98-019901

ADMINISTRATIVE LOT LINE ADJUSTMENT
OF LOT 402, TIBURON

BEING PART OF LOTS 400, 401 AND 402, TIBURON, A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, T14N, R11E OF THE 6TH P.M., AND AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.

Scanned
Verify
D.E. DJ
Proof
Fee $ 16.50
CK [X] Cash [ ] CC [ ]

FILED SARPY CO. NE.
INSTRUMENT NUMBER
98 019901
98 JUL 22 PM 3:59
Gloria J. Lawling
REGISTER OF DEEDS

LEGAL DESCRIPTION

THAT PART OF LOTS 400, 401 AND 402, TIBURON, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 402; THENCE S00°03'14"E, (ASSUMED BEARING) ALONG THE EAST LINE OF LOT 402, 735.00 FEET TO THE NORTHEAST CORNER OF LOT 401; THENCE CONTINUING S00°03'14"E, ALONG THE EAST LINE OF LOT 401, 200.00 FEET; THENCE N89°56'46"W, PARALLEL TO THE NORTH LINE OF SAID LOT 401, 452.39 FEET TO THE EAST LINE OF LOT 400; THENCE CONTINUING N89°56'46"W, 80.51 FEET; THENCE N06°30'08"W, PARALLEL AND 80 FOOT DISTANT TO THE EAST LINE OF SAID LOT 400, 218.81 FEET TO THE SOUTH LINE OF FAIRWAY POINTE II, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA; THENCE ALONG THE SOUTH AND EAST LINE OF SAID FAIRWAY POINTE II, THE FOLLOWING COURSE'S: S78°15'05"E, 84.24 FEET; THENCE N11° 44'55"E, 191.73 FEET; THENCE N22°02'27"W, 100.31 FEET; THENCE N41° 20'25"W, 108.29 FEET; THENCE N14°00'01"W, 150.00 FEET; THENCE N11°25'41"E, 104.96 FEET; THENCE N00°00'09"W, 125.00 FEET TO THE NORTH LINE OF SAID LOT 402; THENCE N89°59'51"E, 560.00 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 11.229 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT I, ERIC B. WADDINGTON, PRESIDENT OF TIBURON LIMITED PARTNERSHIP, BEING THE SOLE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY APPROVE OF THE LOT LINE ADJUSTMENT OF LOT 402, TIBURON.
A PERPETUAL EASEMENT IS ALSO HEREBY GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND TO U.S. WEST COMMUNICATIONS, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA DESCRIBED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON 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 AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ADJOINING THE SIDE LOT LINE, AND A EIGHT FOOT (8') WIDE STRIP OF LAND ADJOINING THE REAR LOT LINE OF EACH LOT. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS HEREOF I DO HEREBY SET MY NAME THIS

22 DAY OF JULY, 1998.

Eric B. Waddington
PRESIDENT

SARPY COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS ADMINISTRATIVE LOT LINE ADJUSTMENT OF LOT 402, TIBURON.

THIS 20 DAY OF July, 1998

SARPY COUNTY TREASURER

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

SARPY COUNTY SURVEYOR'S APPROVAL

I HEREBY APPROVE OF THIS ADMINISTRATIVE LOT LINE ADJUSTMENT OF LOT 402, TIBURON.

THIS 22nd DAY OF July, 1998

SARPY COUNTY SURVEYOR

THOMAS A. LYNAM
SURVEYOR
SARPY COUNTY, NEBRASKA

SARPY COUNTY BUILDING INSPECTOR'S APPROVAL

I HEREBY APPROVE OF THIS ADMINISTRATIVE LOT LINE ADJUSTMENT OF LOT 402, TIBURON.

THIS 22nd DAY OF July, 1998

SARPY COUNTY BUILDING INSPECTOR

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

GENERAL NOTARY-State of Nebraska
SANDRA S. SMITH
My Comm. Exp. Sept 29, 2000

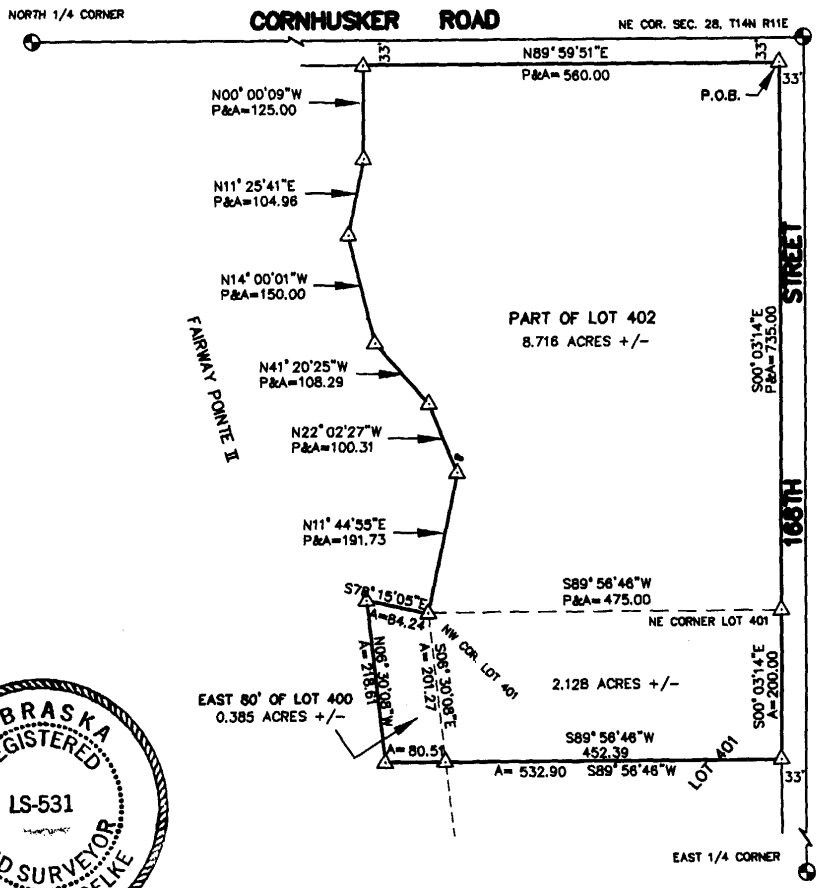
ON THIS 22 DAY OF July, 1998, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, DID APPEAR ERIC B. WADDINGTON, PRESIDENT OF TIBURON LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THIS PLAT, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING PLAT APPROVAL TO BE HIS VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

NOTARY PUBLIC
MY COMMISSION EXPIRES THIS 29 DAY OF Sept, 2000

SCALE: 1" = 200'

LEGEND

●=CORNERS FOUND
△=CORNERS SET
PT=PINCH TOP PIPE
OT=OPEN TOP PIPE
P=RECORD DISTANCE
A=MEASURED DISTANCE



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

SIGNATURE OF LAND SURVEYOR

DATE: July 20, 1998 REG. NO. 531

NEBRASKA REGISTERED LS-531 LAND SURVEYOR DENNIS J. ENGELKE

LAND SURVEY, INC.
4102 "V" STREET
OMAHA, NEBRASKA 68107
(402) 734-9661

SECTION CORNER TIES

N1/4 CORNER 28-14-11
FOUND 3/4" OT
SE 42.85 TO X NAILS IN POWER POLE
SW 67.32 TO X NAILS IN POWER POLE
NW 90.20 TO X NAILS IN POWER POLE

NE CORNER 28-14-11
FOUND R.R. SPIKE IN ASPHALT WITH PUNCH MARK
NE 59.55 TO X NAILS IN POWER POLE
SE 50.56 TO X NAILS IN POWER POLE
SW 45.40 TO X NAILS IN POWER POLE
NW 43.94 TO X NAILS IN POWER POLE

E1/4 CORNER 28-14-11
FOUND NAIL IN ASPHALT
ENE 33.23 TO X NAILS IN CORNER FENCE POST
SSW 193.25 TO X NAILS IN POWER POLE
WNW 31.50 TO X NAILS IN POWER POLE
W. 2.9 TO CENTERLINE OF 168TH STREET