



04041300

PINE LAKE HEIGHTS SOUTH 9TH ADDITION

FINAL PLAT

\$ 104.50

INST. NO. 200-1

2004 JUN 22 P 3:41

041300

COUNTY, NE

#3976

PLATS
RECORDED
INDEXED
FILED
JUN 22 2004
PLATS

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

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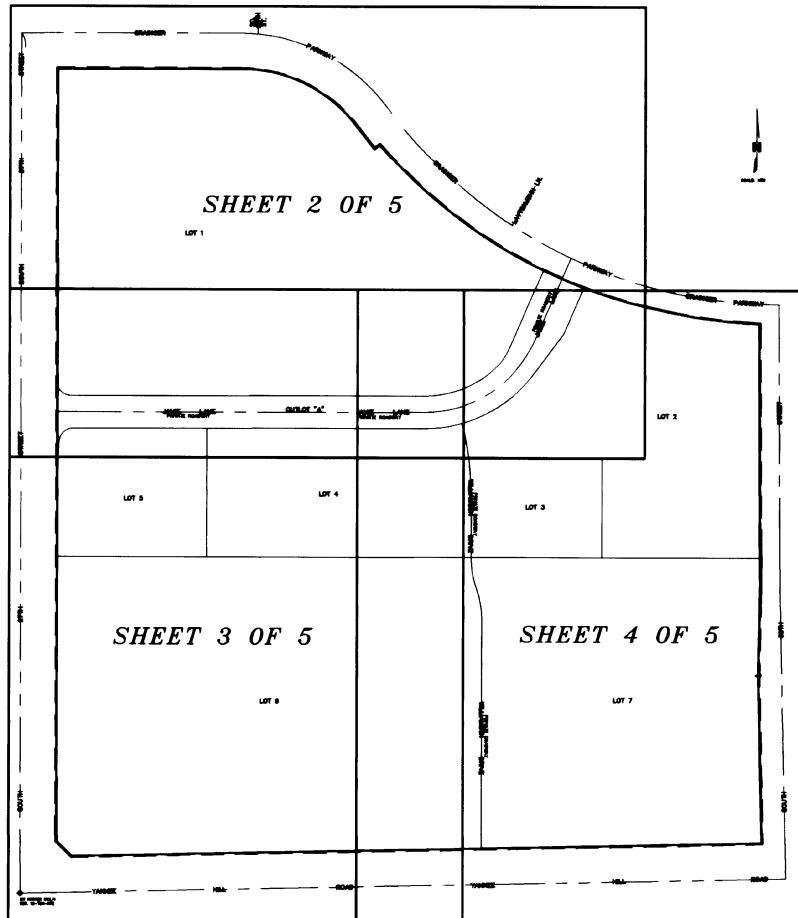
SHEET 5 OF 5: SURVEYOR'S CERTIFICATE, DEDICATION
ACKNOWLEDGMENTS, LIEN HOLDER CONSENT

PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR, PURSUANT TO SECTION 26.11.060 OF THE L.M.C.,
HEREBY APPROVES THIS FINAL PLAT.


PLANNING DIRECTOR

6/10/09
DATE



PINE LAKE HEIGHTS SOUTH 9TH ADDITION

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT NO. 00029
FOR 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 9TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "E" PINE LAKE HEIGHTS SOUTH 8TH ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID OUTLOT "E", SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 57 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "E", A DISTANCE OF 302.00 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 241.00 FEET, ARC LENGTH OF 226.05 FEET, DELTA ANGLE OF 53 DEGREES 44 MINUTES 27 SECONDS, A CHORD BEARING OF SOUTH 63 DEGREES 09 MINUTES 55 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "E", AND A CHORD LENGTH OF 217.85 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 859.00 FEET, ARC LENGTH OF 43.53 FEET, DELTA ANGLE OF 02 DEGREES 54 MINUTES 12 SECONDS, A CHORD BEARING OF SOUTH 37 DEGREES 44 MINUTES 47 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "E", AND A CHORD LENGTH OF 43.52 FEET TO A POINT, THENCE NORTH 50 DEGREES 48 MINUTES 07 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "E", A DISTANCE OF 11.00 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 840.20 FEET, ARC LENGTH OF 551.78 FEET, DELTA ANGLE OF 37 DEGREES 37 MINUTES 40 SECONDS, A CHORD BEARING OF SOUTH 59 DEGREES 29 MINUTES 59 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "E", AND A CHORD LENGTH OF 541.92 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 833.00 FEET, ARC LENGTH OF 163.58 FEET, DELTA ANGLE OF 11 DEGREES 15 MINUTES 06 SECONDS, A CHORD BEARING OF SOUTH 82 DEGREES 25 MINUTES 27 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "E", AND A CHORD LENGTH OF 163.32 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "E", THENCE SOUTH 00 DEGREES 19 MINUTES 13 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "E", A DISTANCE OF 383.62 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 5033.00 FEET, ARC LENGTH OF 49.45 FEET, DELTA ANGLE OF 00 DEGREES 33 MINUTES 46 SECONDS, A CHORD BEARING OF SOUTH 00 DEGREES 36 MINUTES 07 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "E", AND A CHORD LENGTH OF 49.45 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 5484.00 FEET, ARC LENGTH OF 31.51 FEET, DELTA ANGLE OF 00 DEGREES 19 MINUTES 45 SECONDS, A CHORD BEARING OF SOUTH 01 DEGREES 12 MINUTES 49 SECONDS WEST ALONG A EAST LINE OF SAID OUTLOT "E", AND A CHORD LENGTH OF 31.51 FEET TO A POINT, THENCE SOUTH 01 DEGREES 02 MINUTES 56 SECONDS WEST ALONG A EAST LINE OF SAID OUTLOT "E", A DISTANCE OF 118.82 FEET TO A POINT, THENCE SOUTH 01 DEGREES 14 MINUTES 30 SECONDS EAST ALONG A EAST LINE OF SAID OUTLOT "E", A DISTANCE OF 279.70 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "E", THENCE SOUTH 88 DEGREES 45 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "E", SAID LINE BEING 60.00 FEET NORTH OF AND PARALLEL WITH THE SAID SOUTHWEST QUARTER, A DISTANCE OF 1,140.72 FEET TO A SOUTHWEST CORNER OF SAID OUTLOT "E", THENCE NORTH 45 DEGREES 38 MINUTES 19 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID OUTLOT "E", A DISTANCE OF 34.98 FEET TO A SOUTHWEST CORNER OF SAID OUTLOT "E", THENCE NORTH 00 DEGREES 02 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "E", SAID LINE BEING 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,285.44 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,290,626.03 SQUARE FEET OR 29.63 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.

March 31st 2004
DATE
MICHAEL R. JOHNSON
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508



LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS PINE LAKE HEIGHTS SOUTH 9TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 99-54449, 2001-35219, 2001-70681, 2001-70683, 2002-50506, AND 2002-50507, (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, OR ROADS, PEDESTRIAN WAY EASEMENTS, AND ACCESS EASEMENTS AND RELINQUISHMENTS OF ACCESS, DEDICATED TO THE PUBLIC, ALL AS 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

By: Lynette Nelson
LYNETTE NELSON
TITLE: LOAN OFFICER AND ESCROW AGENT

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS PINE LAKE HEIGHTS SOUTH 9TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "E" PINE LAKE HEIGHTS SOUTH 8TH ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, R7 EAST OF THE 6TH PM, 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, ALLTEL, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE 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 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 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 PINE LAKE ROAD, YANKEE HILL ROAD, GRAINGER PARKWAY AND SOUTH 30TH STREET FROM LOTS ABUTTING SAID STREETS IS HEREBY RELINQUISHED (EXCEPT AS SHOWN ON THE APPROVED USE PERMIT).

ANY RELOCATION OF EXISTING FACILITIES WILL BE AT THE OWNER/DEVELOPER'S EXPENSE.

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

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

WITNESS MY HAND THIS 12th DAY OF April, 2004.

John C. Brager
JOHN C. BRAGER, PRESIDENT
CONSTRUCTION DIVISION
RIDGE DEVELOPMENT COMPANY,
A NEBRASKA CORPORATION

Thomas E. White
THOMAS E. WHITE, PRESIDENT
DEVELOPMENT DIVISION
RIDGE DEVELOPMENT COMPANY,
A NEBRASKA CORPORATION

John F. Schleich
JOHN F. SCHLEICH, VICE PRESIDENT
SOUTHVIEW INC.,
A NEBRASKA CORPORATION

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF April, 2004, BY JOHN C. BRAGER, PRESIDENT OF CONSTRUCTION DIVISION FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION.

Notary Public Signature
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF April, 2004, BY THOMAS E. WHITE, PRESIDENT OF DEVELOPMENT DIVISION FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION.

Notary Public Signature
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF April, 2004, BY JOHN F. SCHLEICH, VICE PRESIDENT OF SOUTHVIEW INC., A NEBRASKA CORPORATION.

Notary Public Signature
NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

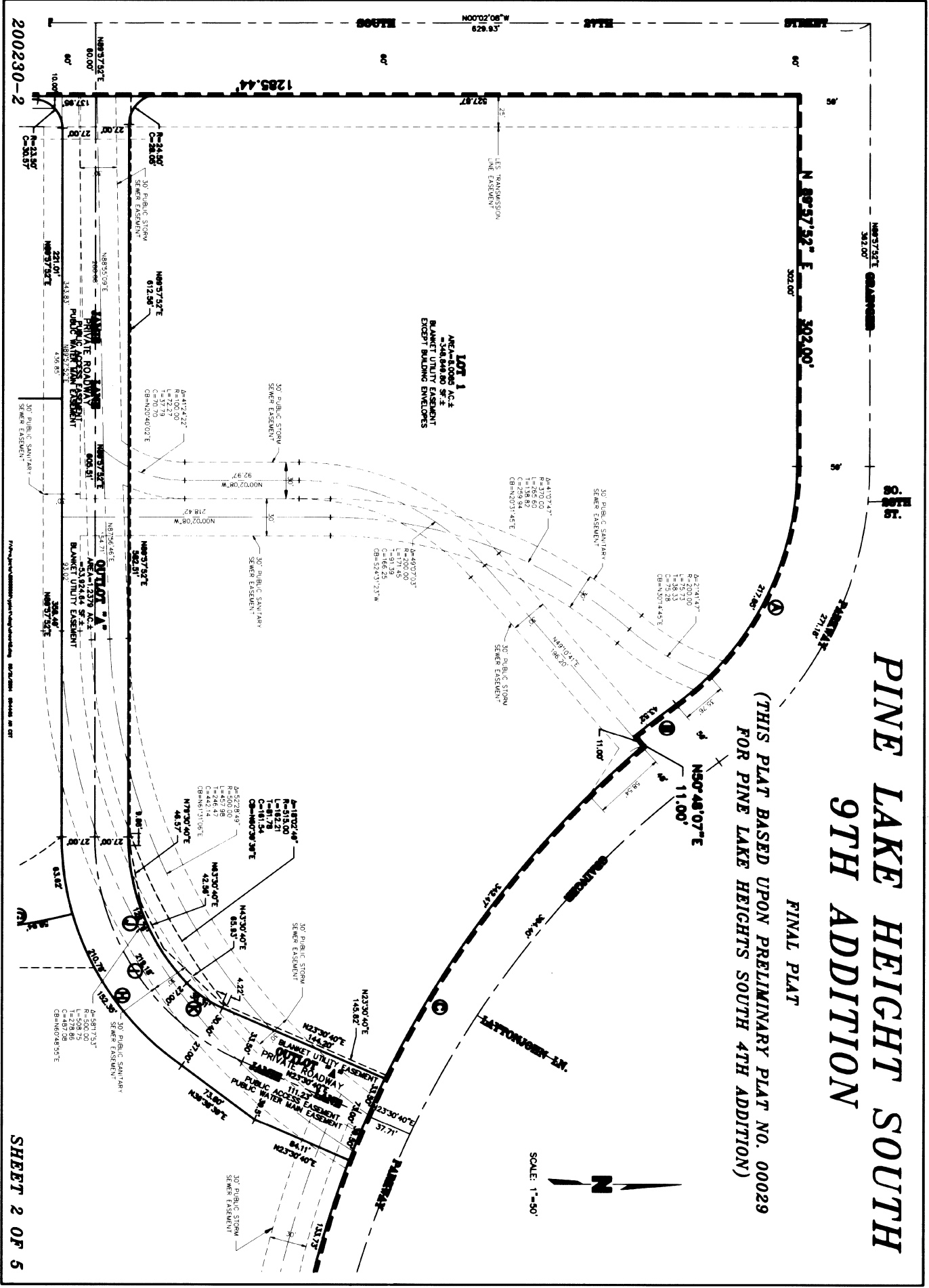
STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF April, 2004, BY LYNETTE NELSON, LOAN OFFICER AND ESCROW AGENT FOR PINNACLE BANK, ON BEHALF OF SAID (BANK).

Notary Public Signature
NOTARY PUBLIC

PINE LAKE HEIGHT SOUTH 9TH ADDITION

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



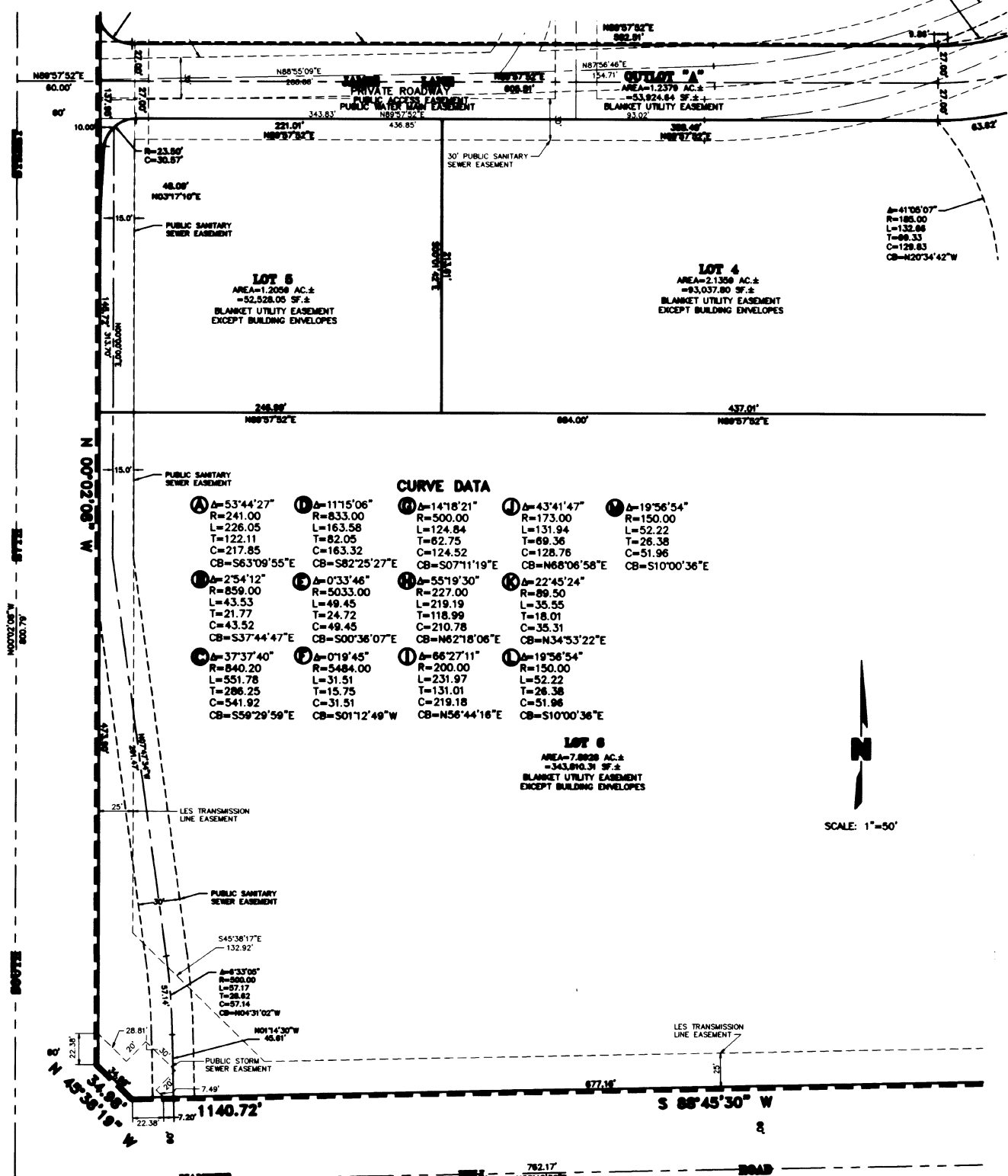
200230-2

SHEET 2 OF 5

PINE LAKE HEIGHTS SOUTH 9TH ADDITION

FINAL PLAT

(THIS PLAT BASED UPON PRELIMINARY PLAT NO. 00029
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CURVE DATA

<p>A Δ=53°44'27" R=241.00 L=226.05 T=122.11 C=217.85 CB=S63°09'55"E</p>	<p>B Δ=11°15'06" R=833.00 L=163.58 T=82.05 C=163.32 CB=S82°25'27"E</p>	<p>C Δ=14°18'21" R=500.00 L=124.84 T=62.75 C=124.52 CB=S07°11'19"E</p>	<p>D Δ=43°41'47" R=173.00 L=131.94 T=69.36 C=128.76 CB=N68°06'58"E</p>	<p>E Δ=19°56'54" R=150.00 L=52.22 T=26.38 C=51.96 CB=S10°00'36"E</p>
<p>F Δ=2°54'12" R=859.00 L=43.53 T=21.77 C=43.52 CB=S37°44'47"E</p>	<p>G Δ=0°33'46" R=5033.00 L=49.45 T=24.72 C=49.45 CB=S00°38'07"E</p>	<p>H Δ=55°19'30" R=227.00 L=219.19 T=118.99 C=210.78 CB=N62°18'08"E</p>	<p>I Δ=22°45'24" R=89.50 L=35.55 T=18.01 C=35.31 CB=N34°53'22"E</p>	
<p>J Δ=37°37'40" R=840.20 L=551.78 T=286.25 C=541.92 CB=S59°29'59"E</p>	<p>K Δ=0°19'45" R=5484.00 L=31.51 T=15.75 C=31.51 CB=S01°12'49"W</p>	<p>L Δ=66°27'11" R=200.00 L=231.97 T=131.01 C=219.18 CB=N56°44'18"E</p>	<p>M Δ=19°56'54" R=150.00 L=52.22 T=26.38 C=51.96 CB=S10°00'36"E</p>	

LOT 6
AREA=7,802.8 AC.±
=343,810.31 SF.±
BLANKET UTILITY EASEMENT
EXCEPT BUILDING ENVELOPES

