

PIONEER GREENS 6TH ADDITION

ADMINISTRATIVE FINAL PLAT
(BASED UPON PRELIMINARY PLAT NO. 98-007 AND
ADMINISTRATIVE AMENDMENT NO. 02106 TO USE
PERMIT NO. 108 PIONEER GREENS ADDITION)

\$109.00
INST NO 2003
030303

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LANCASTER COUNTY, NE

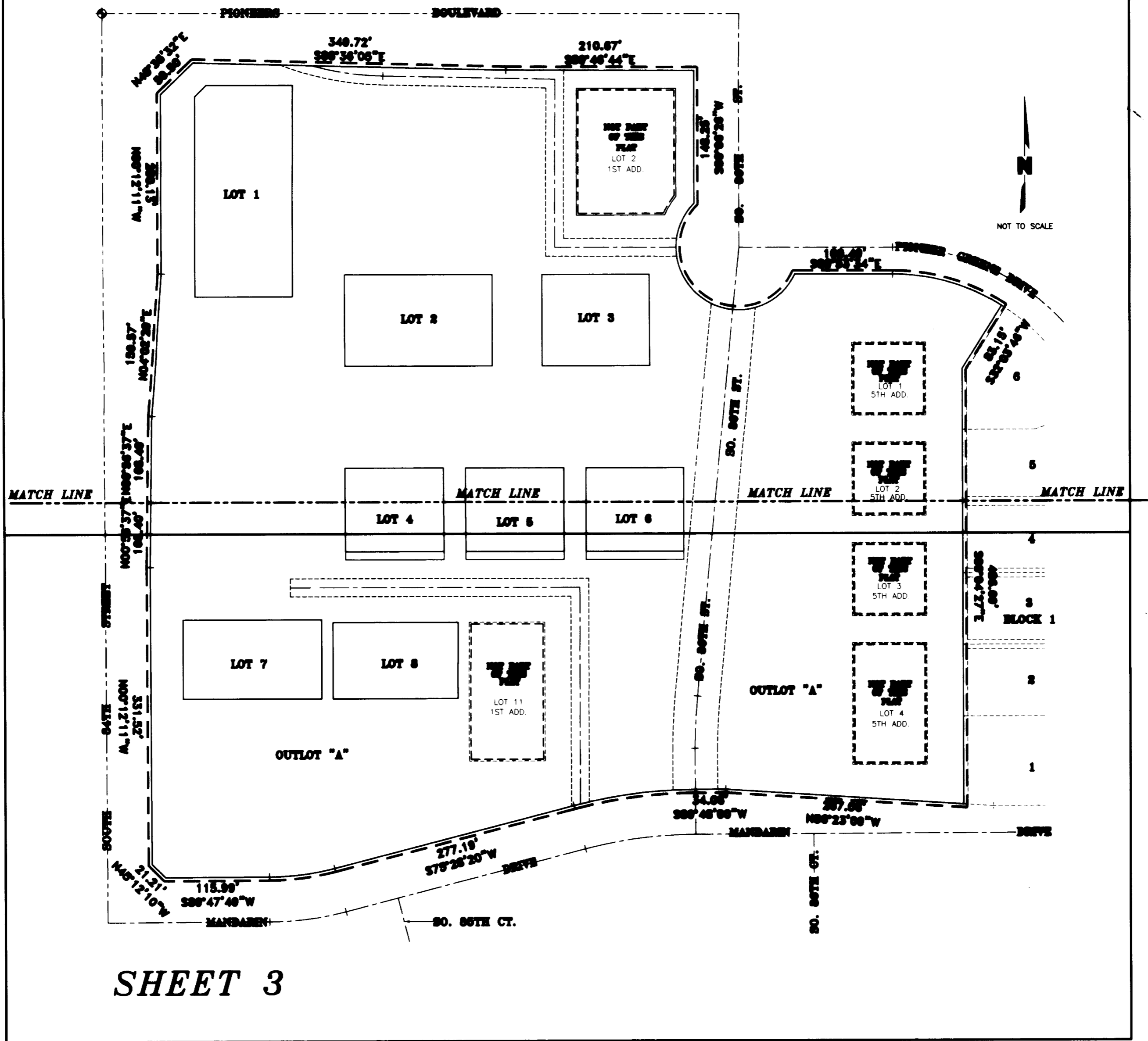
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- SHEET 5: DEDICATION, ACKNOWLEDGEMENTS, LIEN HOLDERS CONSENT AND SUBORDINATION AND PLANNING DIRECTOR'S APPROVAL

SHEET 2



SHEET 3

PIONEER GREENS 6TH ADDITION

ADMINISTRATIVE FINAL PLAT

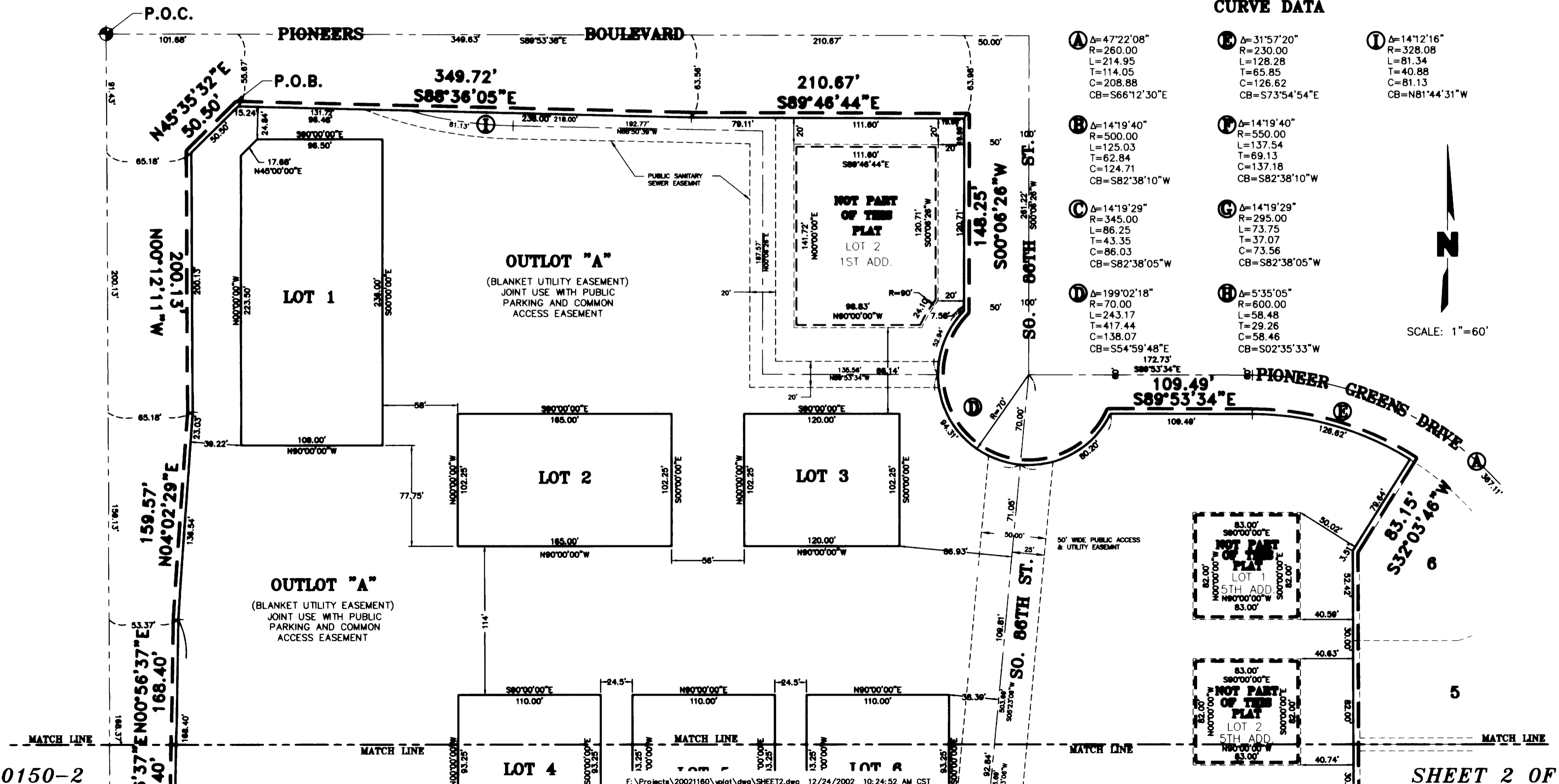
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LOT AREA TABLE		
LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	25,646.29 SF.	0.5888 AC.
LOT 2	16,871.25 SF.	0.3873 AC.
LOT 3	12,270.00 SF.	0.2817 AC.
LOT 4	10,257.50 SF.	0.2355 AC.
LOT 5	10,257.50 SF.	0.2355 AC.
LOT 6	10,257.50 SF.	0.2355 AC.
LOT 7	13,640.00 SF.	0.3131 AC.
LOT 8	11,900.00 SF.	0.2732 AC.
OUTLOTS		
LOT NUMBER	AREA IN SF.	AREA IN AC.
OUTLOT "A"	545,589.20 SF.	12.5250 AC.

CURVE DATA

- | | | |
|--|---|---|
| <p>A Δ=47°22'08"
R=260.00
L=214.95
T=114.05
C=208.88
CB=S66°12'30"E</p> | <p>B Δ=31°57'20"
R=230.00
L=128.28
T=65.85
C=126.62
CB=S73°54'54"E</p> | <p>I Δ=14°12'16"
R=328.08
L=81.34
T=40.88
C=81.13
CB=N81°44'31"W</p> |
| <p>B Δ=14°19'40"
R=500.00
L=125.03
T=62.84
C=124.71
CB=S82°38'10"W</p> | <p>P Δ=14°19'40"
R=550.00
L=137.54
T=69.13
C=137.18
CB=S82°38'10"W</p> | |
| <p>C Δ=14°19'29"
R=345.00
L=86.25
T=43.35
C=86.03
CB=S82°38'05"W</p> | <p>G Δ=14°19'29"
R=295.00
L=73.75
T=37.07
C=73.56
CB=S82°38'05"W</p> | |
| <p>D Δ=199°02'18"
R=70.00
L=243.17
T=417.44
C=138.07
CB=S54°59'48"E</p> | <p>H Δ=5°35'05"
R=600.00
L=58.48
T=29.26
C=58.46
CB=S02°35'33"W</p> | |

SCALE: 1"=60'



PIONEER GREENS 6TH ADDITION

ADMINISTRATIVE FINAL PLAT

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SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS PIONEER GREENS 6TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "A" PIONEER GREENS 5TH ADDITION, AND LOTS 1, 3, 4, 5, 6, 7, 12, AND 13, ALL OF PIONEER GREENS 1ST ADDITION, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE EASTERLY ON AN ASSUMED BEARING SOUTH 89 DEGREES 53 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 101.68 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 15 SECONDS WEST TO A POINT ON THE NORTH LINE OF OUTLOT "A" OF SAID 4TH ADDITION, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 36 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 349.72 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 46 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 210.67 FEET TO A NORTHEAST CORNER OF SAID OUTLOT "A", SAID POINT ALSO BEING ON THE WEST LINE OF SOUTH 86TH STREET RIGHT-OF-WAY; THENCE SOUTH 00 DEGREES 06 MINUTES 26 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 148.25 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION; HAVING A RADIUS OF 70.00 FEET, ARC LENGTH OF 243.17 FEET, DELTA ANGLE OF 199 DEGREES 02 MINUTES 18 SECONDS, A CHORD BEARING OF SOUTH 54 DEGREES 59 MINUTES 48 SECONDS EAST, AND A CHORD LENGTH OF 138.07 FEET TO A POINT, THENCE SOUTH 89 DEGREES 53 MINUTES 34 SECONDS EAST ALONG THE SOUTH LINE OF SOUTH 87TH STREET RIGHT-OF-WAY, A DISTANCE OF 109.49 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE HAVING A RADIUS OF 230.00 FEET, ARC LENGTH OF 128.28 FEET, DELTA ANGLE OF 31 DEGREES 57 MINUTES 20 SECONDS, A CHORD BEARING OF SOUTH 73 DEGREES 54 MINUTES 54 SECONDS EAST, AND A CHORD LENGTH OF 126.62 FEET TO A POINT, THENCE SOUTH 32 DEGREES 03 MINUTES 46 SECONDS WEST ALONG AN EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 83.15 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 04 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 486.89 FEET TO A POINT OF DEFLECTION, SAID POINT ALSO BEING ON THE NORTH LINE OF MANDARIN DRIVE RIGHT-OF-WAY; THENCE NORTH 86 DEGREES 23 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 267.06 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 34.06 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 550.00 FEET, ARC LENGTH OF 137.54 FEET, DELTA ANGLE OF 14 DEGREES 19 MINUTES 40 SECONDS, A CHORD BEARING OF SOUTH 82 DEGREES 38 MINUTES 10 SECONDS WEST, AND A CHORD LENGTH OF 137.18 FEET TO A POINT OF TANGENCY; THENCE SOUTH 75 DEGREES 28 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 277.19 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 295.00 FEET, ARC LENGTH OF 73.75 FEET, DELTA ANGLE OF 14 DEGREES 19 MINUTES 29 SECONDS, A CHORD BEARING OF SOUTH 82 DEGREES 38 MINUTES 05 SECONDS WEST, AND A CHORD LENGTH OF 73.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 47 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 115.99 FEET TO A POINT OF DEFLECTION, SAID POINT ALSO BEING A SOUTHWESTERLY CORNER OF SAID OUTLOT "A"; THENCE NORTH 45 DEGREES 12 MINUTES 10 SECONDS WEST ALONG A SOUTHWESTERLY LINE OF SAID OUTLOT "A", A DISTANCE OF 21.21 FEET TO A POINT OF DEFLECTION, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SOUTH 84TH STREET RIGHT-OF-WAY; THENCE NORTH 00 DEGREES 12 MINUTES 11 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 331.52 FEET TO A POINT OF DEFLECTION; THENCE NORTH 00 DEGREES 56 MINUTES 37 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 168.40 FEET TO A POINT OF DEFLECTION; THENCE NORTH 04 DEGREES 02 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 159.57 FEET TO A POINT OF DEFLECTION; THENCE NORTH 00 DEGREES 12 MINUTES 11 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 200.13 FEET TO A POINT OF DEFLECTION, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID SOUTH 84TH STREET RIGHT-OF-WAY; THENCE NORTH 45 DEGREES 35 MINUTES 32 SECONDS EAST ALONG A NORTHWESTERLY LINE OF SAID OUTLOT "A", A DISTANCE OF 50.50 FEET TO THE TRUE POINT OF BEGINNING SAID TRACT CONTAINS A CALCULATED AREA OF 15.8978 ACRES, OR 692,508.29 SQUARE FEET MORE OR LESS.

EXCLUDING THE FOLLOWING PARCELS:

LOT 2
A TRACT OF LAND COMPOSED OF LOT 2 PIONEER GREENS 1ST ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, T9N, R7E OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 53 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 530.38 FEET TO A POINT; THENCE SOUTH 00 DEGREES 06 MINUTES 22 SECONDS WEST, A DISTANCE OF 83.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 46 MINUTES 44 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 111.60 FEET TO THE NORTHEAST CORNER OF LOT 2; THENCE SOUTH 00 DEGREES 06 MINUTES 26 SECONDS WEST ALONG THE EAST LINE OF LOT 2, A DISTANCE OF 120.71 FEET TO THE SOUTHEAST CORNER OF LOT 2, SAID POINT ALSO BEING ON A CURVE; THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING A RADIUS OF 90.00 FEET, ARC LENGTH OF 24.17 FEET, DELTA ANGLE OF 15 DEGREES 23 MINUTES 16 SECONDS, A CHORD BEARING OF SOUTH 31 DEGREES 21 MINUTES 21 SECONDS WEST, AND A CHORD LENGTH OF 24.10 FEET TO THE SOUTHEAST CORNER OF LOT 2; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 98.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 141.72 FEET TO THE TRUE POINT OF BEGINNING; AND CONTAINING 15,631.55 SQUARE FEET.

TOGETHER WITH:

LOT 11
A TRACT OF LAND COMPOSED OF LOT 11 PIONEER GREENS 1ST ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, T9N, R7E OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 12 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 681.34 FEET TO A POINT; THENCE NORTH 89 DEGREES 57 MINUTES 46 SECONDS EAST, A DISTANCE OF 406.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 85.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 11, A DISTANCE OF 155.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 85.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 155.00 FEET TO THE TRUE POINT OF BEGINNING; AND CONTAINING 13,175.00 SQUARE FEET.

TOGETHER WITH:

LOT 1
A TRACT OF LAND COMPOSED OF LOT 1 PIONEER GREENS 5TH ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, 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 SOUTHEAST CORNER OF OUTLOT "A" PIONEER WOODS 5TH ADDITION, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 04 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 434.27 FEET TO A POINT, THENCE SOUTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, A DISTANCE OF 40.59 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 83.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 82.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 83.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 6,806.00 SQUARE FEET OR 0.1562 ACRES MORE OR LESS

TOGETHER WITH:

LOT 2
A TRACT OF LAND COMPOSED OF LOT 2 PIONEER GREENS 5TH ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, 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 SOUTHEAST CORNER OF OUTLOT "A" PIONEER WOODS 5TH ADDITION, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 04 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 404.27 FEET TO A POINT, THENCE SOUTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, A DISTANCE OF 40.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 83.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 82.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 83.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 6,806.00 SQUARE FEET OR 0.1562 ACRES MORE OR LESS

TOGETHER WITH:

LOT 3
A TRACT OF LAND COMPOSED OF LOT 3 PIONEER GREENS 5TH ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, 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 SOUTHEAST CORNER OF OUTLOT "A" PIONEER WOODS 5TH ADDITION, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 04 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 210.27 FEET TO A POINT, THENCE SOUTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, A DISTANCE OF 40.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 83.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 82.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 83.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 82.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 6,847.00 SQUARE FEET OR 0.1572 ACRES MORE OR LESS

TOGETHER WITH:

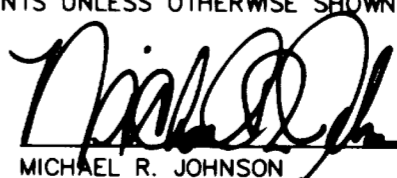
LOT 4
A TRACT OF LAND COMPOSED OF LOT 4 PIONEER GREENS 5TH ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF OUTLOT "A" PIONEER WOODS 5TH ADDITION, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 04 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 44.27 FEET TO A POINT, THENCE SOUTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, A DISTANCE OF 40.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 83.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 136.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 83.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 4, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 136.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 11,356.00 SQUARE FEET OR 0.2607 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 ADMINISTRATIVE 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.

Jan. 30th 2003

DATE


MICHAEL R. JOHNSON

526

L.S. NUMBER

OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508



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ADMINISTRATIVE FINAL PLAT

(BASED UPON PRELIMINARY PLAT NO. 98-007 AND
ADMINISTRATIVE AMENDMENT NO. 02106 TO USE
PERMIT NO. 108 PIONEER GREENS ADDITION)

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS PIONEER GREENS 6TH ADDITION A SUBDIVISION COMPOSED OF OUTLOT "A" PIONEER GREENS 5TH ADDITION, AND LOTS 1, 3, 4, 5, 6, 7, 12, AND 13, ALL OF PIONEER GREENS 1ST ADDITION, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 11 TOWNSHIP 9 NORTH, RANGE 7 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 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 SOUTH 86TH STREET AND MANDARIN DRIVE, FROM OUTLOT "A" TO SOUTH 84TH STREET, EXCEPT SOUTH 86TH STREET (PRIVATE ROADWAY) IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 20th DAY OF February, 2003.

PIONEER GREENS OFFICE PARK ASSOCIATION, INC.
A NEBRASKA CORPORATION

BY: Donald W. Linscott
DONALD W. LINSOTT, MEMBER

PIONEER GREENS, L.L.C.
A NEBRASKA LIMITED LIABILITY COMPANY

BY: Donald W. Linscott
DONALD W. LINSOTT, MEMBER

SOUTHVIEW, INC.
A NEBRASKA CORPORATION

BY: Thomas G. Schleich
THOMAS G. SCHLEICH, VICE PRESIDENT

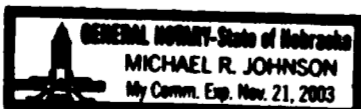
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th

DAY OF Feb., 2003, BY Donald W. Linscott Member, OF PIONEER GREENS OFFICE PARK ASSOCIATION, INC., A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

Michael R. Johnson
NOTARY PUBLIC

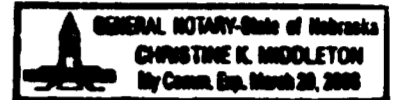


ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF February, 2003, BY DONALD W. LINSOTT, MEMBER, ON BEHALF OF PIONEER GREENS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

Christine K. Middleton
NOTARY PUBLIC

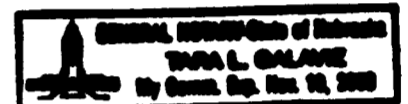


ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF February, 2003, BY THOMAS G. SCHLEICH, VICE PRESIDENT SOUTHVIEW, INC., A NEBRASKA CORPORATION, ON BEHALF OF THE CORPORATION.

Janet Galaviz
NOTARY PUBLIC



LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS PIONEER GREENS 6TH ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 98-8017, 98-29107, 98-29109, 98-70171 (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 STREETS, 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.

UNION BANK AND TRUST COMPANY
TRUSTEE AND BENEFICIARY

BY: Chad Wilson
TITLE: Vice President

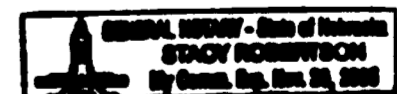
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF February, 2002, BY Chad Wilson

(NAME)
Vice President, UNION BANK AND TRUST COMPANY,
(TITLE)
TRUSTEE AND BENEFICIARY, ON BEHALF OF SAID BANK.

Stacy Robinson
NOTARY PUBLIC



PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR, PURSUANT TO SECTION 26.11.015 OF THE L.M.C., HEREBY APPROVES THIS ADMINISTRATIVE FINAL PLAT.

Michael R. Johnson DATE March 25, 2003
PLANNING DIRECTOR

DATE