2005-12323

TIBURON VILLAGE

FINAL PLAT

BEING A REPLAT OF LOT 400A2A, LOT 401A TIBURON, AND LOT 1 TIBURON REPLAT II.

LOCATED IN SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6th P.M., SARPY COUNTY NEBRASKA.

LOTS 1 THRU 13, INCLUSIVE

[redacted] 4-19-05 2005-12323

COUNTER LM CK LM
VERIFY DF DE JS
PROOF
FEES $ 23.00
CHECK #
CHG CASH
REFUND CREDIT
SHORT 50 NCR

0 25 50 100 200

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREIN, THAT PERMANENT MARKERS HAVE BEEN SET OR FOUND AT ALL CORNERS, AND THAT ALL INTERIOR LOT CORNERS SHALL BE SET UPON COMPLETION OF SITE GRADING, AS DESCRIBED AND SHOWN HEREIN, OF TIBURON VILLAGE, A REPLAT OF LOTS 401A, AND 400A2A, TIBURON, AND LOT 1, TIBURON REPLAT II, NE 1/4 SEC. 28, T14N, R11E, OF THE 6TH P.M., AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

COMMENCING AT THE NE CORNER OF SEC. 28-14-11, THENCE S00°00'38"E ALONG THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 33 FT.; THENCE, S89°56'27"W A DISTANCE OF 33 FT. TO THE NE CORNER OF LOT 1, TIBURON REPLAT II, WHICH IS ALSO THE POINT OF BEGINNING; THENCE S00°00'38"E, 33 FT. WEST OF AND PARALLEL TO THE EAST LINE OF SAID NE1/4, ALONG THE WEST R.O.W. LINE OF 168TH STREET, A DISTANCE OF 1460.00 FEET TO THE SE CORNER OF SAID LOT 401A; THENCE, S89°59'22"W, ALONG THE SOUTH LINE OF SAID LOT 401A A DISTANCE OF 17.23 FEET TO A POINT OF CURVATURE TO THE LEFT WITH A CHORD DISTANCE OF 314.88 FEET; THENCE, S54°36'05"W, CONTINUING ON THE SOUTH LINE OF SAID LOT 401A, A DISTANCE OF 314.88 FEET TO A POINT OF CURVATURE TO THE RIGHT WITH A CHORD DISTANCE OF 40.43 FEET, TO THE SE CORNER OF SAID LOT 400A2A; THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT A CHORD DISTANCE OF 105.48 FEET TO THE SW CORNER OF SAID LOT 400A2A; THENCE N06°28'35"W, ALONG THE WEST LINES OF SAID LOT 400A2A AND LOT 1, TIBURON REPLAT II, A DISTANCE OF 928.88 FEET; THENCE, ALONG THE FOLLOWING SEVEN BEARINGS AND DISTANCES WHICH MAKE UP THE WESTERLY LINE OF SAID LOT 1:S78°16'23"E, 84.21 FEET; N11°46'08"E, 191.61 FEET; N21°57'00"W, 100.31 FEET; N41°7'51"W, 108.29 FEET; N13°59'53"W, 146.99 FEET; N11°27'30"E, 104.90 FEET; AND N00°01'37"E, 125.09 FEET TO THE NW CORNER OF SAID LOT 1, WHICH IS A POINT ON THE SOUTH R.O.W. LINE OF CORNHUSKER ROAD AND 33 FT. SOUTH OF THE NORTH LINE OF SAID NE1/4; THENCE, N89°56'27"E ALONG SAID SOUTH R.O.W. LINE, ON A LINE 33 FT. SOUTH OF AND PARALLEL TO SAID NE1/4, A DISTANCE OF 560.36 FEET TO THE NE CORNER OF SAID LOT 1, TIBURON REPLAT II, AND THE POINT OF BEGINNING.
CONTAINING 18.03 ACRES, MORE OR LESS.

E. M. GOLLEHON L.S. 134 — DATE 2-2-05

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DIAL-TIBURON LAND DEVELOPMENT NORTH, L.L.C. AND DIAL-TIBURON VILLAGE SMALL SHOPS, L.L.C., BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATTED INTO LOTS AND STREETS AS SHOWN HEREIN. SAID ADDITION TO BE HEREAFTER KNOWN AS " TIBURON VILLAGE ", 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 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, 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, WHEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED. IN WITNESS HEREOF WE DO HEREBY SET OUR NAMES.

DONALD F. DAY, MEMBER
DIAL-TIBURON LAND DEVELOPMENT NORTH, L.L.C.
3/18/05
DATE

DONALD F. DAY, MEMBER
DIAL-TIBURON VILLAGE SMALL SHOPS, L.L.C.
3/18/05

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF Douglas)SS
ON THIS 21 DAY OF March 2005 BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DONALD F. DAY, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING CERTIFICATION TO BE HIS VOLUNTARY ACT AND DEED.
NOTARY PUBLIC
3-15-07

APPROVAL OF MORTGAGEES

KNOW ALL MEN BY THESE PRESENTS THAT ARBOR BANKING GROUP, AN OFFICE OF OTOE COUNTY BANK & TRUST, PATRICK T. DEREN, MICHAEL H. HATCH, DONALD F. GARDINER, CHARTER WEST NATIONAL BANK, AND TIBURON LIMITED PARTNERSHIP, BEING MORTGAGEES OF THE LANDS DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THE PLAT DO HEREBY APPROVE OF THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS FINAL PLAT.

BY: Mark Jepson, Ex. V.P./Arbor Banking Group
BY: Patrick T. Deren
BY: Michael H. Hatch

ACKNOWLEDGEMENT OF NOTARY
STATE OF Nebr.)
COUNTY OF Douglas)SS
ON THIS 24 DAY OF March 2005 BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARK JEPSON, EX. VICE PRESIDENT, ARBOR BANKING GROUP, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS MORTGAGEE OF SAID PROPERTIES, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING CERTIFICATION TO BE HIS VOLUNTARY ACT AND DEED AS SUCH MORTGAGEE OF SAID PROPERTY.
NOTARY PUBLIC
11-5-08

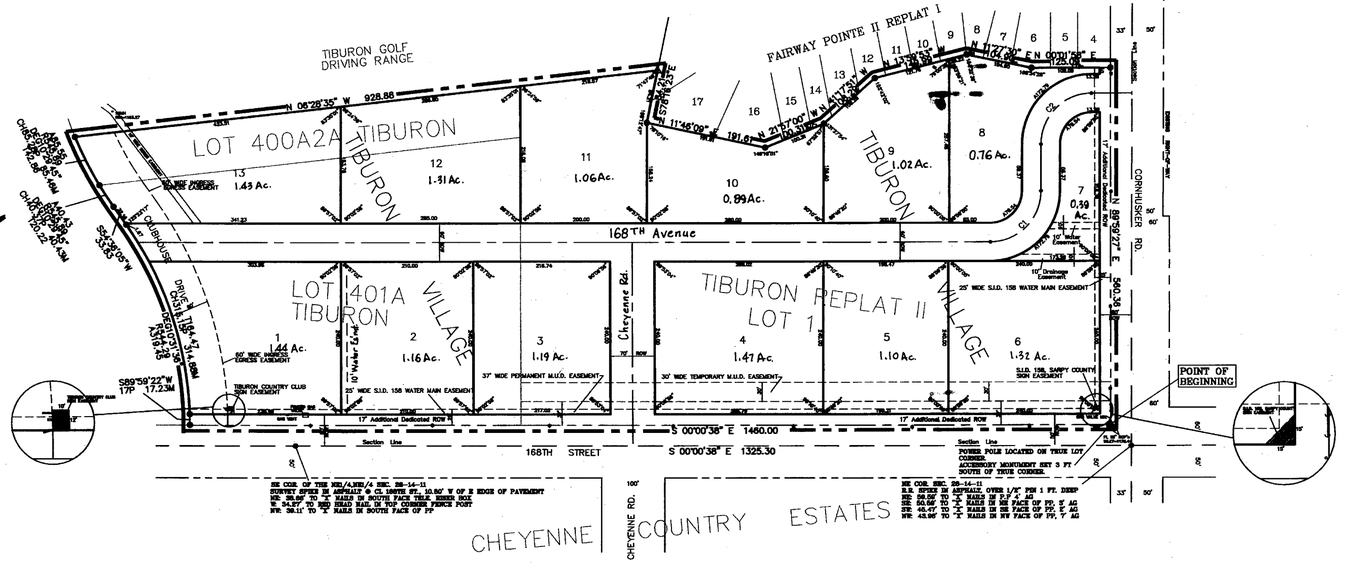
ACKNOWLEDGEMENT OF NOTARY
STATE OF IOWA)
COUNTY OF Shelby)SS
ON THIS 4 DAY OF April 2005 BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PATRICK T. DEREN, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS MORTGAGEE OF SAID PROPERTIES, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING CERTIFICATION TO BE HIS VOLUNTARY ACT AND DEED AS SUCH MORTGAGEE OF SAID PROPERTY.
NOTARY PUBLIC
CAROLYN FISCUS COMMISSION # 161114 MY COMMISSION E... 2/27/07

ACKNOWLEDGEMENT OF NOTARY
STATE OF Texas)
COUNTY OF Real)SS
ON THIS 1ST DAY OF April 2005 BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MICHAEL H. HATCH, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS MORTGAGEE OF SAID PROPERTIES, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING CERTIFICATION TO BE HIS VOLUNTARY ACT AND DEED AS SUCH MORTGAGEE OF SAID PROPERTY.
NOTARY PUBLIC
1-20-07

ACKNOWLEDGEMENT OF NOTARY
STATE OF Nebr.)
COUNTY OF Douglas)SS
ON THIS 25th DAY OF March 2005 BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DONALD F. GARDINER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS MORTGAGEE OF SAID PROPERTIES, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING CERTIFICATION TO BE HIS VOLUNTARY ACT AND DEED AS SUCH MORTGAGEE OF SAID PROPERTY.
NOTARY PUBLIC
5-15-08

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF Douglas)SS
ON THIS 16 DAY OF March 2005 BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED RON BERTUCCI, V.P. CHARTER WEST NATIONAL BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS MORTGAGEE OF SAID PROPERTIES, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING CERTIFICATION TO BE HIS VOLUNTARY ACT AND DEED AS SUCH MORTGAGEE OF SAID PROPERTY.
NOTARY PUBLIC
6-09-08

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA)
COUNTY OF DG)SS
ON THIS 15 DAY OF MARCH '05 BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ERIC B. WADDINGTON, GENERAL PARTNER, TIBURON LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT AS MORTGAGEE OF SAID PROPERTIES, AND HE DID ACKNOWLEDGE HIS EXECUTION OF THE FOREGOING CERTIFICATION TO BE HIS VOLUNTARY ACT AND DEED AS SUCH MORTGAGEE OF SAID PROPERTY.
NOTARY PUBLIC
8-29-08



LEGEND:

- △ SET PIN – 5/8" REBAR
- ● FOUND PIN – 5/8" REBAR
- P PLATTED DISTANCE
- M MEASURED DISTANCE

CURVE DATA	ARC	DELTA	R	DEG	CH	T
C1	125.66	89°59'55"	80.00	71°37'11"	113.14	80.00
C2	125.66	89°59'55"	80.00	71°37'11"	113.14	80.00

PAID. TREASURER'S OFFICE
IS ONLY VALID UNTIL DECEMBER 30th

COUNTY TREASURER'S CERTIFICATE THIS YEAR

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.

4-5-05
DATE
COUNTY TREASURER

COUNTY PLANNING BOARD CERTIFICATION

THIS PLAT OF "TIBURON VILLAGE" IS HEREBY APPROVED BY THE SARPY COUNTY PLANNING BOARD, ON THIS 16 DAY OF MARCH 2005
CHAIRMAN, PLANNING BOARD

REVIEW OF SARPY COUNTY SURVEYOR

THIS PLAT OF "TIBURON VILLAGE" IS HEREBY APPROVED BY THE SARPY COUNTY SURVEYOR THIS 5 DAY OF APRIL 2005

4/05/2005
DATE
SARPY COUNTY SURVEYOR

THOMAS P. DUNCAN SURVEYOR SARPY COUNTY, NEBRASKA

COUNTY BUILDING INSPECTOR APPROVAL

THIS PLAT OF "TIBURON VILLAGE" IS HEREBY APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 18 DAY OF April 2005
SARPY COUNTY BUILDING INSPECTOR

COUNTY BOARD OF COMMISSIONERS CERTIFICATION

THIS PLAT OF "TIBURON VILLAGE" IS HEREBY APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS, ON THIS 12 DAY OF April 2005
ATTEST
CLERK
CHAIRMAN, BOARD OF COMMISSIONERS
SEAL SARPY COUNTY NEBRASKA

DRAWN BY: FEM	PE/LS, Inc. Civil Engineering Surveying		PROJECT NO. 05-005
CHECKED BY: DMC	6027 OAKCREST PLAZA, OMAHA, NEB. 68137	891-0864	DATE 2/3/05
	TIBURON VILLAGE FINAL PLAT		SHEET NO. 1

2005-12323