

PINE WOODS ADDITION

Based on CZ #08041B

Inst # 2022015442 Fri Apr 08 10:13:58 CDT 2022
Filing Fee: \$52.00
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Pages 2



PINWOOD #6056

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED THE FOREGOING PLAT, TO BE KNOWN AS PINE WOODS ADDITION, A SUBDIVISION OF LOT 66 IRREGULAR TRACT AND LOT 110 IRREGULAR TRACT, LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH. P.M., LANCASTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 66 IRREGULAR TRACT IN SAID NORTHEAST QUARTER; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 66, ON AN ASSIGNED BEARING OF N 89°49'47"W A DISTANCE OF 1002.58', TO THE SOUTHWEST CORNER OF SAID LOT 66; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 66, N 0°26'23"E 211.81', TO THE NORTHWEST CORNER OF SAID LOT 66; THENCE EASTERLY ON THE NORTH LINE OF SAID LOT 66, S 89°47'54"E 514.89', TO THE SOUTHWEST CORNER OF SAID LOT 110; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 110, N 0°20'52"E 367.43', TO A POINT ON THE SOUTH RIGHT OF WAY LINE FOR PINE LAKE ROAD AS DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2018001094; THENCE ON SAID RIGHT OF WAY LINE FOR THE NEXT TWELVE (12) COURSES, EASTERLY, S 89°51'24"E 143.68'; THENCE NORTHERLY, N 0°09'15"E 14.42'; THENCE EASTERLY, S 89°51'24"E 89.15'; THENCE EASTERLY, N 82°45'48"E 156.00'; THENCE EASTERLY, S 85°06'16"E 16.00'; THENCE EASTERLY, S 72°58'20"E 16.00'; THENCE SOUTHEASTERLY, S 60°50'25"E 16.00'; THENCE SOUTHEASTERLY, S 48°42'29"E 16.00'; THENCE SOUTHEASTERLY, S 36°34'33"E 16.00'; THENCE SOUTHEASTERLY, S 24°26'37"E 32.00'; THENCE SOUTHERLY, S 12°18'41"E 80.00'; THENCE SOUTHERLY, S 19°53'30"E 5.81', TO A POINT ON THE WEST RIGHT OF WAY LINE FOR SOUTH 70th STREET; THENCE ON SAID WEST RIGHT OF WAY LINE FOR THE NEXT TWO (2) COURSES, SOUTHERLY, S 0°20'42"W 251.88'; THENCE SOUTHERLY, S 0°21'18"W 212.00', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 396,185.79 SQUARE FEET OR 9.10 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, LOT CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THIS FINAL PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

SIGNED THIS 16th DAY OF MARCH 2022

BILLY JOE KERR, LS #483
K & M LAND SURVEYING INC.
6811 SOUTHFORK CIRCLE
LINCOLN, NEBRASKA



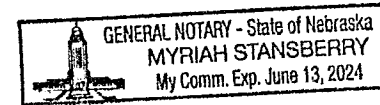
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
LANCASTER COUNTY

On this 16 day of March 2022, before me the undersigned, a notary public, personally came Michael Marsh, to me personally known to be the identical person whose name is affixed to the foregoing instrument as managing member of Malvo 3, LLC and she acknowledge the same to be her voluntary act and deed and the voluntary act and deed of Malvo 3, LLC.

My Commission Expires the 13 day of June 2024.

NOTARY PUBLIC



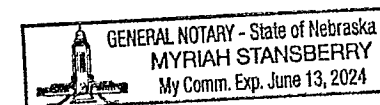
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
LANCASTER COUNTY

On this 16 day of March 2022, before me the undersigned, a notary public, personally came Michael Marsh, to me personally known to be the identical person whose name is affixed to the foregoing instrument as managing member of Malvo 9, LLC and she acknowledge the same to be her voluntary act and deed and the voluntary act and deed of Malvo 9, LLC.

My Commission Expires the 13 day of June 2024.

NOTARY PUBLIC



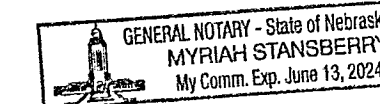
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
LANCASTER COUNTY

On this 16 day of March 2022, before me the undersigned, a notary public, personally came Michael Marsh, to me personally known to be the identical person whose name is affixed to the foregoing instrument as managing member of Malvo 10, LLC and she acknowledge the same to be her voluntary act and deed and the voluntary act and deed of Malvo 10, LLC.

My Commission Expires the 13 day of June 2024.

NOTARY PUBLIC



DEDICATION

The foregoing plat, known as PINE WOODS 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 owner(s), 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 allow entry for the purpose of construction, reconstruction, 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 any easement shown thereon shall be prohibited.

The City of Lincoln, Nebraska, 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 construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, upon, or under any storm drain easements or drainage easement shown thereon.

Direct Vehicular access to Pine Lake Road is relinquished, except for 69th Street as shown.

Direct Vehicular access to South 70th Street is relinquished, except for the one temporary access point shown on the Pine Woods PUD.

A public access easement is hereby granted over the private road(s) to the City of Lincoln, Nebraska, a municipal corporation, its successors, assigns, and permittees and to the public generally for vehicular and pedestrian purposes. The construction or location of any gate, fence, or other barrier restricting vehicular and pedestrian access over the private roadway shall be prohibited except when necessary to control traffic during the construction, reconstruction, repair, or maintenance of the private roadway.

WITNESS my hand

Malvo 3, LLC

NAME: Michael Marsh
TITLE: Managing Member

Malvo 9 LLC

NAME: Michael Marsh
TITLE: Managing Member

Malvo 10 LLC

NAME: Michael Marsh
TITLE: Managing Member

PLANNING DIRECTOR'S APPROVAL

The planning director pursuant to Section 26.11.060 of the L.M.C., hereby approves this final plat.

STEPHANIE HEUNICKA
PLANNING DIRECTOR

APRIL 8, 2022
DATE

PINE WOODS ADDITION

Based on CZ #08041B

PINE LAKE ROAD

NE Corner
Sec. 21-9-7
Reference only

SCALE 1" = 60'

LOT 108 I.T.
NOT PART OF PLAT

LOT 109 I.T.
NOT PART OF PLAT

OUTLOT 'B'
PUBLIC ACCESS EASEMENT,
RESERVED FOR FUTURE
DEVELOPMENT
9170.5 sf

OUTLOT A
OPEN SPACE, STORMWATER
DETENTION & BLANKET
UTILITY EASEMENT
29769.9 sf

OUTLOT F
FOR FUTURE DEVELOPMENT
130516.5 sf

OUTLOT 'C'
OPEN SPACE & BLANKET
UTILITY EASEMENT
52452.0 sf

OUTLOT 'D'
12492.1 sf

WEIGEL BAY
Private Roadway

WEIGEL DRIVE
Private Roadway

LOWEST FLOOR ELEVATION	
BLOCK 1	
LOT 1	1286.0
BLOCK 2	
LOT 3	1281.1
LOT 4	1281.1

CURVE DATA					
(A)	R=43.50' Δ=244°58'16" L=185.99' C=73.39' N 32°39'21"E	(B)	R=60.50' Δ=64°58'16" L=68.60' C=64.99' N 57°20'39"W	(C)	R=300.00' Δ=08°11'30" L=42.89' C=42.86' S 86°26'39"W

LOT 65 I.T.
NOT PART OF PLAT

P.O.B.
Y=178156.19
X=181360.89

SOUTH 70th STREET

SOUTH 69th STREET