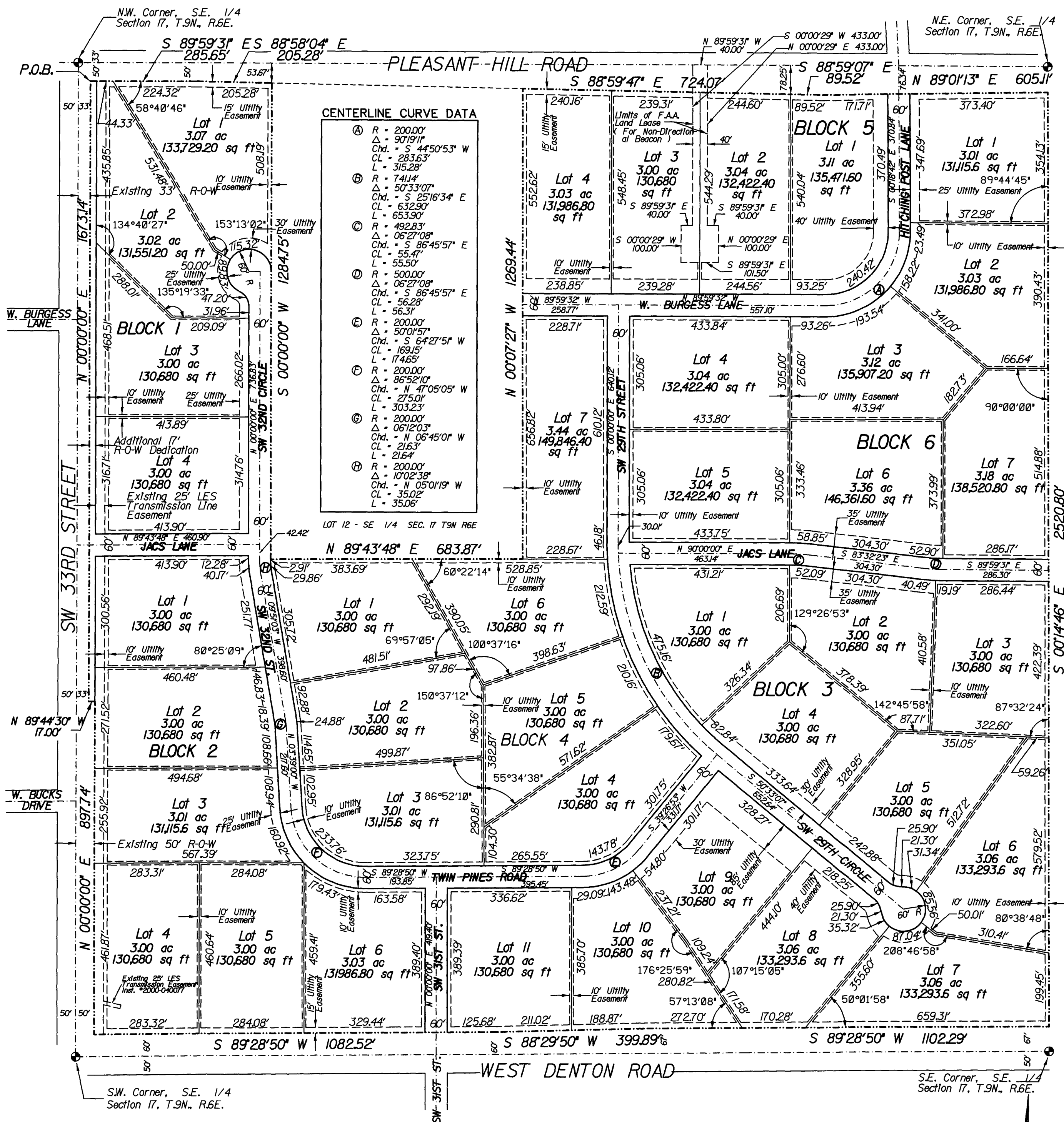
Inst # 2009050054 Fri Sep 11 13:20:03 CDT 2009  
Filing Fee: \$60.00  
Lancaster County, NE Assessor/Register of Deeds Office PLAT  
Pages 2



#4657

TWPI  
JP

2  
09



TOTAL NUMBER OF LOTS = 39

TOTAL NUMBER OF OUTLOTS = 0

SCALE: 1" = 200'

SHEET 1 OF 2

# TWIN PINES ADDITION

## A FINAL PLAT BASED ON PRELIMINARY PLAT NO. 04017

### SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked out the foregoing plat of "TWIN PINES ADDITION", a final plat of Lots 11, 15, 17, 21, 22, and 23 located in the Southeast 1/4 of Section 17, Township 9 North, Range 6 East, of the 6<sup>th</sup> P.M., Lancaster County, Nebraska, more particularly described as follows:

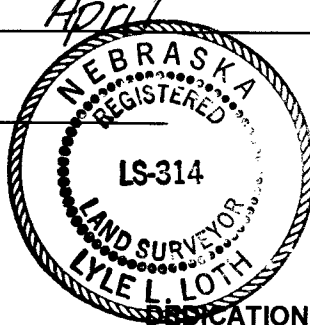
Beginning at the NW corner of said Lot 11, and extending thence S 89°59'31" E, 285.65 feet;  
Thence S 88°58'04" E, 205.28 feet;  
Thence S 00°00'00" W, 1284.75 feet;  
Thence N 89°43'48" E, 683.87 feet;  
Thence N 00°07'27" W, 1269.44 feet;  
Thence S 88°59'47" E, 724.07 feet;  
Thence S 88°59'07" E, 89.52 feet;  
Thence N 89°01'13" E, 605.11 feet;  
Thence S 00°14'46" E, 2520.80 feet;  
Thence S 89°28'50" W, 1102.29 feet;  
Thence S 88°29'50" W, 399.89 feet;  
Thence S 89°28'50" W, 1082.52 feet;  
Thence N 00°00'00" E, 897.74 feet;  
Thence N 89°44'30" W, 17.00 feet;  
Thence N 00°00'00" E, 1673.14 feet to the point of beginning containing an area of 131.02 acres, more or less.

Permanent monuments have been placed at all lot corners, street intersections, points of curvature, centerline points of tangency, and at all other points required by the City of Lincoln, Land Subdivision Ordinance, Title 26 of the Lincoln Municipal Code.

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

Signed this 9<sup>th</sup> day of April, 2009.

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



The foregoing final plat known as "TWIN PINES 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 owner and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, Windstream, Time Warner Entertainment Advance/Newhouse, Aquila, Norris Public Power, 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 natural 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 City of Lincoln, 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 and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska.

Direct vehicular access to SW 33<sup>rd</sup> Street, Pleasant Hill Road, and West Denton Road is hereby relinquished except at the intersections of SW 33<sup>rd</sup> Street & Jacs Lane, SW 31<sup>st</sup> Street & West Denton Road, Hitching Post Lane & Pleasant Hill Road, and except for Lot 4, Block 2 access to SW 33<sup>rd</sup> Street, Lot 5, Block 2 access to West Denton Road, and except for the forty foot easement over Lots 2 and 3, Block 5 for access to Pleasant Hill Road.

The streets and additional right-of-way shown thereon are hereby dedicated to the Public.

WITNESS OUR HANDS THIS \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Marvin N. Hoy  
Marvin N. Hoy, an individual

Rex B. Hoy  
Rex B. Hoy, an individual husband + Lillian B. Hoy, wife

James Wood  
James Wood, Husband

Hoang Ho Wood  
Hoang Ho Wood, Wife

Brett Quinn  
Brett Quinn, Husband

Jennifer Hansen Quinn  
Jennifer Hansen Quinn, Wife

James Sung W. Ngu  
James Sung W. Ngu, Husband

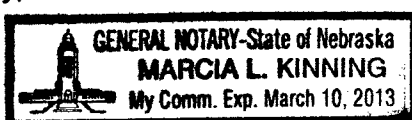
Annie Chan Onlei  
Annie Chan Onlei, Wife

### ACKNOWLEDGEMENT

STATE OF NEBRASKA  
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of April, 2009 by Marvin N. Hoy, an individual.

Marcia L. Kinning  
Notary Public



### ACKNOWLEDGEMENT

STATE OF NEBRASKA  
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of April, 2009 by Rex B. Hoy, an individual husband + Lillian K. Hoy, wife.

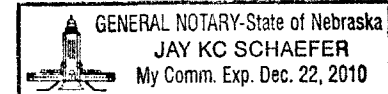
Marcia L. Kinning  
Notary Public

### ACKNOWLEDGEMENT

STATE OF NEBRASKA  
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of May, 2009 by James and Ho Hoang Wood, husband and wife.

Notary Public

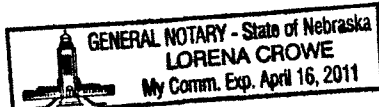


### ACKNOWLEDGEMENT

STATE OF NEBRASKA  
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of May, 2009 by James Sung W. Ngu and Onlei Annie Chan, husband and wife.

Notary Public

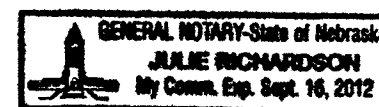


### ACKNOWLEDGEMENT

STATE OF NEBRASKA  
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April, 2009 by Brett and Jennifer Hansen Quinn, husband and wife.

Notary Public



### LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned holders of those certain liens against the real property described in the plat known as "TWIN PINES ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2006-30550 (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.

Pinnacle Bank  
Trustee & Beneficiary

By: Jeff Bomberger

Asst. Vice President  
Title

Jeff Bomberger  
Name of individual

### ACKNOWLEDGEMENT

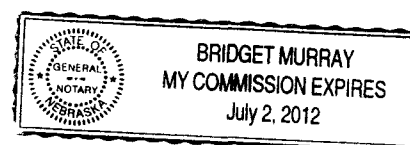
STATE OF NEBRASKA  
COUNTY OF LANCASTER

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of April, 2009, by

Jeff Bomberger  
Individual's Name  
on behalf of said

Asst. Vice President  
Title

Pinnacle Bank  
Trustee & Beneficiary



### LIEN HOLDER CONSENT

The undersigned holders of those certain liens against the real property described in the plat known as "TWIN PINES ADDITION" (hereinafter "Plat"), said lien being recorded in the office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 2000-52429 (hereinafter "Lien"), does hereby consent to the dedication of and consents 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.

Wells Fargo Bank, N.A. s/b/m to  
Wells Fargo Home Mortgage, Inc. s/b/m to  
Trustee & Beneficiary First Commerce Mortgage Company

By: Theresa Slaughter

Vice President  
Title

Lorna H. Slaughter  
Name of individual

### ACKNOWLEDGEMENT

STATE OF MARYLAND  
COUNTY OF FREDERICK

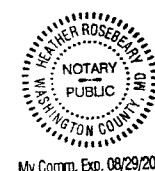
The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April, 2009, by

Lorna H. Slaughter  
Individual's Name  
on behalf of said

Vice President  
Title

Wells Fargo Bank, N.A. s/b/m to  
Wells Fargo Home Mortgage, Inc. s/b/m to  
Trustee & Beneficiary First Commerce Mortgage Company

Notary Public



### PLANNING DIRECTOR'S APPROVAL

The Planning Director, pursuant to Section 26.11.060 of the Lincoln Municipal Code, hereby approves this Final Plat.

Planning Director

September 9, 2009  
Date