

PIONEER GREENS 7TH ADDITION

FINAL PLAT

THIS PLAT BASED UPON ADMIN. AMEND. NO.
06040 TO USE PERMIT NO. 108A FOR PIONEER
GREENS ADDITION

CURVE DATA			
A Δ=14°19'40" R=550.00' L=137.54' T=69.13' C=137.18' CB=S82°38'10"W	B Δ=14°19'29" R=295.00' L=73.75' T=37.07' C=73.56' CB=S82°38'05"W	C Δ=199°02'18" R=70.00' L=243.17' T=417.44' C=138.07' CB=S54°59'48"E	D Δ=31°57'20" R=230.00' L=128.28' T=65.85' C=126.62' CB=S73°54'54"E
E Δ=5°35'05" R=600.00' L=58.48' T=29.26' C=58.46' CB=S02°35'33"W	F Δ=10°25'16" R=90.00' L=16.37' T=8.21' C=16.35' CB=S28°06'19"E	G Δ=15°23'16" R=90.00' L=24.17' T=12.16' C=24.10' CB=S31°21'21"W	H Δ=13°31'33" R=328.08' L=77.45' T=38.91' C=77.27' CB=N82°04'53"W

Inst # 2006043262 Tue Aug 29 12:18:41 CDT 2006
Filing Fee: \$46.00
Lancaster County, NE Assessor/Register of Deeds Office PLAT
Pages 2

\$46.00
9
PI06R7
#4365

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS PIONEER GREENS 7TH ADDITION, A SUBDIVISION COMPOSED OF THE REMAINING PORTION OF OUTLOT "A", PIONEER GREENS 6TH ADDITION, AND LOTS 2, 3, 4, 5, AND 6, PIONEER GREENS 6TH 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, STATE OF 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, LINCOLN ELECTRIC SYSTEM, 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, IT'S 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 84TH STREET AND PIONEERS BOULEVARD FROM OUTLOT "A" IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 26 DAY OF July, 2006.

PIONEER GREENS OFFICE PARK ASSOCIATION, INC.
A NEBRASKA NON-PROFIT CORPORATION

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

BY: Donald W. Linscott
DONALD W. LINSCHOTT, PRESIDENT

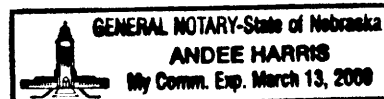
BY: Donald W. Linscott
DONALD W. LINSCHOTT, MEMBER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF July 2006, BY DONALD W. LINSCHOTT, PRESIDENT, PIONEER GREENS OFFICE PARK ASSOCIATION, INC., A NEBRASKA NON-PROFIT CORPORATION, ON BEHALF OF SAID (CORPORATION).

Andee Harris
NOTARY PUBLIC

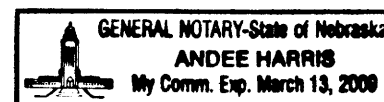


ACKNOWLEDGMENT OF NOTARY

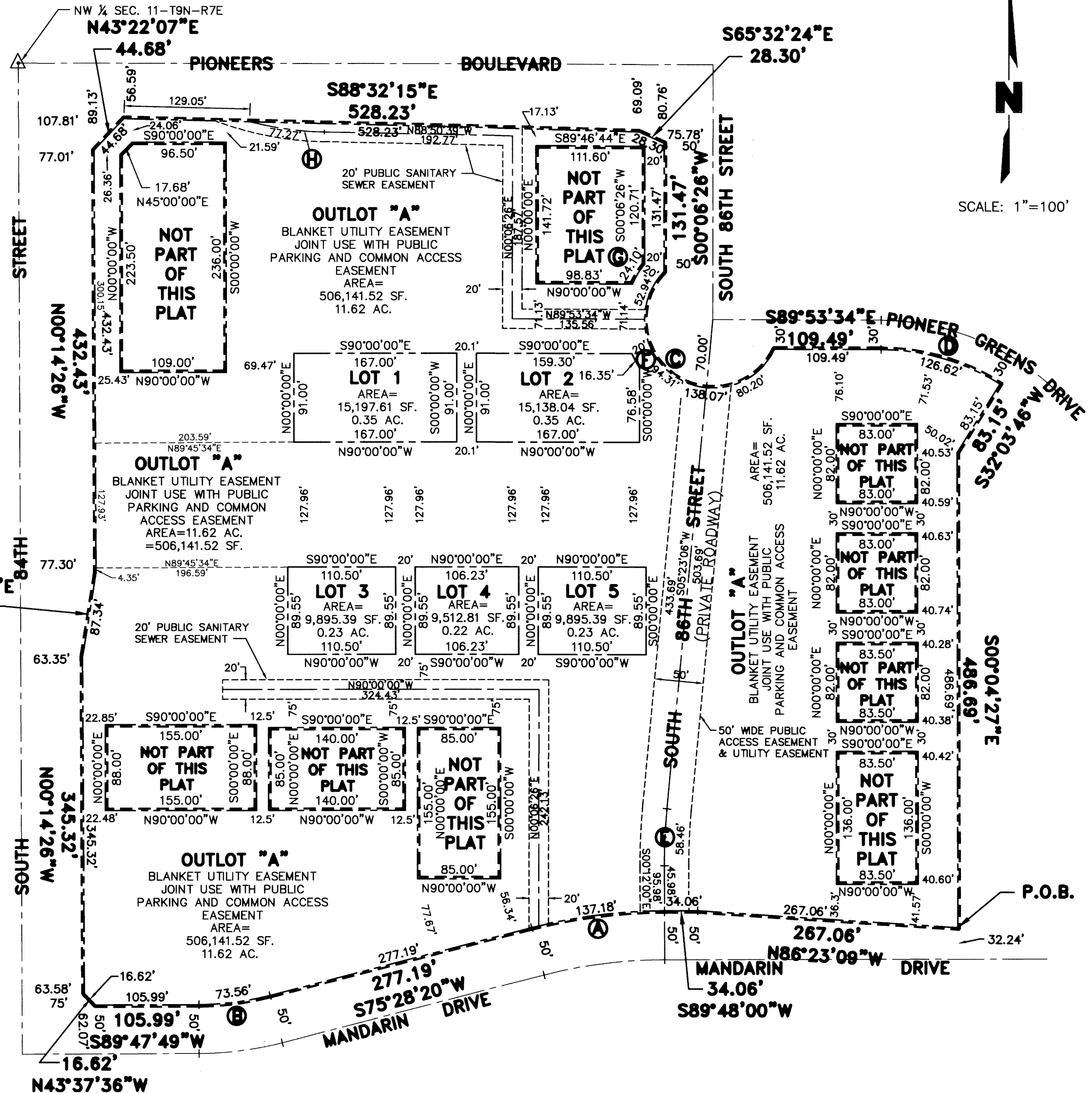
STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF July 2006, BY DONALD W. LINSCHOTT, MEMBER, PIONEER GREENS, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID (LIMITED LIABILITY COMPANY).

Andee Harris
NOTARY PUBLIC



200392-1



PIONEER GREENS 7TH ADDITION

FINAL PLAT

**THIS PLAT BASED UPON ADMIN. AMEND. NO.
06040 TO USE PERMIT NO. 108A FOR PIONEER
GREENS ADDITION**


SURVEYORS CERTIFICATE

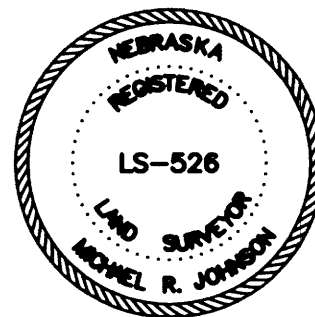
I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS PIONEER GREENS 7TH ADDITION, A SUBDIVISION COMPOSED OF THE REMAINING PORTION OF OUTLOT "A", PIONEER GREENS 6TH ADDITION, AND LOTS 2, 3, 4, 5, AND 6, PIONEER GREENS 6TH ADDITION, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH. P.M., CITY OF LINCOLN, LANCASTER COUNTY, STATE OF NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID REMAINING PORTION OF OUTLOT "A", SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE WESTERLY ALONG A SOUTH LINE OF SAID REMAINING PORTION OF OUTLOT "A", SAID LINE BEING A NORTH LINE OF MANDARIN DRIVE RIGHT-OF-WAY ON AN ASSUMED BEARING OF NORTH 86 DEGREES 23 MINUTES 09 SECONDS WEST, A DISTANCE OF 267.06 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS WEST ALONG A SOUTH LINE OF SAID REMAINING PORTION OF OUTLOT "A", SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 34.06 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 14 DEGREES 19 MINUTES 40 SECONDS, A RADIUS OF 550.00 FEET, A ARC LENGTH OF 137.54 FEET, A CHORD BEARING OF SOUTH 82 DEGREES 38 MINUTES 10 SECONDS WEST ALONG A SOUTH LINE OF SAID REMAINING PORTION OF OUTLOT "A", SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD DISTANCE OF 137.18 FEET TO A POINT OF TANGENCY, THENCE SOUTH 75 DEGREES 28 MINUTES 20 SECONDS WEST ALONG A SOUTH LINE OF SAID REMAINING PORTION OF OUTLOT "A", SAID LINE BEING A 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 DELTA ANGLE OF 14 DEGREES 19 MINUTES 29 SECONDS, A RADIUS OF 295.00 FEET, A ARC LENGTH OF 73.75 FEET, A CHORD BEARING OF SOUTH 82 DEGREES 38 MINUTES 05 SECONDS WEST ALONG A SOUTH LINE OF SAID REMAINING PORTION OF OUTLOT "A", SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD DISTANCE OF 73.56 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89 DEGREES 47 MINUTES 49 SECONDS WEST ALONG A SOUTH LINE OF SAID REMAINING PORTION OF OUTLOT "A", SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 105.99 FEET TO A SOUTHWEST CORNER OF SAID REMAINING PORTION OF OUTLOT "A", THENCE NORTH 43 DEGREES 37 MINUTES 36 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID REMAINING PORTION OF OUTLOT "A", SAID LINE BEING A NORTHEAST LINE OF SOUTH 84TH STREET RIGHT-OF-WAY, A DISTANCE OF 16.62 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 14 MINUTES 26 SECONDS WEST ALONG A WEST LINE OF SAID REMAINING PORTION OF OUTLOT "A", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 345.32 FEET TO A POINT OF DEFLECTION, THENCE NORTH 08 DEGREES 59 MINUTES 00 SECONDS EAST ALONG A WEST LINE OF SAID REMAINING PORTION OF OUTLOT "A", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 87.34 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 14 MINUTES 26 SECONDS WEST ALONG A WEST LINE OF SAID REMAINING PORTION OF OUTLOT "A", SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 432.43 FEET TO A POINT OF DEFLECTION, THENCE NORTH 43 DEGREES 22 MINUTES 07 SECONDS EAST ALONG A NORTHWEST LINE OF SAID REMAINING PORTION OF OUTLOT "A", SAID LINE BEING A SOUTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 44.68 FEET TO THE NORTHWEST CORNER OF SAID REMAINING PORTION OF OUTLOT "A", THENCE SOUTH 88 DEGREES 32 MINUTES 15 SECONDS EAST ALONG A NORTH LINE OF SAID REMAINING PORTION OF OUTLOT "A", SAID LINE BEING A SOUTH LINE OF PIONEERS BOULEVARD RIGHT-OF-WAY, A DISTANCE OF 528.23 FEET TO THE NORTHEAST CORNER OF SAID REMAINING PORTION OF OUTLOT "A", THENCE SOUTH 65 DEGREES 32 MINUTES 24 SECONDS EAST ALONG A NORTHEAST LINE OF SAID REMAINING PORTION OF OUTLOT "A", SAID LINE BEING A SOUTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 28.30 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 00 DEGREES 06 MINUTES 26 SECONDS WEST ALONG A EAST LINE OF SAID REMAINING PORTION OF OUTLOT "A", SAID LINE BEING A WEST LINE OF SOUTH 86TH STREET RIGHT-OF-WAY, A DISTANCE OF 131.47 FEET TO A POINT OF CURVATURE OF A

NON TANGENT CURVE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 199 DEGREES 02 MINUTES 18 SECONDS, A RADIUS OF 70.00 FEET, A ARC LENGTH OF 243.17 FEET, A CHORD BEARING OF SOUTH 54 DEGREES 59 MINUTES 48 SECONDS EAST ALONG A NORTHEAST LINE OF SAID REMAINING PORTION OF OUTLOT "A", SAID LINE BEING A SOUTHWEST LINE OF SAID RIGHT-OF-WAY, AND A CHORD DISTANCE OF 138.07 FEET TO A POINT, THENCE SOUTH 89 DEGREES 53 MINUTES 34 SECONDS EAST ALONG A NORTH LINE OF SAID REMAINING PORTION OF OUTLOT "A", SAID LINE BEING A SOUTH LINE OF PIONEER GREENS DRIVE RIGHT-OF-WAY, A DISTANCE OF 109.49 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 31 DEGREES 57 MINUTES 20 SECONDS, A RADIUS OF 230.00 FEET, A ARC LENGTH OF 128.28 FEET, A CHORD BEARING OF SOUTH 73 DEGREES 54 MINUTES 54 SECONDS EAST ALONG A NORTH LINE OF SAID REMAINING PORTION OF OUTLOT "A", SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD DISTANCE OF 126.62 FEET TO A EAST CORNER OF SAID REMAINING PORTION OF OUTLOT "A", THENCE SOUTH 32 DEGREES 03 MINUTES 46 SECONDS WEST ALONG A SOUTHEAST LINE OF SAID REMAINING PORTION OF OUTLOT "A", A DISTANCE OF 83.15 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 00 DEGREES 04 MINUTES 27 SECONDS EAST ALONG A EAST LINE OF SAID REMAINING PORTION OF OUTLOT "A", A DISTANCE OF 486.69 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 565,780.76 SQUARE FEET OR 12.99 ACRES, MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, LOT CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE 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.

July 14th, 2006  526
DATE MICHAEL R. JOHNSON L.S. NUMBER
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508




200392-2

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS PIONEER GREENS 7TH 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, 98-70171 (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.

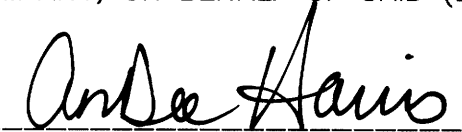
UNION BANK AND TRUST COMPANY

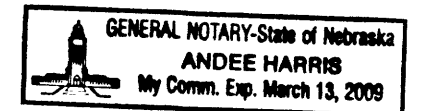
BY: 
NAME: Christopher C. Wagner
TITLE: Vice President

ACKNOWLEDGEMENT NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF July, 2006, BY Christopher C. Wagner Vice President, UNION BANK AND TRUST COMPANY, ON BEHALF OF SAID (BANK).


NOTARY PUBLIC



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

AUGUST 9, 2006
DATE

SHEET 2 OF 2