

# PIONEER GREENS 1ST ADDITION

## ADMINISTRATIVE FINAL PLAT

Dan J. Oltz  
 REGISTER OF DEEDS  
 1999 AUG 30 A 8:33  
 #3383

\$87.50  
 INST. NO 99  
 047415

NO  
 PLOGR1  
 ✓  
 ✓

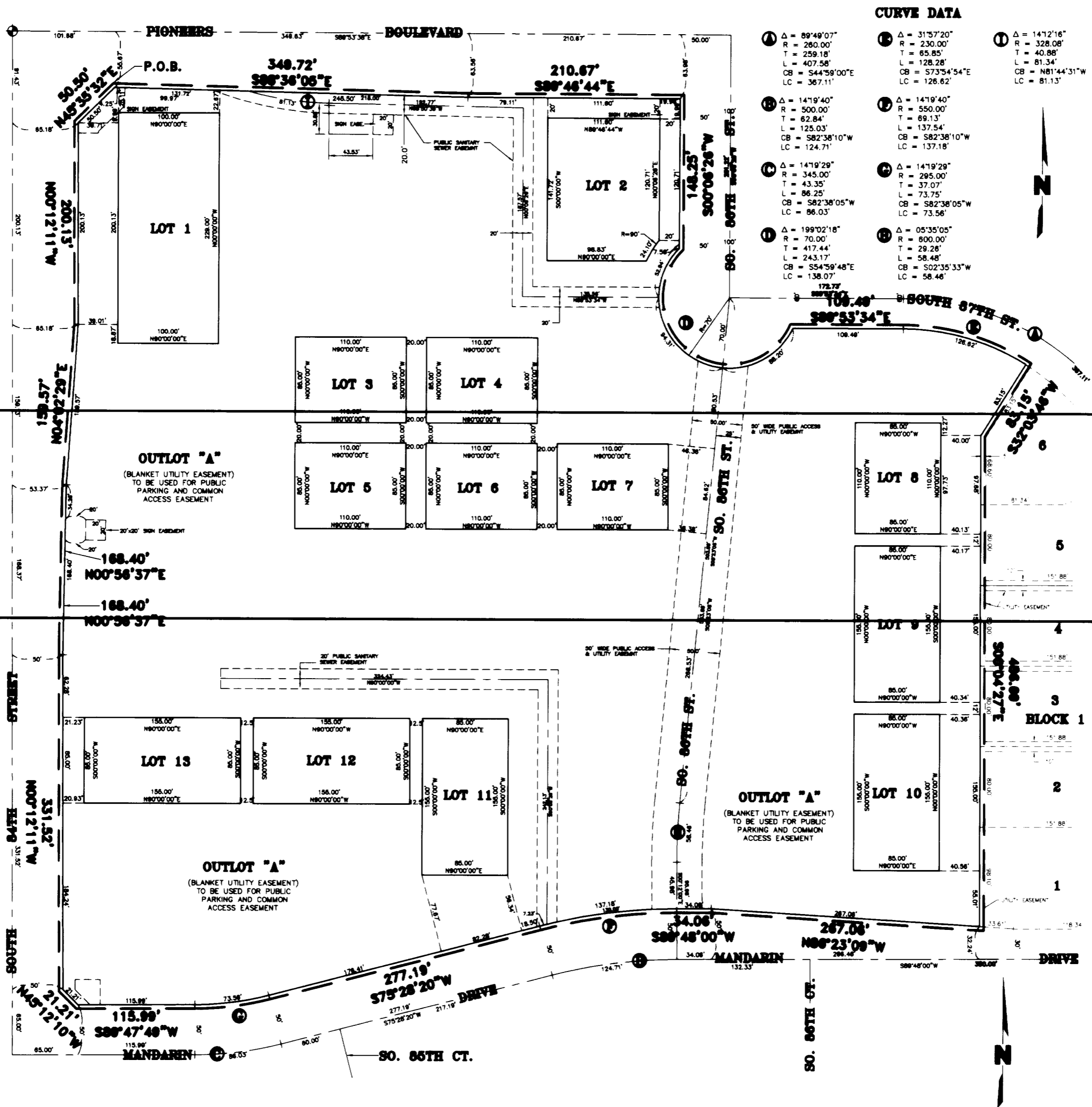
- INDEX OF SHEETS**
- SHEET 1: COVER SHEET/PLANNING DIRECTORS APPROVAL
  - SHEET 2: PLAT SHEET AND LOT AREA TABLE
  - SHEET 3: PLAT SHEET AND LIEN HOLDERS CONSENT AND SUBORDINATION
  - SHEET 4: SURVEYORS CERTIFICATE, DEDICATION AND ACKNOWLEDGEMENTS

### SHEET 2

#### PLANNING DIRECTOR'S APPROVAL

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

*John Bradley* 26 Aug 99  
 PLANNING DIRECTOR DATE

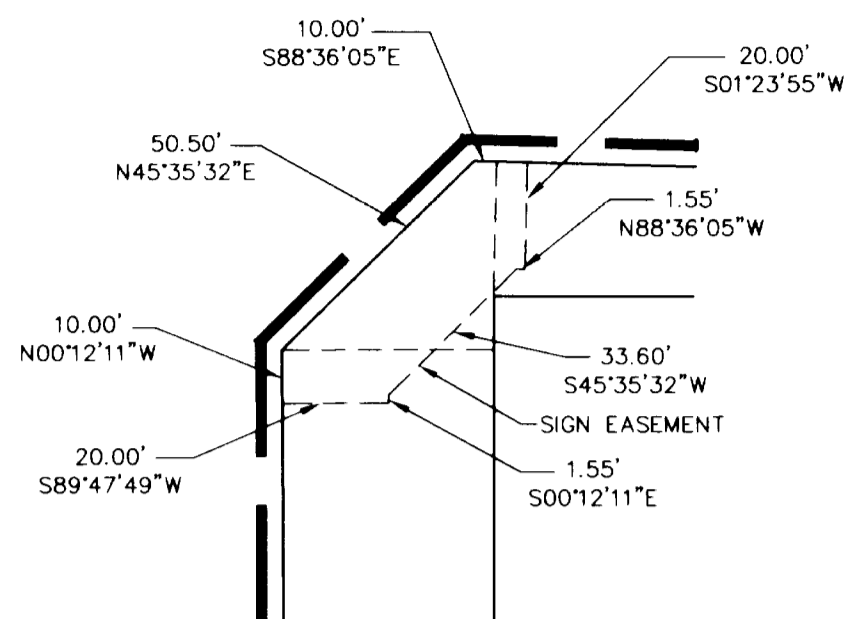


SHEET 3

# PIONEER GREENS 1ST ADDITION

## ADMINISTRATIVE FINAL PLAT

### EASEMENT DETAIL 1



SCALE: 1"=100'

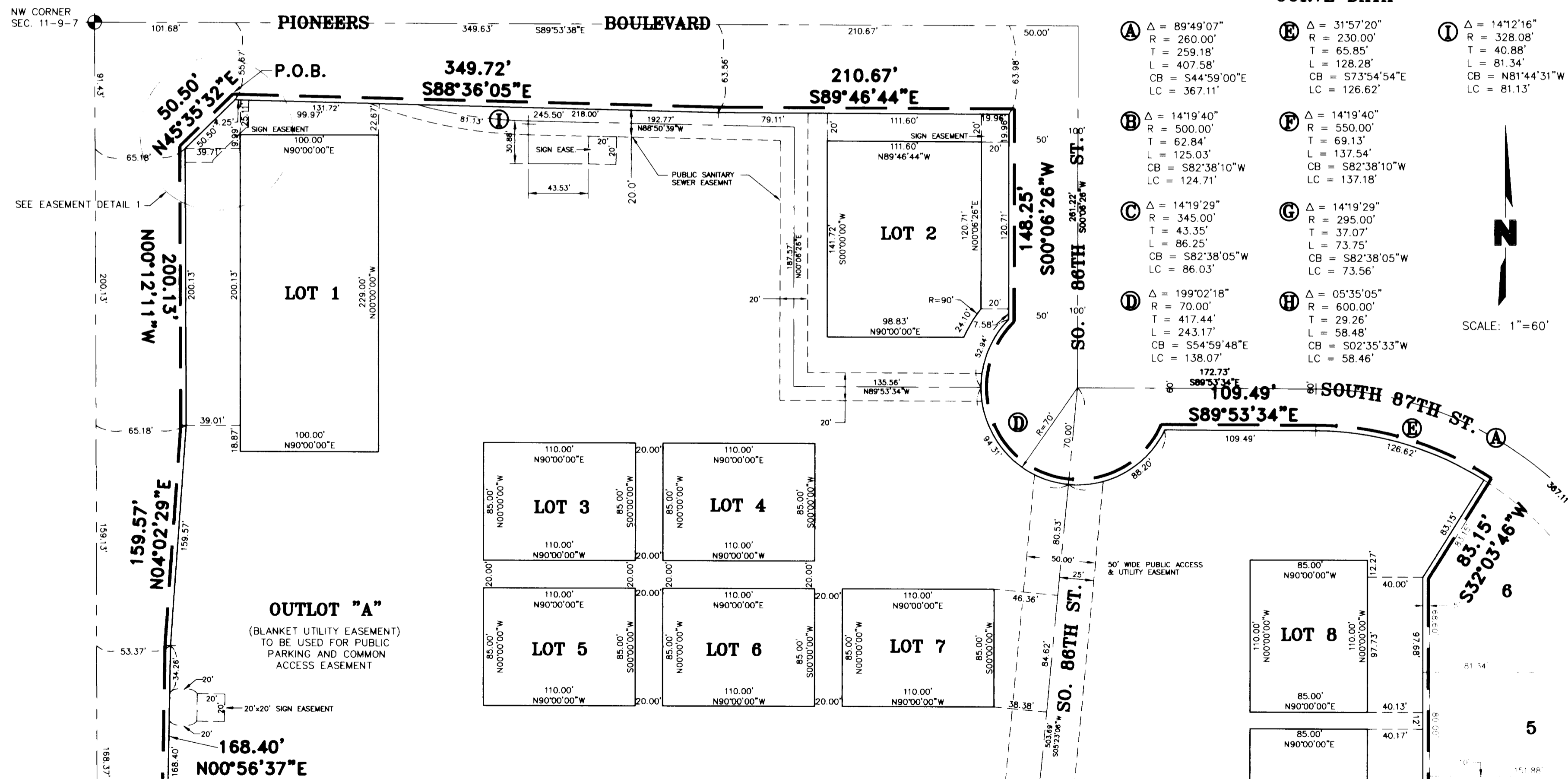
### LOT AREA TABLE

LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	22,900.00 SF.	0.53 AC.
LOT 2	15,631.55 SF.	0.36 AC.
LOT 3	9,350.00 SF.	0.21 AC.
LOT 4	9,350.00 SF.	0.21 AC.
LOT 5	9,350.00 SF.	0.21 AC.
LOT 6	9,350.00 SF.	0.21 AC.
LOT 7	7,350.00 SF.	0.21 AC.
LOT 8	9,350.00 SF.	0.21 AC.
LOT 9	13,175.00 SF.	0.30 AC.
LOT 10	13,175.00 SF.	0.30 AC.
LOT 11	13,175.00 SF.	0.30 AC.
LOT 12	13,175.00 SF.	0.30 AC.
LOT 13	13,175.00 SF.	0.30 AC.
OUTLOTS		
LOT NUMBER	AREA IN SF.	AREA IN AC.
OUTLOT "A"	531,993.99 SF.	12.21 AC.

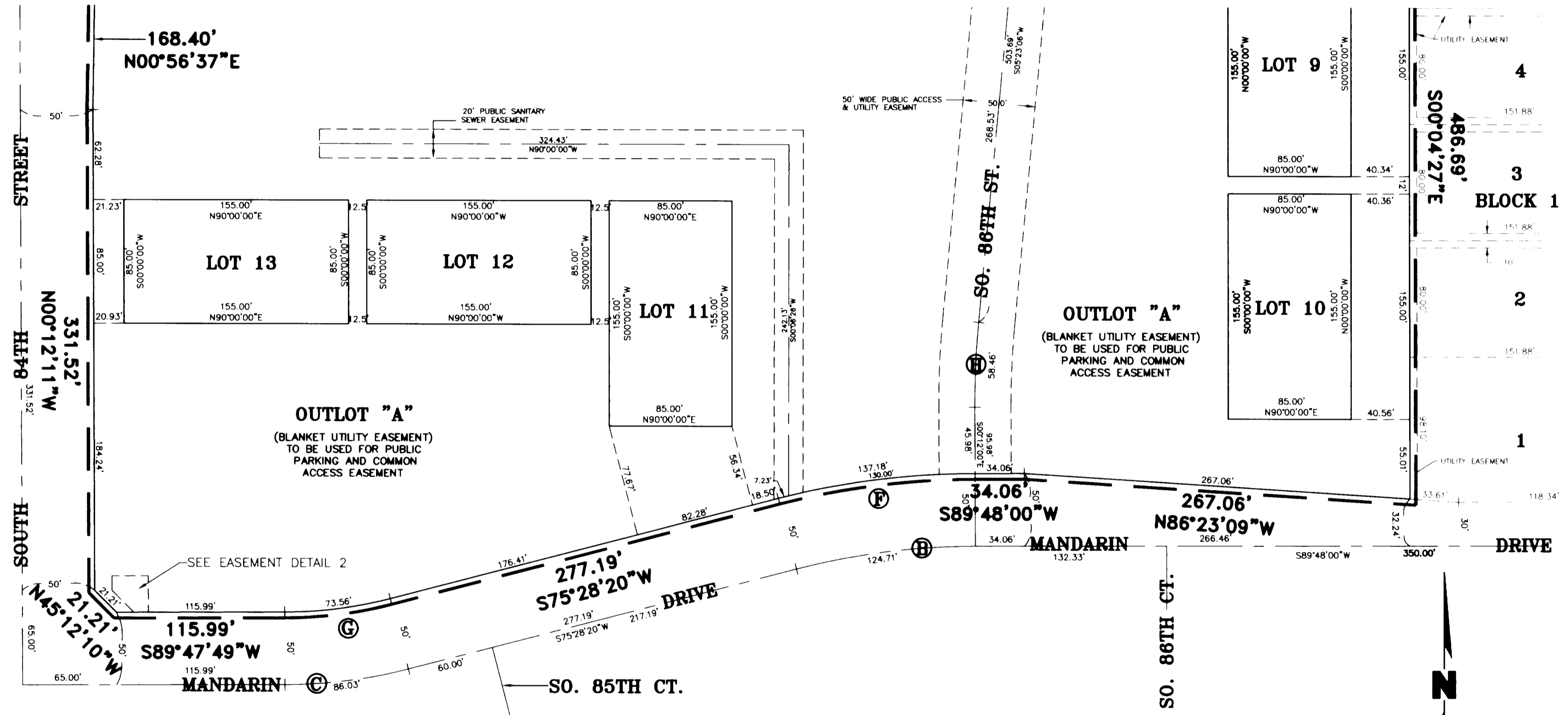
### CURVE DATA

<b>A</b> Δ = 89°49'07" R = 260.00' T = 259.18' L = 407.58' CB = S44°59'00"E LC = 367.11'	<b>E</b> Δ = 31°57'20" R = 230.00' T = 65.85' L = 128.28' CB = S73°54'54"E LC = 126.62'	<b>I</b> Δ = 14°12'16" R = 328.08' T = 40.88' L = 81.34' CB = N81°44'31"W LC = 81.13'
<b>B</b> Δ = 14°19'40" R = 500.00' T = 62.84' L = 125.03' CB = S82°38'10"W LC = 124.71'	<b>F</b> Δ = 14°19'40" R = 550.00' T = 69.13' L = 137.54' CB = S82°38'10"W LC = 137.18'	
<b>C</b> Δ = 14°19'29" R = 345.00' T = 43.35' L = 86.25' CB = S82°38'05"W LC = 86.03'	<b>G</b> Δ = 14°19'29" R = 295.00' T = 37.07' L = 73.75' CB = S82°38'05"W LC = 73.56'	
<b>D</b> Δ = 199°02'18" R = 70.00' T = 417.44' L = 243.17' CB = S54°59'48"E LC = 138.07'	<b>H</b> Δ = 05°35'05" R = 600.00' T = 29.26' L = 58.48' CB = S02°35'33"W LC = 58.46'	

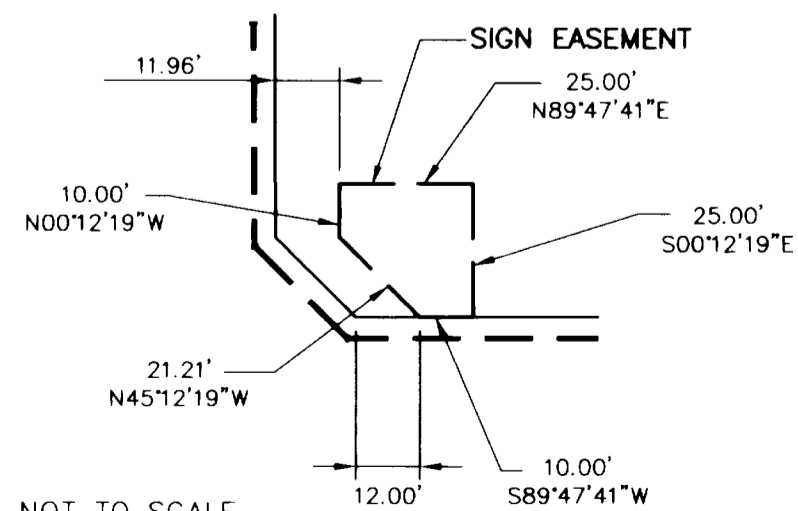
SCALE: 1"=60'



# PIONEER GREENS 1ST ADDITION ADMINISTRATIVE FINAL PLAT



### EASEMENT DETAIL 2



NOT TO SCALE

20549-3

### LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS PIONEER GREENS 1ST ADDITION (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO'S. 98-8017, 98-29107, 98-29109, 98-70171, AND 98-70172 (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: *Lisa Smith*  
LISA SMITH  
TITLE: VICE PRESIDENT

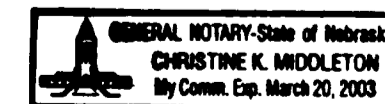
### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 1999, BY LISA SMITH, VICE PRESIDENT, UNION BANK AND TRUST, ON BEHALF OF SAID (BANK)

MY COMMISSION EXPIRES ON THE 20th DAY OF MARCH, 2003 A.D.

*Christine K. Middleton*  
NOTARY PUBLIC



SCALE: 1"=60'

# PIONEER GREENS 1ST ADDITION ADMINISTRATIVE FINAL PLAT

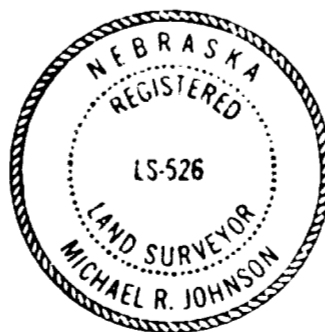
## SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS PIONEER GREENS 1ST ADDITION. A SUBDIVISION COMPOSED OF OUTLOT "A", PIONEER GREENS 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 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, A DISTANCE OF 55.67 FEET TO A NORTHWEST CORNER OF OUTLOT "A", 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 OF DEFLECTION, SAID POINT ALSO BEING ON A CURVE; 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 OF DEFLECTION; 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 TO THE RIGHT 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 OF DEFLECTION; THENCE SOUTH 32 DEGREES 03 MINUTES 46 SECONDS WEST ALONG A 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 486.69 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "A", 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 OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT, 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 ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, 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 TO THE RIGHT, 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 ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, 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 15.89 ACRES, OR 692,508.31 SQUARE FEET 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.

July 29th 1999 Michael R. Johnson 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 1ST ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "A", PIONEER GREENS ADDITION, LOCATED IN THE NORTHWEST QUARTER (NW1/4) 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, TIME-WARNER ENTERTAINMENT ADVANCE/NEWHOUSE, 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 RIGHT OF DIRECT VEHICULAR ACCESS IS HEREBY RELINQUISHED TO SOUTH 84TH STREET, SOUTH 86TH STREET, AND MANDARIN DRIVE, FROM OUTLOT "A", EXCEPT AS SHOWN ON THE APPROVED PRELIMINARY PLAT.

WITNESS MY HAND THIS 30<sup>th</sup> DAY OF July, 1999

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

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

BY: Donald Linscott  
DONALD LINSOTT, MEMBER

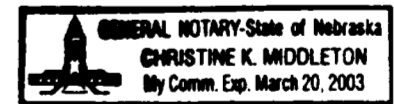
BY: Michelle E. Keogh  
MICHELLE E. KEOGH, MEMBER

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 30<sup>th</sup> DAY OF July, 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DONALD LINSOTT, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF 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.

MY COMMISSION EXPIRES ON THE 20<sup>th</sup> DAY OF MARCH, 2003 A.D.



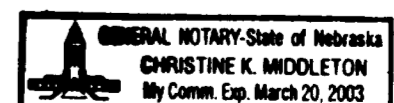
Christine K. Middleton  
NOTARY PUBLIC

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF LANCASTER

ON THIS 30<sup>th</sup> DAY OF July, 1999, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MICHELLE E. KEOGH, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION OF THIS PLAT AS A MEMBER OF LIN-KEO INVESTMENT CO., INC., A NEBRASKA LIMITED LIABILITY COMPANY, AND SHE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HER VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES ON THE 20<sup>th</sup> DAY OF MARCH, 2003 A.D.



Christine K. Middleton  
NOTARY PUBLIC