

# PIONEER GREENS 8TH ADDITION

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

Inst. # 2007057641 Tue Nov 27 15:12:52 CST 2007  
Filing Fee: \$42.00 NE Assessor/Registrar of Deeds Office  
Lancaster County, NE Plat  
Pages 2

\$42.00

PI06R8

#4523 JS

### SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "Pioneer Greens 8th Addition", Said Tract of land shall be more particularly described by metes and bounds as follows:

A survey of Outlot A, Pioneer Greens 7th Addition, and Lot 7 Pioneer Greens 6th Addition, located in the Northwest Quarter of Section 11 Township 9 North Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska. Said tract of land shall be more particularly described by metes and bounds as follows:

Commencing at the Northwest Corner of Section 11 Township 9 North Range 7 East: THENCE South 89 degrees 53 minutes 33 seconds East (an assumed bearing) on the North line of the Northwest Quarter of Section 11, a distance of 108.14 feet; THENCE South 00 degrees 06 minutes 27 seconds West, a distance of 56.58 feet to a point on the South right of way of Pioneer Greens Boulevard, and the POINT OF BEGINNING;

THENCE South 88 degrees 32 minutes 15 seconds East for a distance of 528.23 feet on said right of way;

THENCE South 65 degrees 32 minutes 24 seconds East for a distance of 28.30 feet on said right of way;

THENCE South 00 degrees 06 minutes 19 seconds West for a distance of 131.43 feet to a point on the West right of way of South 86th Street;

THENCE along a curve to the left having a radius of 70.00 feet and an arc length of 243.19 feet, being subtended by a chord of South 54 degrees 59 minutes 49 seconds East for a distance of 138.08 feet on said right of way;

THENCE South 89 degrees 50 minutes 34 seconds East for a distance of 109.42 feet on the South right of way of Pioneer Greens Drive;

THENCE along a curve to the right having a radius of 230.00 feet and an arc length of 128.35 feet, being subtended by a chord of South 73 degrees 53 minutes 50 seconds East for a distance of 126.70 feet on said right of way;

THENCE South 32 degrees 06 minutes 59 seconds West for a distance of 83.10 feet on the Western line of Block 1, Pioneer Greens Addition;

THENCE South 00 degrees 04 minutes 18 seconds East for a distance of 486.70 feet on the Western line of said Block 1;

THENCE North 86 degrees 23 minutes 06 seconds West for a distance of 267.19 feet on the North right of way of Mandarin Drive;

THENCE South 89 degrees 49 minutes 02 seconds West for a distance of 34.08 feet on said north right of way;

THENCE along a curve to the left having a radius of 550.00 feet and an arc length of 137.45 feet, being subtended by a chord of South 82 degrees 43 minutes 18 seconds West for a distance of 137.09 feet on said North right of way;

THENCE South 75 degrees 25 minutes 39 seconds West for a distance of 277.00 feet on the North right of way of Mandarin Drive;

THENCE along a curve to the right having a radius of 295.00 feet and an arc length of 73.96 feet, being subtended by a chord of South 82 degrees 45 minutes 22 seconds West for a distance of 73.77 feet on the said North right of way;

THENCE South 89 degrees 42 minutes 44 seconds West for a distance of 105.85 feet on said North right of way;

THENCE North 43 degrees 37 minutes 36 seconds West for a distance of 16.62 feet on the Northern right of way of Mandarin Drive, and the Eastern right of way of South 84th Street;

THENCE North 00 degrees 14 minutes 26 seconds West for a distance of 345.32 feet on the East right of way of South 84th Street;

THENCE North 08 degrees 59 minutes 00 seconds East for a distance of 87.34 feet on the said East right of way;

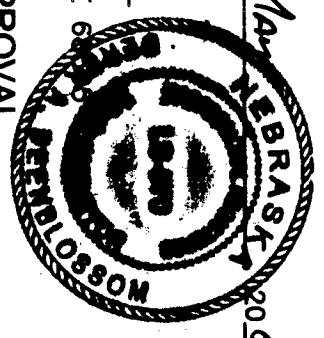
THENCE North 00 degrees 14 minutes 26 seconds West for a distance of 432.43 feet on said East right of way;

THENCE North 43 degrees 22 minutes 07 seconds East for a distance of 44.68 feet on the Eastern right of way of South 84th Street, and the Southern right of way of Pioneer Greens Boulevard, to the POINT OF BEGINNING, and containing a calculated area of 15,554 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 17<sup>th</sup> day of November, 2007.



Derek A. Beenblossom, L.S. 570  
627 North 66th Street, Lincoln NE 68504  
Ph. (402) 466-4366

The Planning Director, pursuant to Section 26-11.060 of the LMC, hereby approves this Final Plat.

October 29, 2007  
Date

### DEDICATION

The foregoing plat known as "Pioneer Greens 8th 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 owners, and the easements shown thereon are hereby granted in perpetuity to the City of Lincoln, Nebraska, a municipal corporation, Windstream Nebraska Inc., Time Warner Entertainment - Advance/Newhouse, Aquila, Lincoln Electric System, 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 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 an 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, Nebraska, 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 84th Street and Pioneer Greens Boulevard from Outlot "A" is hereby relinquished.

A public access easement is hereby granted over the private road(s) to the City of Lincoln, Nebraska, a municipal corporation, its successors and assigns 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 OUR HANDS THIS 21<sup>st</sup> day of August, 2007.

John F. Schleich, Vice-President  
Southview, Inc. a Nebraska Corporation (now known as Southview Holding Company, Inc., a Nebraska Corporation)

Donald W. Linscott, President  
Pioneer Greens Office Park Association, Inc., a Nebraska nonprofit corporation

Ronald W. Linscott, Member  
Pioneer Greens, LLC, a Nebraska limited liability company

### ACKNOWLEDGMENT

STATE OF NEBRASKA }  
LANCASTER COUNTY } SS

On this 21<sup>st</sup> day of August, 2007, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came John F. Schleich, Vice-President, Southview, Inc. a Nebraska Corporation (now known as Southview Holding Company, Inc., a Nebraska Corporation), to me personally known to be the identical person whose name is affixed to the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

John F. Schleich  
NOTARY PUBLIC

My commission expires the 9<sup>th</sup> day of September, 2011.

### ACKNOWLEDGMENT

STATE OF NEBRASKA }  
LANCASTER COUNTY } SS

On this 12<sup>th</sup> day of October, 2007, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Donald W. Linscott, President, Pioneer Greens Office Park Association, Inc. a Nebraska Non-Profit Corporation and Member, Pioneer Greens LLC, a Nebraska limited liability company to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

Donald W. Linscott  
NOTARY PUBLIC

My commission expires the 10<sup>th</sup> day of November, 2007.

### LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "PIONEER GREENS 8TH ADDITION", said lien being recorded in the Office of Registrar of Deeds of Lancaster County, Nebraska, as Instrument Numbers 2007-14533, 2007-14534 & 2007-14535, 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. Old American Insurance Company

Vanessa Nicole Corssens  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jackson County

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of August, 2007, by Tracy W. Kappa, SLP Finance, on behalf of said Kennex-City Life Insurance Company, a Missouri corporation.

Tracy W. Kappa  
NOTARY PUBLIC

My commission expires the 30<sup>th</sup> day of September, 2010.

### LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "PIONEER GREENS 8TH ADDITION", said lien being recorded in the Office of Registrar of Deeds of Lancaster County, Nebraska, as Instrument Numbers 98-8017, 98-29107, 98-29109 & 98-70171, 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.

Chris Wagner  
Vice President

My commission expires the 9<sup>th</sup> day of September, 2011.

Chris Wagner  
NOTARY PUBLIC

My commission expires the 9<sup>th</sup> day of September, 2011.

Chris Wagner  
NOTARY PUBLIC

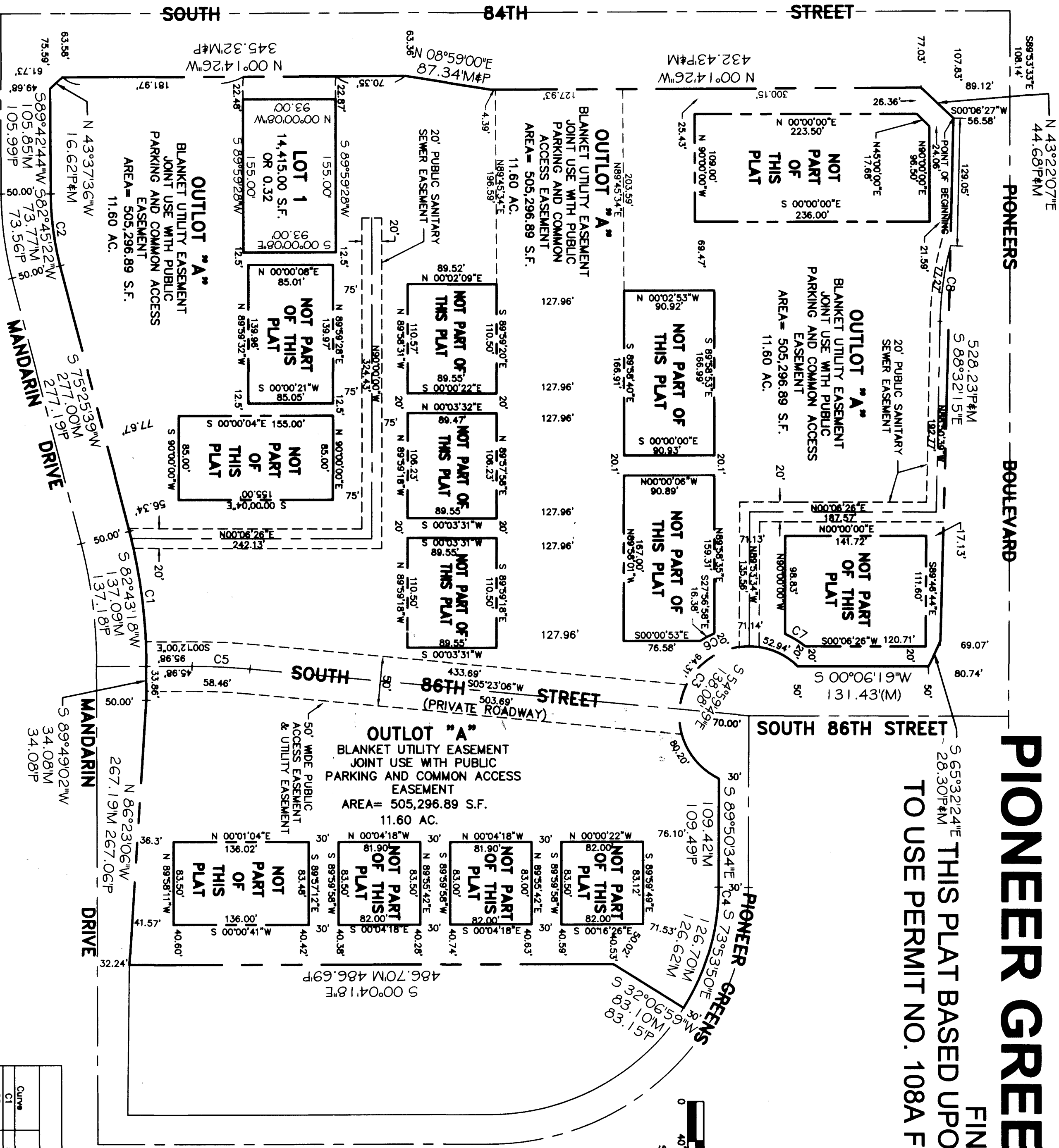
PIONEERS

BOULEVARD

# PIONEER GREENS 8TH ADDITION

FINAL PLAT

TO USE PERMIT NO. 108A FOR PIONEER GREENS ADDITION



CURVE TABLE

Curve	Radius	Angle	Tangent	Length	Ch Dist	Ch Brg
C1	550.00	141.806°	69.08	137.45	137.09	S82°43'18"W
C2	295.00	147.153°	37.18	73.96	73.77	S87°45'22"W
C3	70.00	187°02'18"	417.44	243.19	138.08	S54°59'49"E
C4	230.00	31°56'30"	65.90	128.36	126.70	S73°53'50"E
C5	600.00	5°35'05"	29.26	58.48	58.46	S02°35'33"W
C6	90.00	10°18'41"	8.09	16.14	16.12	S28°05'14"E
C7	90.00	15°23'16"	12.16	24.17	24.10	S31°21'21"W
C8	328.08	1°31'33"	38.91	77.45	77.27	S82°04'53"E