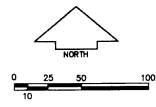


2004-43338

FAIRWAY POINTE 3

BEING A REPLAT OF LOT 400A1B1 IN TIBURON, LOCATED IN SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6th. P.M., SARPY COUNTY NEBRASKA.

LOTS 1 THRU 3, AND PART OF LOT 400A1B1, INCLUSIVE



CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF THE LOT BEING SURVEYED, FURTHER DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:
 LOT 400A1B1, TIBURON, AN ADDITION AS SURVEYED, PLATTED, AND RECORDED IN SARPY COUNTY, NEB., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF LOT 19, TIBURON PATIO HOMES; THENCE, S06°34'52"E ALONG THE EAST LINE OF LOT 400A1B1, TIBURON, FOR 468.37 FEET; THENCE, S87°00'59"W ALONG THE SOUTH LINE OF SAID LOT 400A1B1, TIBURON, FOR 100.40 FEET TO A SE CORNER OF LOT 400A1B2, TIBURON; THENCE, N03°06'32"W, ALONG THE EAST LINE OF SAID LOT 400A1B2, TIBURON, THENCE, S88°15'28"W, ALONG THE NORTH LINE OF SAID LOT 400A1B2, FOR 219.79 FEET; THENCE, N01°30'01"W ALONG THE WEST LINE OF LOT 400A1B1, FOR 208.83 FEET TO THE SW CORNER OF LOT 18, TIBURON PATIO HOMES; THENCE, N82°22'59"E ALONG THE SOUTH LINE OF SAID LOT 18, FOR 120.09 FEET; THENCE, N01°30'01"W ALONG THE EAST LINE OF LOT 18 FOR 45.0 FEET, TO A POINT ON THE SOUTH LINE OF THE STREET R.O.W. FOR 172ND CIRCLE; THENCE, N88°44'09"E ALONG SAID SOUTH LINE OF STREET R.O.W. FOR 50.00 FEET, TO THE SW CORNER OF LOT 19, TIBURON PATIO HOMES; THENCE, N88°44'09"E ALONG THE SOUTH LINE OF SAID LOT 19 FOR 114.85 FEET, TO THE POINT OF BEGINNING. CONTAINING 2.15 ACRES, MORE OR LESS.

DATE: July 9, 04
 E. M. GOLLEHON L.S. 134



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TIBURON LIMITED PARTNERSHIP, ERIC B. WASHINGTON, PRESIDENT, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATED INTO LOTS AND STREETS AS SHOWN HEREIN. SAID ADDITION TO BE HEREAFTER KNOWN AS "FAIRWAY POINTE 3", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS REPLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND QWEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW CABLES, CONDUITS AND OTHER RELATED FACILITIES; AND TO EXTEND TIBURON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT, POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES, AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, OR LOOSE ROCK SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED, IN WITNESS WHEREOF WE DO HEREBY SET OUR NAMES.

DATE: July 27, 2004
 ERIC B. WASHINGTON, PRESIDENT
 TIBURON LIMITED PARTNERSHIP

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA
 COUNTY OF SARPY
 ON THIS 27 DAY OF July, 2004, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ERIC B. WASHINGTON, PRESIDENT, TIBURON LIMITED PARTNERSHIP, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE OWNER'S CERTIFICATION AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC: Sandra S. Smith
 GENERAL NOTARY STATE OF NEBRASKA
 SANDRA S. SMITH
 My Comm. Exp. Sep. 29, 2004

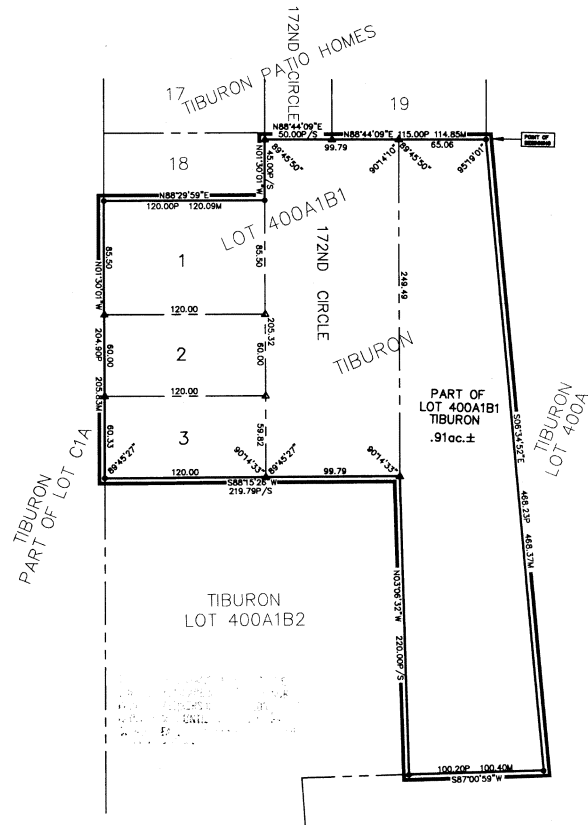
COUNTY TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.
 DATE: 7-13-2004
 COUNTY TREASURER: David J. Gendron

REVIEW OF SARPY COUNTY SURVEYOR
 I HAVE REVIEWED THIS PLAT OF FAIRWAY POINTE 3.
 DATE: 7/29/2004
 SARPY COUNTY SURVEYOR: Thomas A. Lusk

COUNTY BUILDING INSPECTOR APPROVAL

THIS PLAT OF "FAIRWAY POINTE 3" IS HEREBY APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 12 DAY OF August, 2004.
 SARPY COUNTY BUILDING INSPECTOR: Scott Lusk



Checked: Nov 12, 2004 at 2:41 P.M.
 Approved by: David J. Gendron
 County Treasurer

COUNTER: 104 C.E. R
 VERIFY: 104 D.E. R
 PROOF: 104 M. R
 FEES \$: 32.50
 CHECKED: _____
 CASH: 32.50
 RETURN: _____
 CREDIT: _____
 SIGNATURE: _____

LEGEND:

- △ SET PIN - 5/8" REBAR
- FOUND PIN - 5/8" REBAR
- PLATTED DISTANCE
- M MEASURED DISTANCE
- S SET DISTANCE

DRAWN BY FEM	PE/IS, Inc.	PROJECT NO. 04-023
DESIGNED BY EMG	Civil Engineering SURVEYING	DATE 7/29/04
	FAIRWAY POINTE 3 FINAL PLAT	SHEET NO. 1

2004-43338

2004-43338A

COUNTY PLANNING BOARD CERTIFICATION

THIS PLAT OF "FAIRWAY POINTE 3" IS HEREBY APPROVED BY THE SARPY COUNTY PLANNING BOARD, ON THIS 14 DAY OF September, 2004

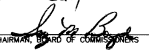

CHAIRMAN, PLANNING BOARD

COUNTY BOARD OF COMMISSIONERS CERTIFICATION

THIS PLAT OF "FAIRWAY POINTE 3" IS HEREBY APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS, ON THIS 14 DAY OF September, 2004

ATTEST:

COUNTY CLERK


CHAIRMAN, BOARD OF COMMISSIONERS



PROJ. NO.	PE/LS, Inc. Surveying	PROJECT NO.	04-023
FIRM	Civil Engineering	DATE	9/14/04
DATE	09/14/04	BY	002
FAIRWAY POINTE 3		SHEET NO.	
FINAL PLAT		2	

2004-43338A