

PIONEER GREENS ADDITION FINAL PLAT

Dan J. Jette
 REGISTER OF DEEDS
 1999 APR 26 P 1:10

\$165⁰⁰
 INST. No 99
 023150
 # 3337

BLOCK
 CODE
 PIONEER
 CHECKED
 ENTERED
 EDITED
 X

COVER SHEET

INDEX OF SHEETS

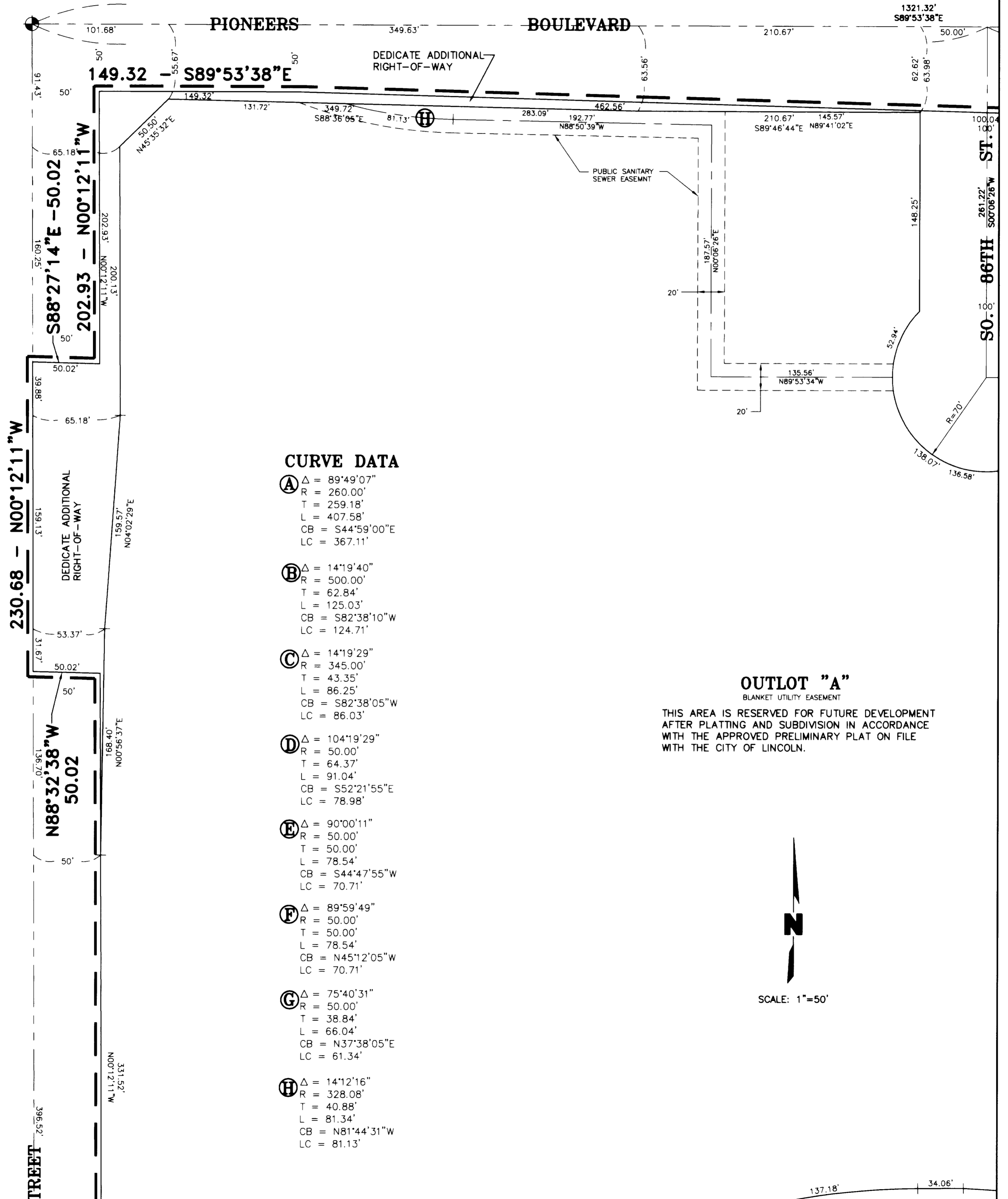
- SHEET 1 COVER SHEET
- SHEET 2 FINAL PLAT
- SHEET 3 FINAL PLAT
- SHEET 4 FINAL PLAT
- SHEET 5 FINAL PLAT
- SHEET 6 LEGAL DOCUMENTS

LOT AREA TABLE

BLOCK 1		
LOT NUMBER	AREA IN SF	AREA IN AC
LOT 1	15,175.12 SF±	0.35 AC±
LOT 2	12,150.67 SF±	0.28 AC±
LOT 3	12,150.67 SF±	0.28 AC±
LOT 4	12,150.67 SF±	0.28 AC±
LOT 5	12,668.94 SF±	0.29 AC±
LOT 6	12,867.53 SF±	0.30 AC±
BLOCK 2		
LOT NUMBER	AREA IN SF	AREA IN AC
LOT 1	16,350.12 SF±	0.38 AC±
LOT 2	16,135.56 SF±	0.37 AC±
LOT 3	15,345.24 SF±	0.35 AC±
LOT 4	15,699.19 SF±	0.36 AC±
LOT 5	15,345.29 SF±	0.35 AC±
LOT 6	17,281.47 SF±	0.40 AC±
LOT 7	13,655.83 SF±	0.31 AC±
LOT 8	13,320.26 SF±	0.31 AC±
LOT 9	13,320.00 SF±	0.31 AC±
LOT 10	13,320.00 SF±	0.31 AC±
LOT 11	13,320.00 SF±	0.31 AC±
LOT 12	13,320.00 SF±	0.31 AC±
LOT 13	13,320.00 SF±	0.31 AC±
LOT 14	13,320.00 SF±	0.31 AC±
LOT 15	13,320.00 SF±	0.31 AC±
LOT 16	12,710.63 SF±	0.29 AC±
LOT 17	15,162.23 SF±	0.35 AC±
LOT 18	21,890.00 SF±	0.50 AC±
LOT 19	21,807.22 SF±	0.50 AC±
LOT 20	13,992.07 SF±	0.32 AC±
LOT 21	11,550.51 SF±	0.27 AC±
LOT 22	12,325.00 SF±	0.28 AC±
LOT 23	12,325.00 SF±	0.28 AC±
LOT 24	12,325.00 SF±	0.28 AC±
LOT 25	15,202.21 SF±	0.35 AC±
LOT 26	14,991.24 SF±	0.34 AC±
LOT 27	11,600.03 SF±	0.27 AC±
LOT 28	11,600.03 SF±	0.27 AC±
LOT 29	11,600.03 SF±	0.27 AC±
LOT 30	12,437.27 SF±	0.29 AC±
LOT 31	14,625.78 SF±	0.34 AC±
LOT 32	21,740.90 SF±	0.50 AC±
LOT 33	21,806.84 SF±	0.50 AC±
LOT 34	14,560.57 SF±	0.33 AC±
LOT 35	12,431.94 SF±	0.29 AC±
LOT 36	11,600.03 SF±	0.27 AC±
LOT 37	11,600.03 SF±	0.27 AC±
LOT 38	11,600.03 SF±	0.27 AC±
LOT 39	13,225.14 SF±	0.30 AC±
LOT 40	7,315.71 SF±	0.17 AC±
LOT 41	11,631.69 SF±	0.27 AC±
LOT 42	14,847.88 SF±	0.34 AC±
LOT 43	6,349.56 SF±	0.15 AC±
LOT 44	5,095.16 SF±	0.12 AC±
LOT 45	5,091.19 SF±	0.12 AC±
LOT 46	5,087.22 SF±	0.12 AC±
LOT 47	5,083.25 SF±	0.12 AC±
LOT 48	5,079.29 SF±	0.12 AC±
LOT 49	5,005.57 SF±	0.11 AC±
LOT 50	5,334.18 SF±	0.12 AC±
LOT 51	12,235.17 SF±	0.28 AC±
LOT 52	7,940.74 SF±	0.18 AC±
LOT 53	5,082.41 SF±	0.12 AC±
LOT 54	5,124.00 SF±	0.12 AC±
LOT 55	5,124.00 SF±	0.12 AC±
LOT 56	5,124.00 SF±	0.12 AC±
LOT 57	4,889.18 SF±	0.11 AC±
LOT 58	8,696.67 SF±	0.20 AC±
LOT 59	15,252.85 SF±	0.35 AC±
LOT 60	6,839.05 SF±	0.16 AC±
LOT 61	6,299.08 SF±	0.14 AC±
LOT 62	6,285.66 SF±	0.14 AC±
LOT 63	6,140.68 SF±	0.14 AC±
LOT 64	5,964.28 SF±	0.14 AC±
LOT 65	5,504.92 SF±	0.13 AC±
LOT 66	9,344.36 SF±	0.21 AC±
LOT 67	12,767.37 SF±	0.29 AC±
LOT 68	7,165.92 SF±	0.16 AC±
LOT 69	7,518.14 SF±	0.17 AC±
LOT 70	7,448.16 SF±	0.17 AC±
LOT 71	5,400.38 SF±	0.12 AC±
LOT 72	5,400.27 SF±	0.12 AC±
LOT 73	5,400.16 SF±	0.12 AC±
LOT 74	5,400.05 SF±	0.12 AC±
LOT 75	6,072.28 SF±	0.14 AC±
LOT 76	6,072.38 SF±	0.14 AC±
LOT 77	5,400.00 SF±	0.12 AC±
LOT 78	5,400.00 SF±	0.12 AC±
LOT 79	5,400.00 SF±	0.12 AC±
LOT 80	8,951.61 SF±	0.21 AC±
OUTLOTS		
LOT NUMBER	AREA IN SF	AREA IN AC
OUTLOT "A"	692,522.60 SF±	15.90 AC±
OUTLOT "B"	47,256.47 SF±	1.08 AC±
OUTLOT "C"	43,913.37 SF±	1.01 AC±



PIONEER GREENS ADDITION FINAL PLAT



CURVE DATA

- (A)** $\Delta = 89^{\circ}49'07''$
 $R = 260.00'$
 $T = 259.18'$
 $L = 407.58'$
 $CB = S44^{\circ}59'00''E$
 $LC = 367.11'$
- (B)** $\Delta = 14^{\circ}19'40''$
 $R = 500.00'$
 $T = 62.84'$
 $L = 125.03'$
 $CB = S82^{\circ}38'10''W$
 $LC = 124.71'$
- (C)** $\Delta = 14^{\circ}19'29''$
 $R = 345.00'$
 $T = 43.35'$
 $L = 86.25'$
 $CB = S82^{\circ}38'05''W$
 $LC = 86.03'$
- (D)** $\Delta = 104^{\circ}19'29''$
 $R = 50.00'$
 $T = 64.37'$
 $L = 91.04'$
 $CB = S52^{\circ}21'55''E$
 $LC = 78.98'$
- (E)** $\Delta = 90^{\circ}00'11''$
 $R = 50.00'$
 $T = 50.00'$
 $L = 78.54'$
 $CB = S44^{\circ}47'55''W$
 $LC = 70.71'$
- (F)** $\Delta = 89^{\circ}59'49''$
 $R = 50.00'$
 $T = 50.00'$
 $L = 78.54'$
 $CB = N45^{\circ}12'05''W$
 $LC = 70.71'$
- (G)** $\Delta = 75^{\circ}40'31''$
 $R = 50.00'$
 $T = 38.84'$
 $L = 66.04'$
 $CB = N37^{\circ}38'05''E$
 $LC = 61.34'$
- (H)** $\Delta = 14^{\circ}12'16''$
 $R = 328.08'$
 $T = 40.88'$
 $L = 81.34'$
 $CB = N81^{\circ}44'31''W$
 $LC = 81.13'$

OUTLOT "A"

BLANKET UTILITY EASEMENT

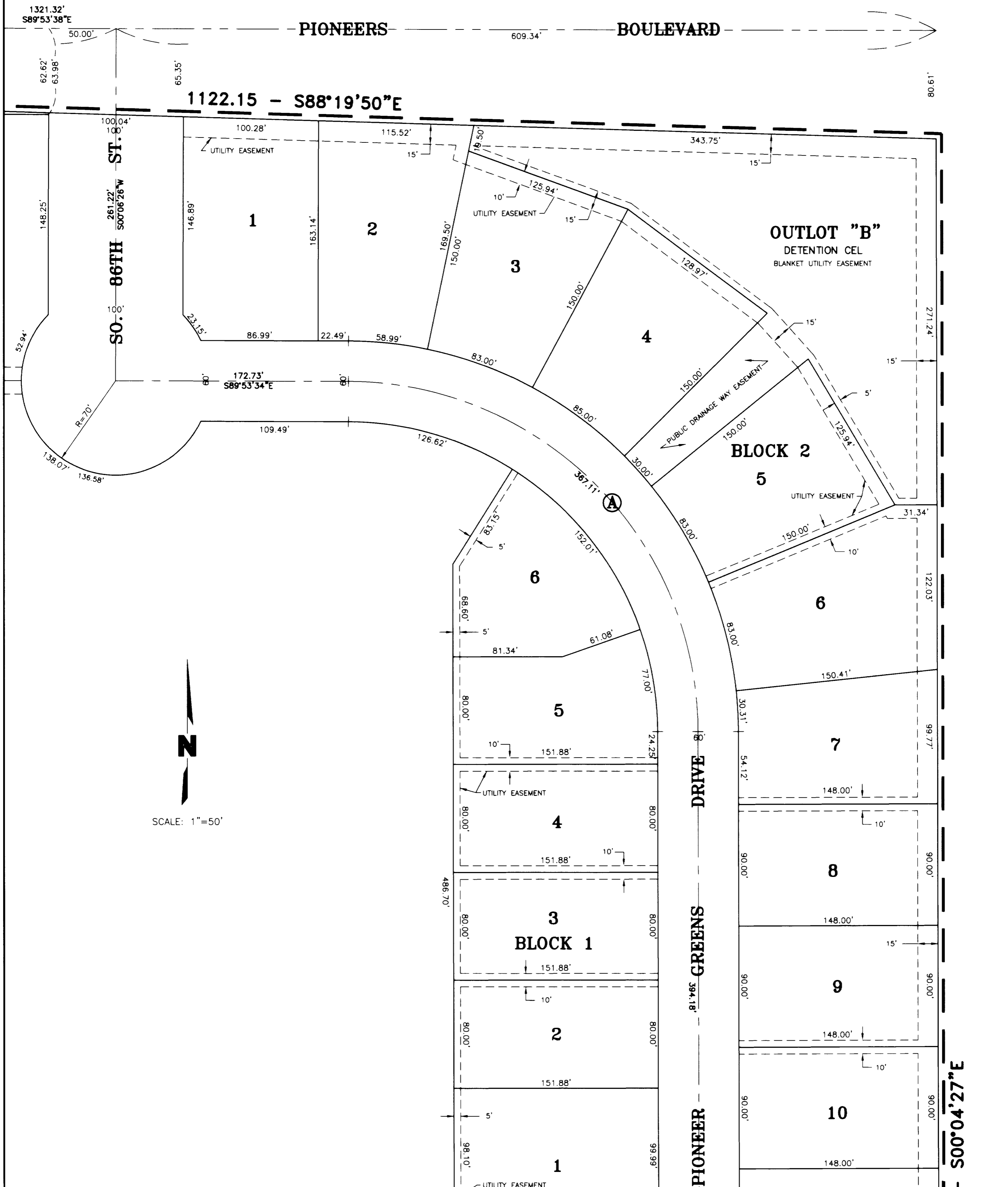
THIS AREA IS RESERVED FOR FUTURE DEVELOPMENT AFTER PLATTING AND SUBDIVISION IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAT ON FILE WITH THE CITY OF LINCOLN.



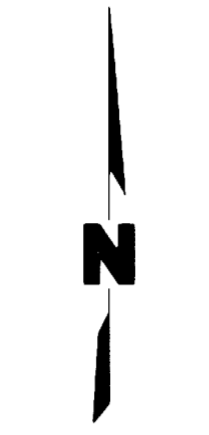
SCALE: 1"=50'

PIONEER GREENS ADDITION

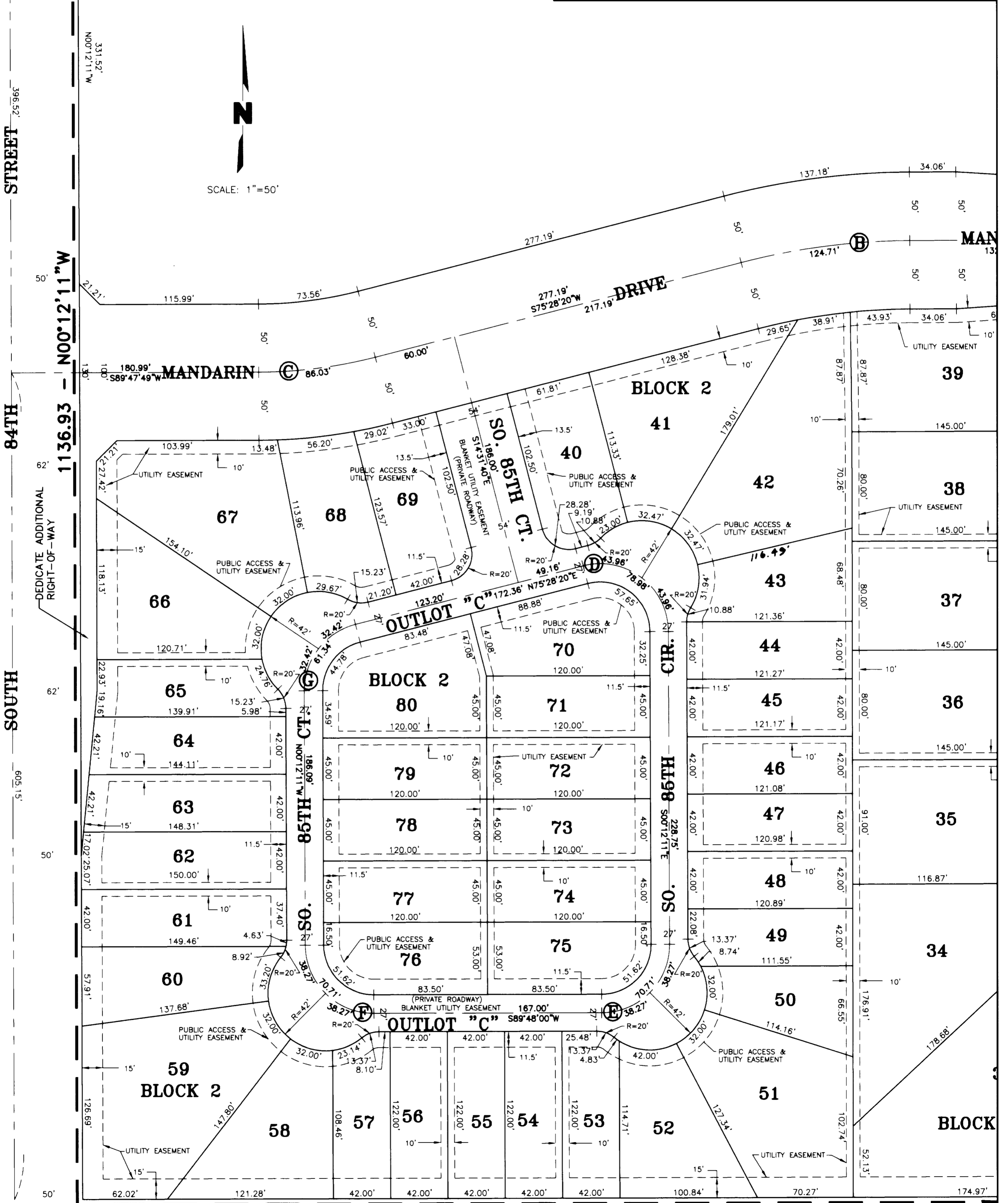
FINAL PLAT



PIONEER GREENS ADDITION FINAL PLAT



SCALE: 1"=50'

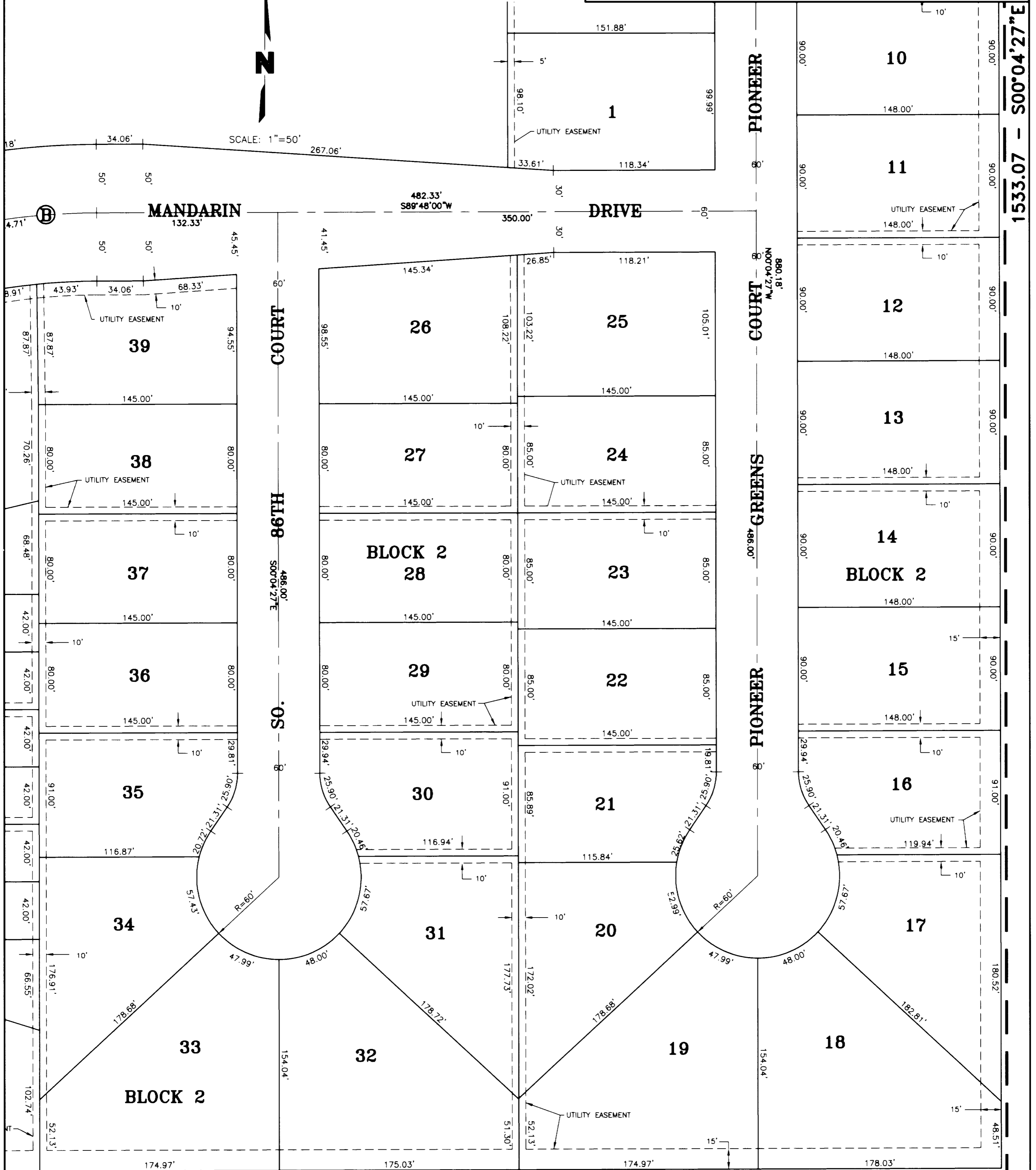


PIONEER GREENS ADDITION

FINAL PLAT



SCALE: 1"=50'



1533.07 - S00°04'27"E

1267.41 - S89°48'00"W

20463-5


PIONEER GREENS ADDITION FINAL PLAT

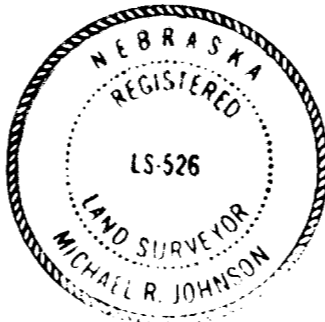
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS PIONEER GREENS ADDITION, A SUBDIVISION COMPOSED OF LOT 8 I.T., LOT 61 I.T. AND LOT 62 I.T., ALL 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 11, THENCE EASTERLY ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 53 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 50.00 FEET TO A POINT, THENCE SOUTH 00 DEGREES 12 MINUTES 11 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 61 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 53 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 61 I.T., SAID LINE BEING 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 149.32 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 88 DEGREES 19 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1122.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 61 I.T., THENCE SOUTH 00 DEGREES 04 MINUTES 27 SECONDS EAST ALONG THE EAST LINES OF SAID LOT 61 I.T. AND SAID LOT 62 I.T., A DISTANCE OF 1533.07 FEET TO THE SOUTHEAST CORNER OF SAID LOT 62 I.T., THENCE SOUTH 89 DEGREES 48 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 62 I.T., A DISTANCE OF 1267.41 FEET TO THE SOUTHWEST CORNER OF SAID LOT 62 I.T., SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 84TH STREET, THENCE NORTH 00 DEGREES 12 MINUTES 11 SECONDS WEST ALONG THE WEST LINES OF SAID LOT 62 I.T. AND SAID LOT 61 I.T., SAID LINE BEING 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1136.93 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 8 I.T., THENCE NORTH 88 DEGREES 32 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 8 I.T., A DISTANCE OF 50.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8 I.T., SAID POINT BEING ON THE WEST LINE OF SAID NORTHWEST QUARTER, THENCE NORTH 00 DEGREES 12 MINUTES 11 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 8 I.T., SAID LINE BEING THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 230.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 8 I.T., THENCE SOUTH 88 DEGREES 27 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 8 I.T., A DISTANCE OF 50.02 FEET TO A POINT OF DEFLECTION, SAID POINT BEING ON THE WEST LINE OF SAID LOT 61 I.T., THENCE NORTH 00 DEGREES 12 MINUTES 11 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 61 I.T., SAID LINE BEING 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 202.93 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 1,983,254.63 SQUARE FEET OR 45.52 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 ON 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.

January 16th 1999  526
DATE MICHAEL R. JOHNSON L.S. NUMBER
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508



DEDICATION

THE FOREGOING PLAT, IS KNOWN AS PIONEER GREENS ADDITION, A SUBDIVISION COMPOSED OF LOT 8 I.T., LOT 61 I.T. AND LOT 62 I.T., ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 11 T9N, R7E, 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, ALIANT COMMUNICATIONS COMPANY, TV TRANSMISSION, INC., PEOPLES NATURAL GAS, 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 STREETS SHOWN ARE HEREBY DEDICATED TO THE PUBLIC. 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.

A COMMON ACCESS EASEMENT IS HEREBY GRANTED OVER ALL DRIVES AND PARKING STALLS ON OUTLOT "A", AS SUCH DRIVES AND PARKING STALLS MAY EXIST FROM TIME TO TIME.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO PIONEERS BOULEVARD AND SOUTH 84TH STREET, FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 12th DAY OF January, 19 99.

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

BY: LIN-KEO INVESTMENT CO., L.L.C., MANAGER

BY: 
DONALD LINSOTT, MEMBER

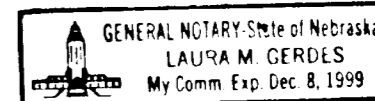
BY: 
MICHELLE E. KEOGH, MEMBER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 12th DAY OF January, 19 99, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DONALD LINSOTT, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS A MEMBER OF LIN-KEO INVESTMENT CO., INC., A NEBRASKA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

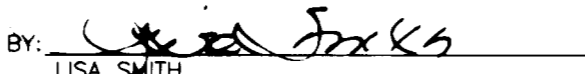

NOTARY PUBLIC



LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS PIONEER GREENS ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NOS. 98-8017, 98-29107 AND 98-29109, AND 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 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: 
LISA SMITH
TITLE: VICE PRESIDENT

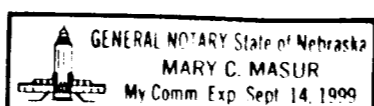
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF January, 19 99, BY LISA SMITH, VICE PRESIDENT, UNION BANK AND TRUST COMPANY, ON BEHALF OF SAID (BANK).

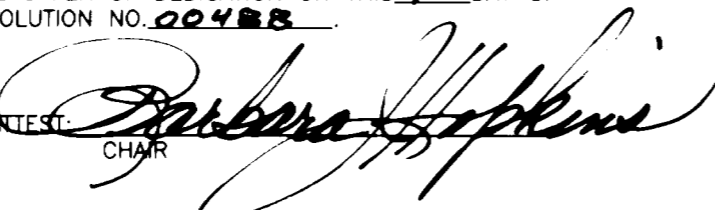
MY COMMISSION EXPIRES ON THE 14th DAY OF September, 1999 A.D.


NOTARY PUBLIC



PLANNING COMMISSION APPROVAL

THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 7th DAY OF April, 19 99 BY RESOLUTION NO. 00488.

ATTEST: 
CHAIR