

PINE LAKE HEIGHTS 11TH ADDITION

FINAL PLAT

INST. NO 97

032345

#14000

BLOCK

LANCASTER COUNTY, NE
REGISTER OF DEEDS
CHECKED

AUG 12 2 15 PM '97

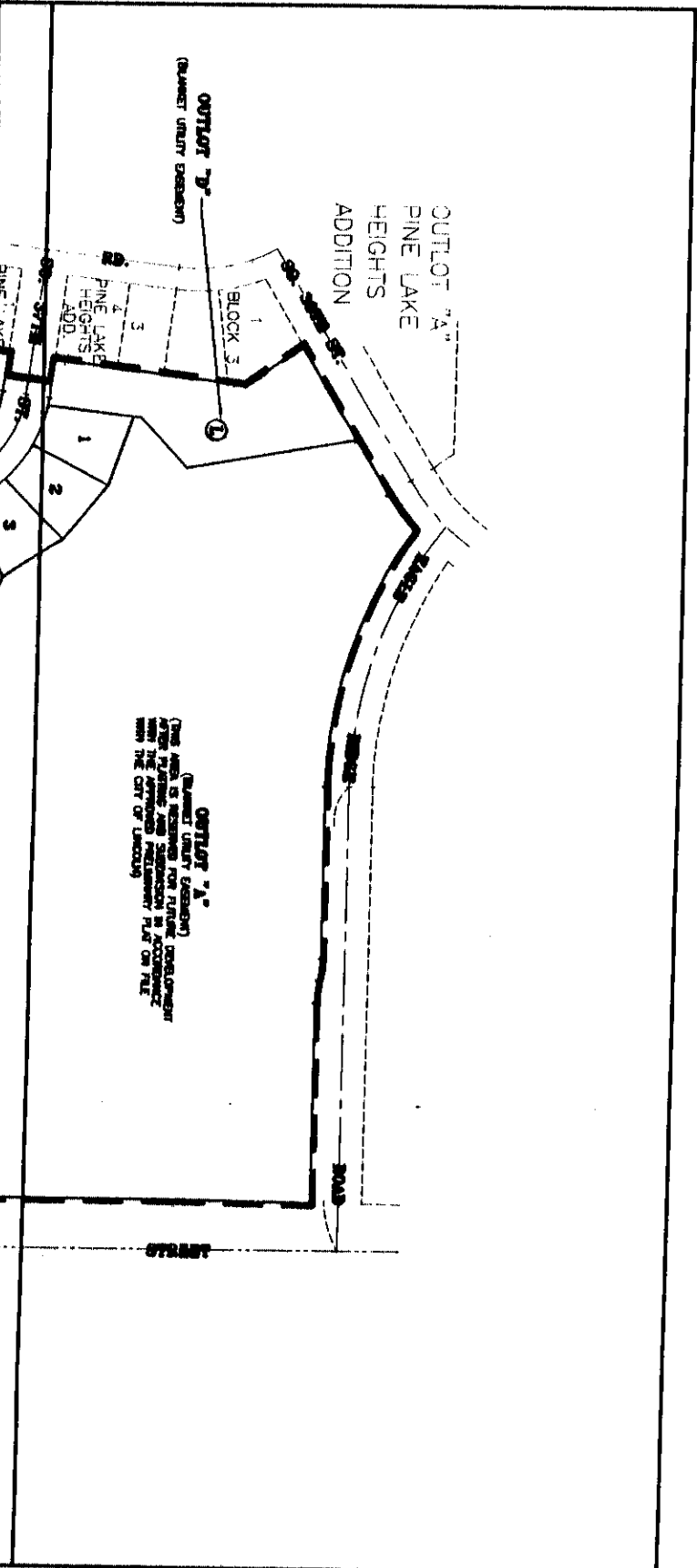
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ENTERED

start 50k

INDEX OF SHEETS:

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



OUTLOT 7^B
(PLANNED UTILITY DESIGN)

(PLANNED UTILITY DESIGN)
THIS AREA IS RESERVED FOR FUTURE DEVELOPMENT
AFTER PLANNING AND CONSTRUCTION IN ACCORDANCE
WITH THE APPROVED PRELIMINARY PLAN ON FILE
WITH THE CITY OF LINCOLN

PINE LAKE
HEIGHTS
ADD.
1
2
3
4

PINE LAKE
HEIGHTS
ADD.
1
2
3
4

CANYON

OUTLOT 7^E
(PLANNED UTILITY DESIGN)

PINE LAKE
HEIGHTS
ST. ADD.
1
2
3
4
5

BLOCK 2
1
2
3
4
5

BLOCK 2
1
2
3
4
5
6
7

BLOCK 4
1
2
3
4
5
6
7

BLOCK 3
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6
7

BLOCK 1
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BLOCK 2
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BLOCK 3
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BLOCK 4
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BLOCK 5
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BLOCK 6
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BLOCK 7
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6
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BLOCK 8
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4
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6
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BLOCK 9
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2
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4
5
6
7

BLOCK 10
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2
3
4
5
6
7

BLOCK 11
1
2
3
4
5
6
7

OUTLOT 7^B
(PLANNED UTILITY DESIGN) DEVELOPER
LATER PLANNING AND CONSTRUCTION IN ACCORDANCE
WITH THE APPROVED PRELIMINARY PLAN ON FILE
WITH THE CITY OF LINCOLN

SHEET 2 OF 6

OUTLOT 7^F
(PLANNED UTILITY DESIGN)

PINE LAKE
HEIGHTS
ST. ADD.
1
2
3
4
5

BLOCK 3
1
2
3
4
5

PINE LAKE
HEIGHTS
4TH ADD.
1
2
3
4

BLOCK 2
1
2
3
4

BLOCK 1
1
2
3
4

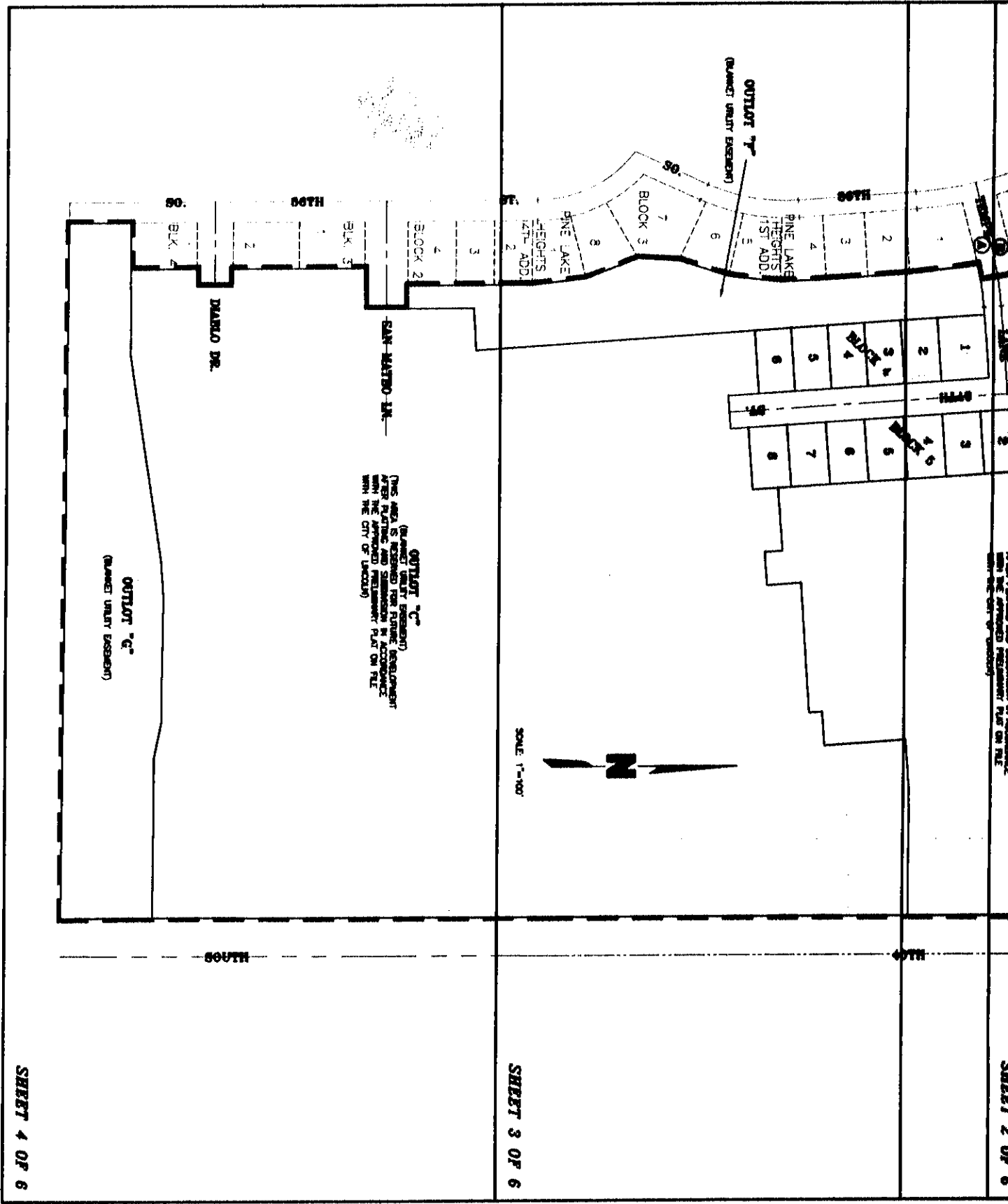
BLOCK 2
1
2
3
4

OUTLOT 7^C
(PLANNED UTILITY DESIGN)

SCALE 1"=100'



SHEET 3 OF 6



OUTLOT 7
(PLANNED UNIT DEVELOPMENT)
AFTER PLATING AND SURVEILLANCE
WITH THE APPROVED PRELIMINARY PLAN ON FILE
WITH THE CITY OF LINCOLN

OUTLOT 8
(PLANNED UNIT DEVELOPMENT)

SCALE 1"=100'

SHEET 3 OF 6

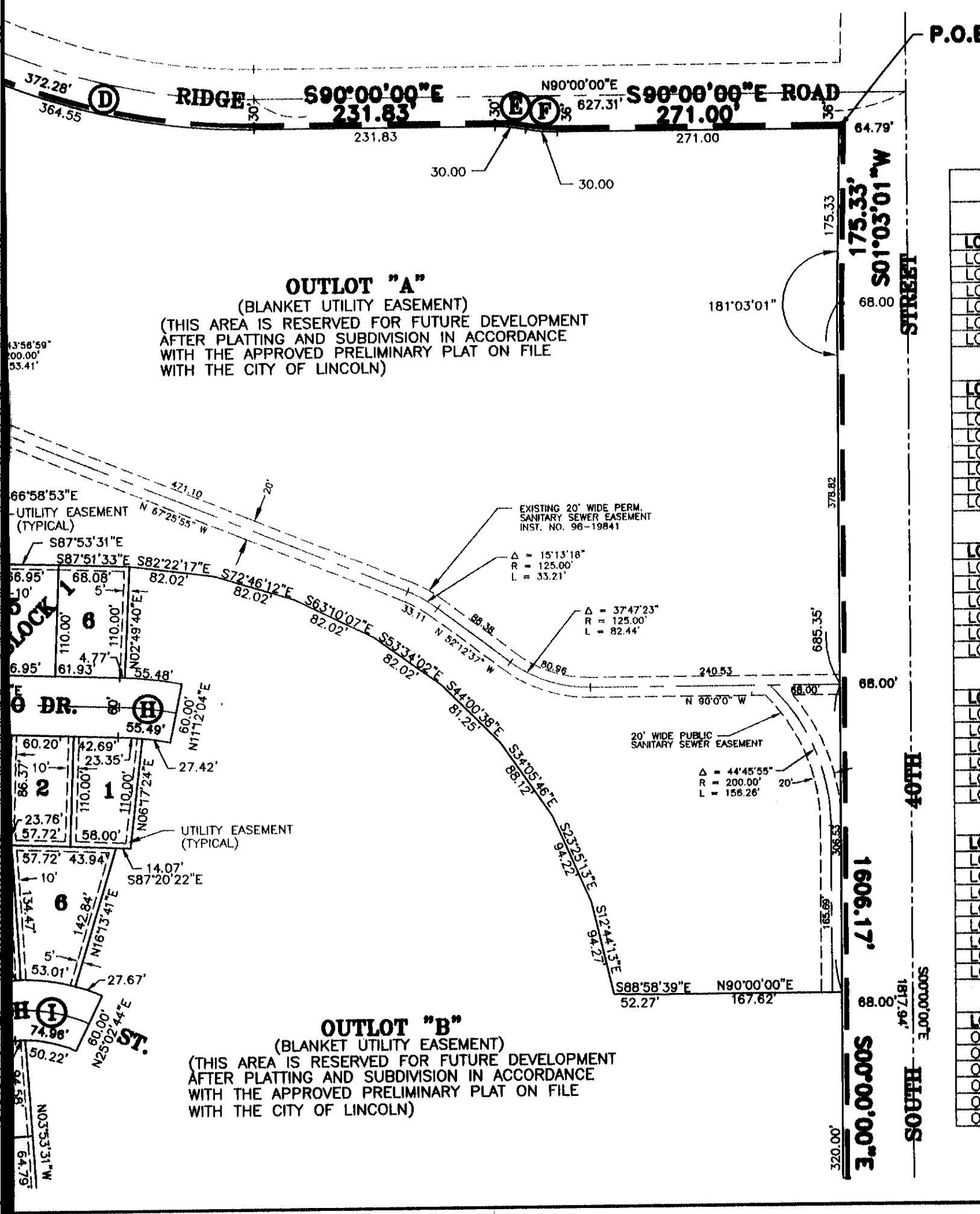
SHEET 4 OF 6

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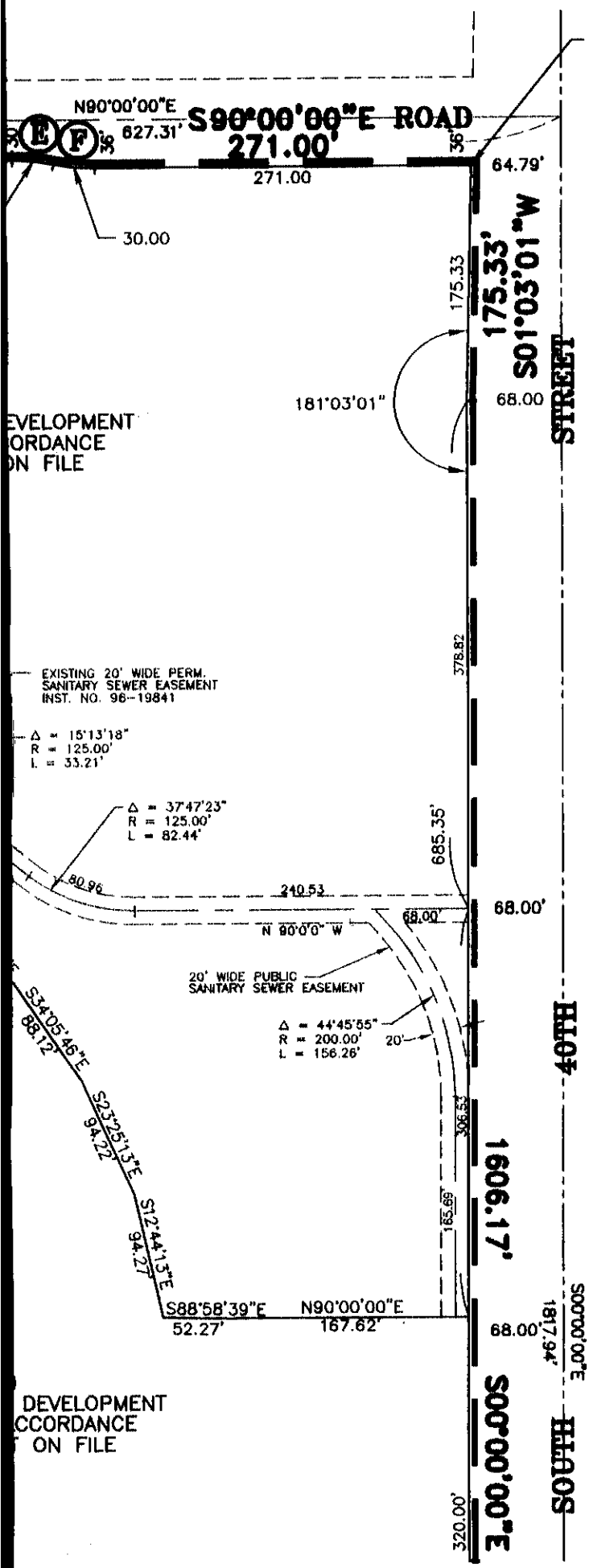
SHEET 1 OF 6

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	470.00'	27.59'	13.80'	27.58'	N78°47'31"E	03°21'46"
B	530.00'	31.80'	15.91'	31.80'	S78°45'15"W	03°26'17"
C	349.06'	59.67'	29.91'	59.60'	N54°41'28"E	09°47'40"
D	630.00'	369.83'	190.42'	364.55'	S73°10'57"E	33°38'05"
E	150.00'	30.05'	15.08'	30.00'	S84°15'39"E	11°28'42"
F	150.00'	30.05'	15.08'	30.00'	S84°15'39"E	11°28'42"
G	150.00'	206.53'	123.40'	190.60'	S43°20'09"E	78°53'18"
H	350.00'	55.54'	27.83'	55.49'	S83°20'44"E	09°05'34"
I	150.00'	75.76'	38.71'	74.96'	S79°25'23"E	28°56'14"
J	500.00'	49.17'	24.61'	49.15'	N83°17'27"E	05°38'06"
K	500.00'	36.05'	18.03'	36.04'	N78°24'28"E	04°07'52"
L	200.00'	145.94'	76.39'	142.73'	N28°07'30"E	41°48'35"

S



D	BEARING	DELTA
8'	N78°47'31"E	03°21'46"
0'	S78°45'15"W	03°26'17"
0'	N54°41'28"E	09°47'40"
5'	S73°10'57"E	33°38'05"
0'	S84°15'39"E	11°28'42"
0'	S84°15'39"E	11°28'42"
0'	S43°20'09"E	78°53'18"
0'	S83°20'44"E	09°05'34"
5'	S79°25'23"E	28°56'14"
5'	N83°17'27"E	05°38'06"
4'	N78°24'28"E	04°07'52"
5'	N28°07'30"E	41°48'35"



P.O.B.

LOT AREA TABLE

BLOCK 1

LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	8,126.96 SF.	0.1866 AC.
LOT 2	7,964.38 SF.	0.1828 AC.
LOT 3	7,964.38 SF.	0.1828 AC.
LOT 4	10,781.03 SF.	0.2475 AC.
LOT 5	7,364.50 SF.	0.1691 AC.
LOT 6	7,411.86 SF.	0.1702 AC.

BLOCK 2

LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	8,945.65 SF.	0.2054 AC.
LOT 2	7,700.00 SF.	0.1768 AC.
LOT 3	7,700.00 SF.	0.1768 AC.
LOT 4	7,700.00 SF.	0.1768 AC.
LOT 5	8,800.00 SF.	0.2020 AC.
LOT 6	8,800.00 SF.	0.2020 AC.
LOT 7	9,900.00 SF.	0.2273 AC.

BLOCK 3

LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	6,836.40 SF.	0.1569 AC.
LOT 2	6,592.98 SF.	0.1514 AC.
LOT 3	10,581.07 SF.	0.2429 AC.
LOT 4	7,474.50 SF.	0.1716 AC.
LOT 5	9,900.93 SF.	0.2273 AC.
LOT 6	10,481.82 SF.	0.2406 AC.

BLOCK 4

LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	8,800.00 SF.	0.2020 AC.
LOT 2	6,706.70 SF.	0.1540 AC.
LOT 3	6,706.70 SF.	0.1540 AC.
LOT 4	6,706.70 SF.	0.1540 AC.
LOT 5	6,706.70 SF.	0.1540 AC.
LOT 6	6,706.70 SF.	0.1540 AC.

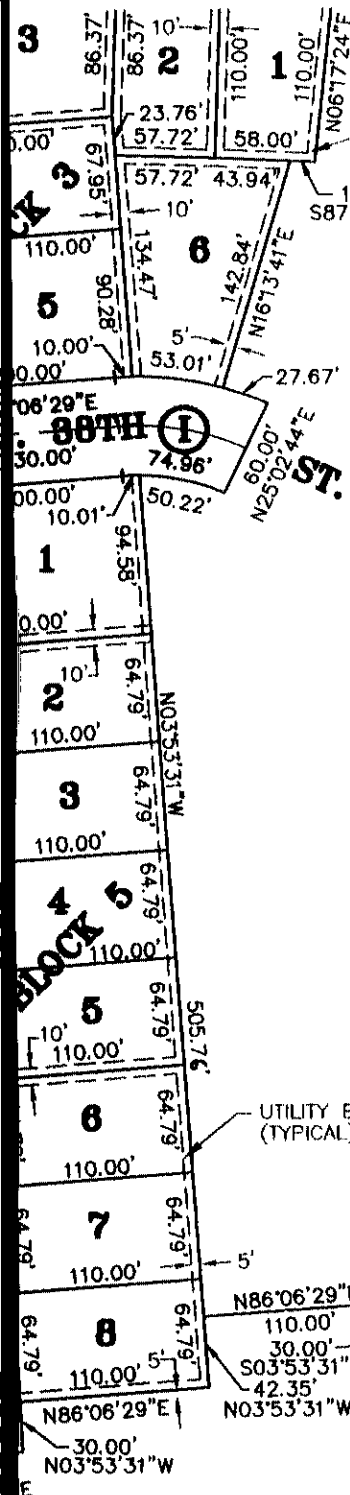
BLOCK 5

LOT NUMBER	AREA IN SF.	AREA IN AC.
LOT 1	10,448.61 SF.	0.2399 AC.
LOT 2	7,123.60 SF.	0.1635 AC.
LOT 3	7,123.60 SF.	0.1635 AC.
LOT 4	7,123.60 SF.	0.1635 AC.
LOT 5	7,123.60 SF.	0.1635 AC.
LOT 6	7,123.60 SF.	0.1635 AC.
LOT 7	7,123.60 SF.	0.1635 AC.
LOT 8	7,123.60 SF.	0.1635 AC.

OUTLOTS

LOT NUMBER	AREA IN SF.	AREA IN AC.
OUTLOT "A"	584,595.93 SF.	13.4205 AC.
OUTLOT "B"	485,991.05 SF.	11.1568 AC.
OUTLOT "C"	1,182,861.64 SF.	27.1548 AC.
OUTLOT "D"	33,565.10 SF.	0.7705 AC.
OUTLOT "E"	57,561.03 SF.	1.3214 AC.
OUTLOT "F"	89,791.71 SF.	2.0613 AC.

E HEIGHTS ADDITION PLAT

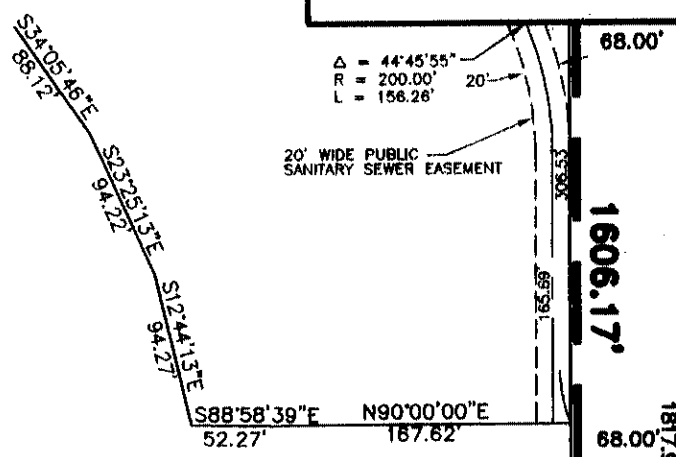


UTILITY EASEMENT (TYPICAL)

OUTLOT "B"
(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)

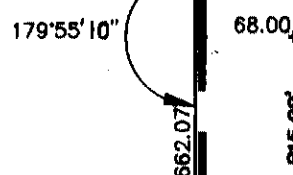
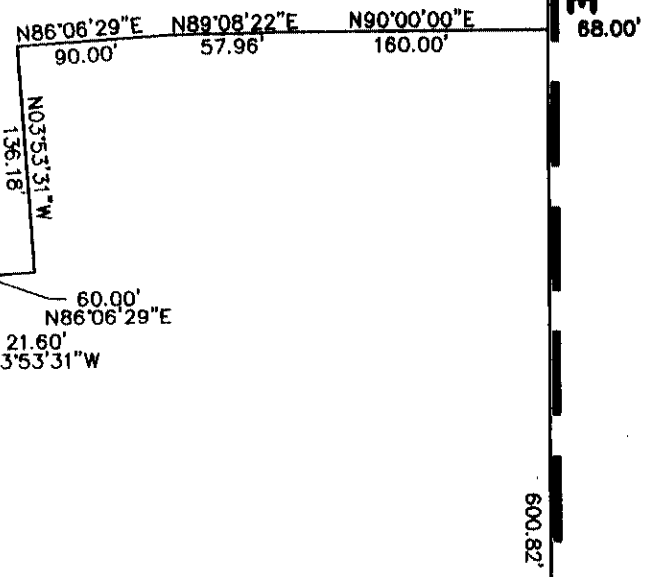
UTILITY EASEMENT (TYPICAL)

OUTLOT "C"
(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)



$\Delta = 44'45'55"$
 $R = 200.00'$
 $L = 158.26'$

20' WIDE PUBLIC SANITARY SEWER EASEMENT



88.00'

1606.17'

68.00'

1817.94'

320.00'

500'00'00"E

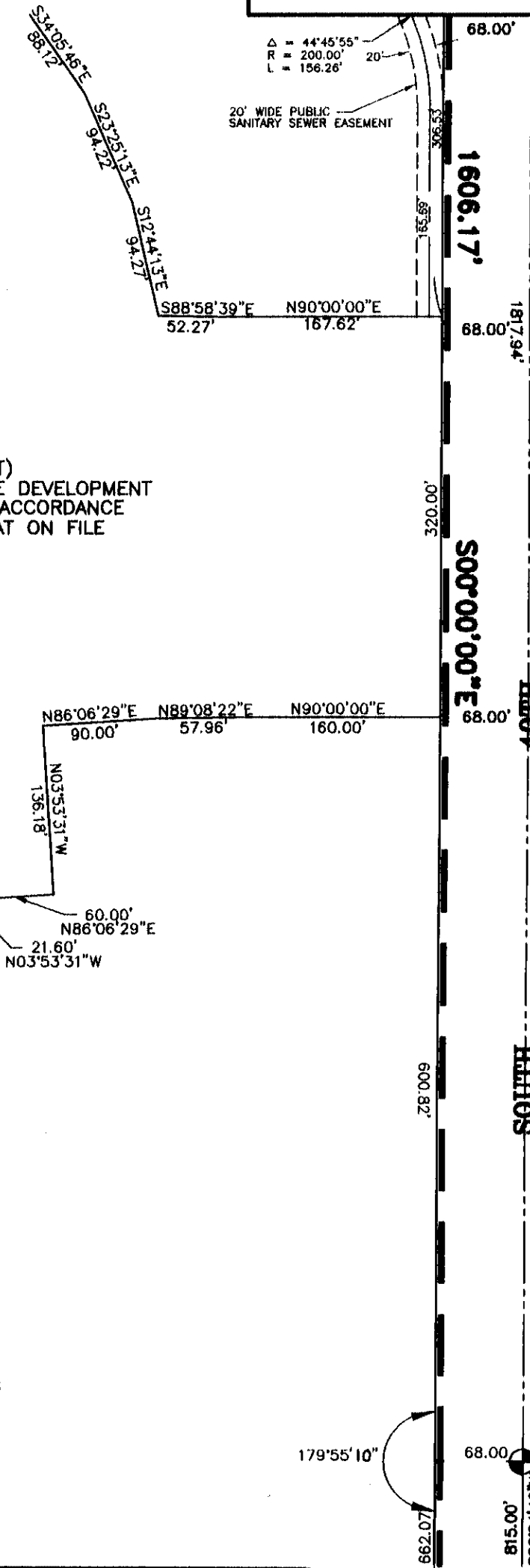
68.00'

600.82'

68.00'

815.00'

"B"
 (EASEMENT)
 FUTURE DEVELOPMENT
 TO BE PERMITTED
 IN ACCORDANCE
 WITH THE
 SURVEY PLAT ON FILE

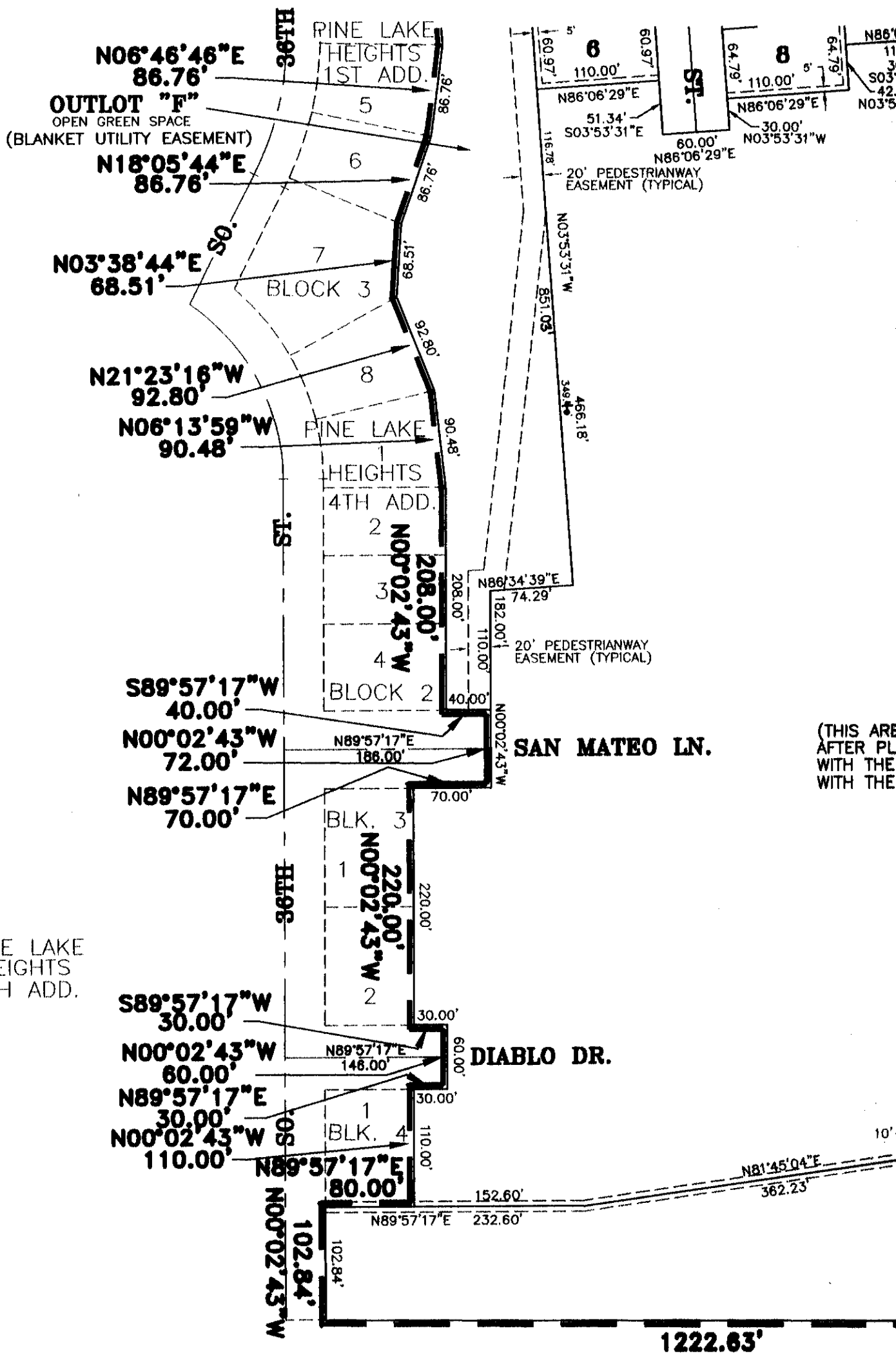


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SCALE: 1" = 100'

PINE LAKE HEIGHTS 11TH ADDITION FINAL PLAN



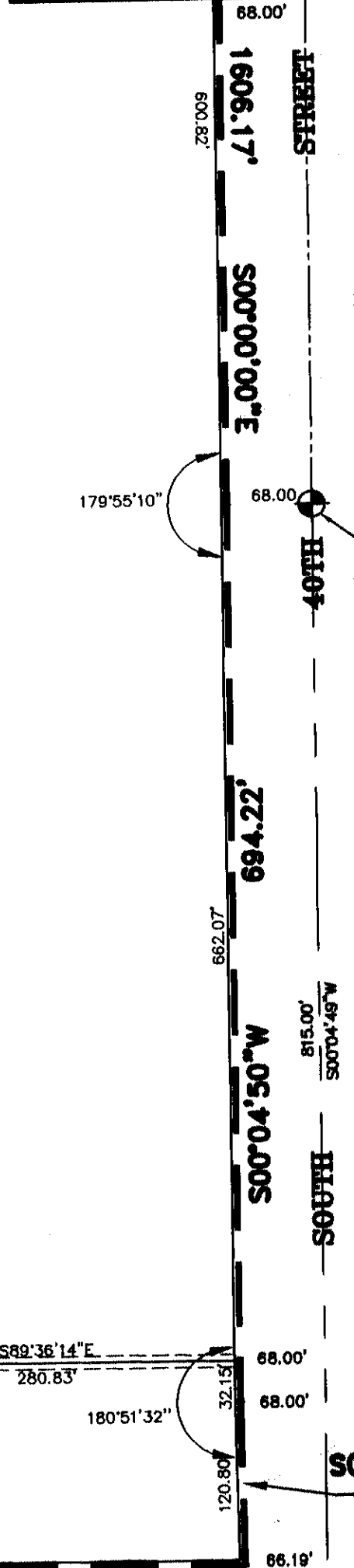
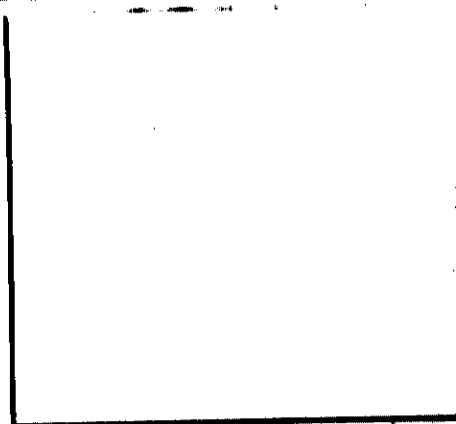
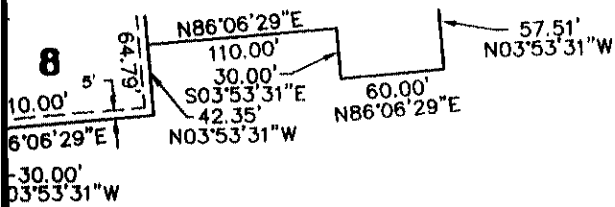
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PINE LAKE
HEIGHTS
4TH ADD.

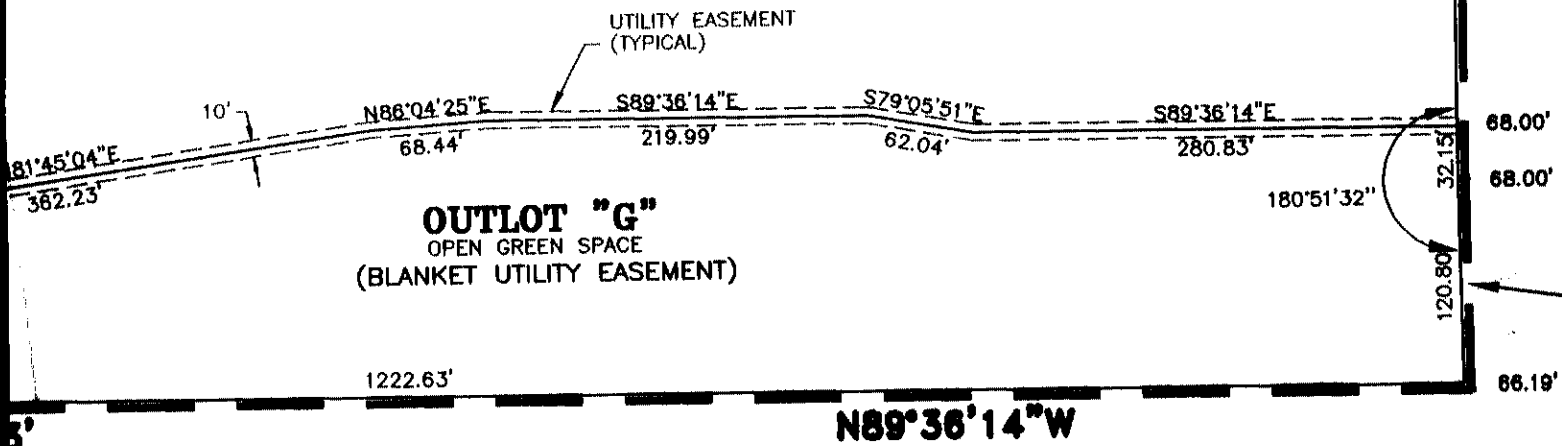
(THIS AREA IS TO BE PLANNED AFTER PLANNING WITH THE CITY WITH THE CITY ENGINEER)

1222.63'

E HEIGHTS ADDITION FINAL PLAT



OUTLOT "C"
 (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)



OUTLOT "G"
 OPEN GREEN SPACE
 (BLANKET UTILITY EASEMENT)

N89°36'14"W

PINE LAKE HEIGHTS 11TH ADDITION FINAL PLAT

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS PINE LAKE HEIGHTS 11TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "A" PINE LAKE HEIGHTS 10TH ADDITION, AND OUTLOT "A" PINE LAKE HEIGHTS 4TH ADDITION, ALL LOCATED IN THE EAST HALF OF SECTION 19, 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, ALANT 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.

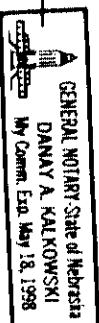
THE RIGHT OF DIRECT VEHICULAR ACCESS TO SOUTH 40TH STREET FROM LOTS

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF June 1997, BY GERALD L. SCHLEICH, PRESIDENT OF SOUTHWIEW INC., A NEBRASKA CORPORATION, ON BEHALF SAID CORPORATION.

Danay A. Kalkowski
NOTARY PUBLIC



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF June 1997, BY THOMAS E. WHITE, PRESIDENT OF DEVELOPMENT DIVISION FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, ON BEHALF SAID CORPORATION.

Danay A. Kalkowski
NOTARY PUBLIC



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.

THE RIGHT OF DIRECT VEHICULAR ACCESS TO SOUTH 40TH STREET FROM LOTS ABUTTING SAID STREET(S) IS HEREBY RELINQUISHED.

WITNESS MY HAND THIS 19th DAY OF June 1997.

**PINE LAKE HEIGHTS LIMITED PARTNERSHIP,
A NEBRASKA LIMITED PARTNERSHIP**

BY: RIDGE DEVELOPMENT COMPANY, A
NEBRASKA CORPORATION, GENERAL PARTNER

Thomas E. White

THOMAS E. WHITE, PRESIDENT OF
DEVELOPMENT DIVISION FOR
RIDGE DEVELOPMENT COMPANY

John C. Brager

JOHN C. BRAGER, PRESIDENT OF
CONSTRUCTION DIVISION FOR
RIDGE DEVELOPMENT COMPANY

BY: SOUTHWIEW INC., A NEBRASKA
CORPORATION, GENERAL PARTNER

Gerald L. Schleich

GERALD L. SCHLEICH, PRESIDENT OF
SOUTHWIEW INC.

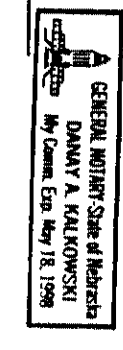
**RIDGE DEVELOPMENT COMPANY,
A NEBRASKA CORPORATION**

Thomas E. White

THOMAS E. WHITE, PRESIDENT OF
DEVELOPMENT DIVISION FOR
RIDGE DEVELOPMENT COMPANY

BEHALF SAID CORPORATION.

Danay A. Kalkowski

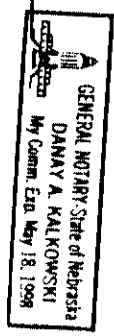


ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF June 1997, BY JOHN C. BRAGER, PRESIDENT OF CONSTRUCTION DIVISION FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, ON BEHALF SAID CORPORATION.

Danay A. Kalkowski

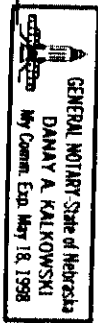


ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF June 1997, BY GERALD L. SCHLEICH, PRESIDENT OF SOUTHWIEW INC., A NEBRASKA CORPORATION, AS GENERAL PARTNER OF PINE LAKE HEIGHTS LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, ON BEHALF OF SOUTHWIEW INC., AND PINE LAKE HEIGHTS LIMITED PARTNER SHIP.

Danay A. Kalkowski



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF June 1997, BY THOMAS E. WHITE, PRESIDENT OF DEVELOPMENT DIVISION FOR RIDGE DEVELOPMENT COMPANY, A NEBRASKA CORPORATION, AS GENERAL PARTNER OF PINE LAKE HEIGHTS LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, ON BEHALF OF RIDGE DEVELOPMENT COMPANY AND PINE LAKE HEIGHTS LIMITED PARTNERSHIP.

[Signature]
JOHN C. BRAGER, PRESIDENT OF
CONSTRUCTION DIVISION FOR
RIDGE DEVELOPMENT COMPANY

BY: SOUTHWEM INC., A NEBRASKA
CORPORATION, GENERAL PARTNER

[Signature]
GERALD L. SCHLEICH, PRESIDENT OF
SOUTHWEM INC.

**RIDGE DEVELOPMENT COMPANY,
A NEBRASKA CORPORATION**

[Signature]
THOMAS E. WHITE, PRESIDENT OF
DEVELOPMENT DIVISION FOR
RIDGE DEVELOPMENT COMPANY

[Signature]
JOHN C. BRAGER, PRESIDENT OF
CONSTRUCTION DIVISION FOR
RIDGE DEVELOPMENT COMPANY

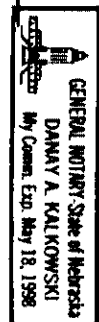
**SOUTHWEM INC.,
A NEBRASKA CORPORATION**

[Signature]
GERALD L. SCHLEICH, PRESIDENT OF
SOUTHWEM INC.

STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY
OF June 19 97, BY GERALD L. SCHLEICH, PRESIDENT OF SOUTHWEM
INC. A NEBRASKA CORPORATION, AS GENERAL PARTNER OF PINE LAKE HEIGHTS
LIMITED PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, ON BEHALF OF
SOUTHWEM INC., AND PINE LAKE HEIGHTS LIMITED PARTNER SHIP.

[Signature]
NOTARY PUBLIC

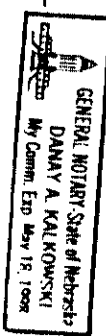


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CORPORATION, AS GENERAL PARTNER OF PINE LAKE HEIGHTS LIMITED
PARTNERSHIP, A NEBRASKA LIMITED PARTNERSHIP, ON BEHALF OF RIDGE
DEVELOPMENT COMPANY AND PINE LAKE HEIGHTS LIMITED PARTNERSHIP.

[Signature]
NOTARY PUBLIC



ACKNOWLEDGMENT OF NOTARY

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GENERAL PARTNER OF PINE LAKE HEIGHTS LIMITED PARTNERSHIP, A NEBRASKA
LIMITED PARTNERSHIP, ON BEHALF OF RIDGE DEVELOPMENT COMPANY AND PINE
LAKE HEIGHTS LIMITED PARTNERSHIP.

[Signature]
NOTARY PUBLIC



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS PINE LAKE HEIGHTS 11TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "A" PINE LAKE HEIGHTS 10TH ADDITION, AND OUTLOT "A" PINE LAKE HEIGHTS 4TH ADDITION, ALL LOCATED IN THE EAST HALF OF SECTION 19, 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 NORTHEAST CORNER OF SAID OUTLOT "A" PINE LAKE HEIGHTS 10TH ADDITION, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREES 03 MINUTES 01 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "A", SAID LINE BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH 40TH STREET, A DISTANCE OF 175.33 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A" PINE LAKE HEIGHTS 10TH ADDITION, AND THE EAST LINE OF SAID OUTLOT "A" PINE LAKE HEIGHTS 4TH ADDITION, SAID LINE BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH 40TH STREET, A DISTANCE OF 1606.17 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 00 DEGREES 04 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "A" PINE LAKE HEIGHTS 4TH ADDITION, SAID LINE BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH 40TH STREET, A DISTANCE OF 694.22 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 00 DEGREES 46 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A", SAID LINE BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH 40TH STREET, A DISTANCE OF 120.80 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "A", THENCE NORTH 89 DEGREES 36 MINUTES 14 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 1222.63 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 102.84 FEET TO A POINT OF DEFLECTION, THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 80.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 110.00 FEET TO A POINT OF DEFLECTION, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF DIABLO DRIVE, THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF DIABLO DRIVE, A DISTANCE OF 30.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE WEST OF SAID OUTLOT "A", SAID LINE BEING THE EAST RIGHT-OF-WAY LINE OF DIABLO DRIVE, A DISTANCE OF 60.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE NORTH RIGHT-OF-WAY LINE OF DIABLO DRIVE, A DISTANCE OF 30.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 220.00 FEET TO A POINT OF DEFLECTION, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAN MATEO LANE, THENCE NORTH 89 DEGREES 57 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF SAN MATEO LANE, A DISTANCE OF 70.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", SAID LINE BEING THE EAST RIGHT-OF-WAY LINE OF SAN MATEO LANE, A DISTANCE OF 72.00 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 89 DEGREES 57 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE NORTH RIGHT-OF-WAY LINE OF SAN MATEO LANE, A DISTANCE OF 40.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 208.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 06 DEGREES 13 MINUTES 59 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 90.48 FEET TO A POINT OF DEFLECTION, THENCE NORTH 21 DEGREES 23 MINUTES 16 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 92.80 FEET TO A POINT OF DEFLECTION, THENCE NORTH 03 DEGREES 38 MINUTES 44 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 68.51 FEET TO A POINT OF DEFLECTION, THENCE NORTH 18 DEGREES 05 MINUTES 44 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 86.76 FEET TO A POINT OF DEFLECTION, THENCE NORTH 06 DEGREES 46 MINUTES 46 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 86.76 FEET TO A POINT OF DEFLECTION, THENCE NORTH 02 DEGREES 38 MINUTES 46 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 77.43 FEET TO A POINT OF DEFLECTION, THENCE NORTH 03 DEGREES 53 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 140.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 07 DEGREES 03 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 114.42 FEET TO A POINT OF DEFLECTION, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF TEMPE LANE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 470.00 FEET, ARC LENGTH OF 27.59 FEET, DELTA ANGLE OF 03 DEGREES 21 MINUTES 46 SECONDS, A CHORD BEARING OF NORTH 78 DEGREES 47 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF TEMPE LANE, AND A CHORD LENGTH OF 27.58 FEET TO A POINT OF DEFLECTION, THENCE NORTH 09 DEGREES 31 MINUTES 36 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", SAID LINE BEING THE EAST RIGHT-OF-WAY LINE OF TEMPE LANE, A DISTANCE OF 60.00 FEET TO A POINT OF DEFLECTION, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 530.00 FEET, ARC LENGTH

G:\960555\MIKE J\ SHEET 45 6-19-97 7:39:48 am EST

OF 31.80 FEET, DB
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OF SAID OUTLOT
THENCE NORTH 26
OF SAID OUTLOT
THENCE NORTH 15
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POINT BEING ON T
SOUTH 82 DEGREE
OUTLOT "A", SAID
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07 DEGREES 13 M
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OF 30.00 FEET TO
12 SECONDS EAST
246.74 FEET TO A
17 SECONDS WEST
90.09 FEET TO TH
DEGREES 35 MINU
OUTLOT "A" PINE
HEIGHTS 10TH ADD
THENCE ALONG A
RADIUS OF 349.06
47 MINUTES 40 SE
28 SECONDS EAST
HEIGHTS 10TH ADD
NORTHERN CORNER
CLOCKWISE DIRECT
FEET, DELTA ANGLE
OF SOUTH 73 DEG
SAID OUTLOT "A",
RIDGE ROAD, AND
THENCE SOUTH 90
OF SAID OUTLOT
RIDGE ROAD, A D
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ARC LENGTH OF 3
A CHORD BEARING
THE NORTH LINE O
LINE OF EAGLE RID
REVERSE CURVATU
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ANGLE OF 11 DEGR
DEGREES 15 MINUT
"A", SAID LINE BE
A CHORD LENGTH
DEGREES 00 MINU
"A", SAID LINE BE
DISTANCE OF 271.0
CONTAINS A CALC
MORE OR LESS.

PERMANENT MONU
CORNERS, STREET
CURVATURE AS SH
LINCOLN MUNICIPAL
LOT CORNERS AND
STAKING BOND TO
SUCH LOT CORNER
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UNLESS OTHERWISE

June 19th 1997
DATE

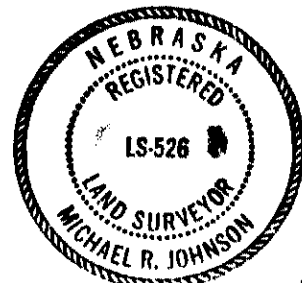
OF 31.80 FEET, DELTA ANGLE OF 03 DEGREES 26 MINUTES 17 SECONDS, A CHORD BEARING OF SOUTH 78 DEGREES 45 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE NORTH RIGHT-OF-WAY LINE OF TEMPE LANE, AND A CHORD LENGTH OF 31.80 FEET TO A POINT OF DEFLECTION, THENCE NORTH 20 DEGREES 04 MINUTES 12 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 105.61 FEET TO A POINT OF DEFLECTION, THENCE NORTH 26 DEGREES 50 MINUTES 59 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 69.40 FEET TO A POINT OF DEFLECTION, THENCE NORTH 15 DEGREES 12 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 57.86 FEET TO A POINT OF DEFLECTION, THENCE NORTH 19 DEGREES 55 MINUTES 33 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 83.08 FEET TO A POINT OF DEFLECTION, THENCE NORTH 11 DEGREES 09 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 82.29 FEET TO A POINT OF DEFLECTION, THENCE NORTH 07 DEGREES 13 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 225.00 FEET TO A POINT OF DEFLECTION, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH 37TH STREET, THENCE SOUTH 82 DEGREES 46 MINUTES 48 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF SOUTH 37TH STREET, A DISTANCE OF 30.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 07 DEGREES 13 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", SAID LINE BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH 37TH STREET, A DISTANCE OF 60.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 82 DEGREES 46 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE NORTH RIGHT-OF-WAY LINE OF SOUTH 37TH STREET, A DISTANCE OF 30.00 FEET TO A POINT OF DEFLECTION, THENCE NORTH 07 DEGREES 13 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 246.74 FEET TO A POINT OF DEFLECTION, THENCE NORTH 34 DEGREES 25 MINUTES 17 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 90.09 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 59 DEGREES 35 MINUTES 19 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID OUTLOT "A" PINE LAKE HEIGHTS 4TH ADDITION, AND OUTLOT "A" PINE LAKE HEIGHTS 10TH ADDITION, A DISTANCE OF 221.75 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 349.06 FEET, ARC LENGTH OF 59.67 FEET, DELTA ANGLE OF 09 DEGREES 47 MINUTES 40 SECONDS, A CHORD BEARING OF NORTH 54 DEGREES 41 MINUTES 28 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID OUTLOT "A" PINE LAKE HEIGHTS 10TH ADDITION, AND A CHORD LENGTH OF 59.60 FEET TO THE MOST NORTHERN CORNER OF SAID OUTLOT "A", THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 630.00 FEET, ARC LENGTH OF 369.83 FEET, DELTA ANGLE OF 33 DEGREES 38 MINUTES 05 SECONDS, A CHORD BEARING OF SOUTH 73 DEGREES 10 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF EAGLE RIDGE ROAD, AND A CHORD LENGTH OF 364.55 FEET TO A POINT OF TANGENCY, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF EAGLE RIDGE ROAD, A DISTANCE OF 231.83 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 150.00 FEET, ARC LENGTH OF 30.05 FEET, DELTA ANGLE OF 11 DEGREES 28 MINUTES 42 SECONDS, A CHORD BEARING OF SOUTH 84 DEGREES 15 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF EAGLE RIDGE ROAD, AND A CHORD LENGTH OF 30.00 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 150.00 FEET, ARC LENGTH OF 30.05 FEET, DELTA ANGLE OF 11 DEGREES 28 MINUTES 42 SECONDS, A CHORD BEARING OF SOUTH 84 DEGREES 15 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF EAGLE RIDGE ROAD, AND A CHORD LENGTH OF 30.00 FEET TO A POINT OF TANGENCY, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF EAGLE RIDGE ROAD, A DISTANCE OF 271.00 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 52.43 ACRES, OR 2,284,169.16 SQUARE FEET 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.

June 19th 1997
DATE

[Signature]
MICHAEL R. JOHNSON
OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68508

526
L.S. NUMBER



STATE OF NEBRASKA
COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT
OF June, 1997
AGENT, FOR HAVEL

MY COMMISSION EXPIRES

[Signature]
NOTARY PUBLIC

P
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11TH
PLAN
THE LINCOLN-LANCASTER
FINAL PLAT AND AC
July 1997. B

LIEN HOLD

THE UNDERSIGNED, HAVING BEEN
DESCRIBED IN THE FOREGOING
SUBDIVISION COMPOSITION OF
OUTLOT "A" PINE LAKE HEIGHTS
OF SECTION 19, TOWNSHIP 19N,
LINCOLN, LANCASTER COUNTY,
BEING RECORDED IN BOOK 92-50388,
COUNTY, NEBRASKA, (HEREINAFTER
OF AND SUBORDINATED TO THE
CABLE TV, TELEPHONE AND
PEDESTRIAN WAY EASEMENTS
OF ACCESS, DEDICATED TO THE
OTHERWISE. THE UNDERSIGNED
AND HAS NOT ASSIGNED

ACK

7 SECONDS, A CHORD
 EST ALONG THE SOUTH
 T-OF-WAY LINE OF
 POINT OF DEFLECTION,
 ALONG THE WEST LINE
 INT OF DEFLECTION,
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 T OF DEFLECTION,
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 INT OF DEFLECTION, SAID
 37TH STREET, THENCE
 THE NORTH LINE OF SAID
 NE OF SOUTH 37TH
 ION, THENCE NORTH
 T LINE OF SAID OUTLOT
 UTH 37TH STREET, A
 ICE NORTH 82 DEGREES
 SAID OUTLOT "A", SAID
 STREET, A DISTANCE
 07 DEGREES 13 MINUTES
 A", A DISTANCE OF
 4 DEGREES 25 MINUTES
 A", A DISTANCE OF
 ", THENCE NORTH 59
 WEST LINE OF SAID
 "A" PINE LAKE
 POINT OF CURVATURE,
 N, HAVING A
 ANGLE OF 09 DEGREES
 DEGREES 41 MINUTES
 TLOT "A" PINE LAKE
 FEET TO THE MOST
 CURVE IN A COUNTER
 RC LENGTH OF 369.83
 OS, A CHORD BEARING
 G THE NORTH LINE OF
 AY LINE OF EAGLE
 POINT OF TANGENCY,
 ALONG THE NORTH LINE
 F-WAY LINE OF EAGLE
 CURVATURE, THENCE
 US OF 150.00 FEET,
 28 MINUTES 42 SECONDS,
 SECONDS EAST ALONG
 SOUTH RIGHT-OF-WAY
 00 FEET TO A POINT OF
 TER CLOCKWISE
 OF 30.05 FEET, DELTA
 BEARING OF SOUTH 84
 LINE OF SAID OUTLOT
 AGLE RIDGE ROAD, AND
 , THENCE SOUTH 90
 LINE OF SAID OUTLOT
 AGLE RIDGE ROAD, A
 G, SAID TRACT
 189.16 SQUARE FEET

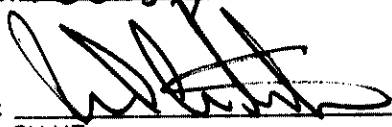
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526
 L.S. NUMBER

PINE LAKE HEIGHTS 11TH ADDITION FINAL PLAT

PLANNING COMMISSION APPROVAL


THE LINCOLN-LANCASTER COUNTY PLANNING COMMISSION HAS APPROVED THIS
 FINAL PLAT AND ACCEPTED THE OFFER OF DEDICATION ON THIS 2 DAY OF
July 1997. BY RESOLUTION NO. PC 00374.

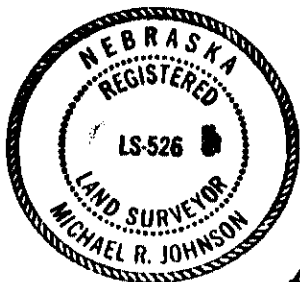
ATTEST: 
 CHAIR

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN LIEN AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS PINE LAKE HEIGHTS 11TH ADDITION, A SUBDIVISION COMPOSED OF OUTLOT "A", PINE LAKE HEIGHTS 10TH ADDITION, AND OUTLOT "A" PINE LAKE HEIGHTS 4TH ADDITION, ALL LOCATED IN THE EAST HALF OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, (HEREINAFTER "PLAT"), SAID LIEN BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA, AS INSTRUMENT NO. 92-50387, 92-50386, 93-36355 AND 92-50388, (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.

HAVELOCK BANK

BY: 
 LYNETTE NELSON
 TITLE: LOAN OFFICER AND ESCROW AGENT



ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
 COUNTY OF LANCASTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF June, 1997, BY LYNETTE NELSON, LOAN OFFICER AND ESCROW AGENT, FOR HAVELOCK BANK, ON BEHALF OF SAID (BANK)

MY COMMISSION EXPIRES ON THE 23RD DAY OF June 1998 A.D.


 NOTARY PUBLIC

