

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.

Verfy AS  
D.E. By  
Print \_\_\_\_\_  
Fees \$ 16.50  
OR  Cash  Check

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
98 019901

98 JUL 22 PM 3:59

*Glenn J. Dowling*

### 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 SAID LOT 401, 452.39 FEET TO THE EAST LINE OF  
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 N1°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,  
104.98 FEET; THENCE N00°00'09"W, 125.00 FEET TO THE NORTH LINE OF SAID LOT 402,  
THENCE N89°59'51"E, 580.00 FEET TO THE POINT OF BEGINNING,  
CONTAINING A CALCULATED AREA OF 11.229 ACRES, MORE OR LESS.



### 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

*[Signature]*  
SARPY COUNTY TREASURER

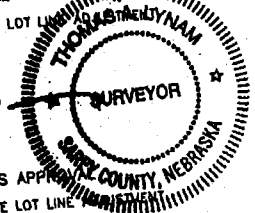
TAXES ASSESSED AND LEVIED FOR THE  
CURRENT YEAR ARE NEITHER DUE NOR  
PAID. TREASURERS CERTIFICATION  
IS ONLY VALID UNTIL DECEMBER 30th  
OF THIS YEAR

### SARPY COUNTY SURVEYOR'S APPROVAL

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

THIS 22 DAY OF July, 1998

*Thomas A. Ly*  
SARPY COUNTY SURVEYOR



### SARPY COUNTY BUILDING INSPECTOR'S APPROVAL

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

THIS 22 DAY OF July, 1998

*Ken Lee L. O'Keefe*  
SARPY COUNTY BUILDING INSPECTOR

### 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 WAY  
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 WHEREOF I DO HEREBY SET MY NAME THIS

22 DAY OF July, 1998.

*Eric B. Waddington*  
OWNER

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA }  
COUNTY OF SARPY }

GENERAL NOTARY PUBLIC BY INSTRUMENT  
**SANDRA S. SMITH**  
My Comm. Exp. Sept. 29, 2000

98-01110117

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.

*Sandra S. Smith*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES THIS 22 DAY OF SEP 2000



SCALE: 1" = 200'

**LEGEND**

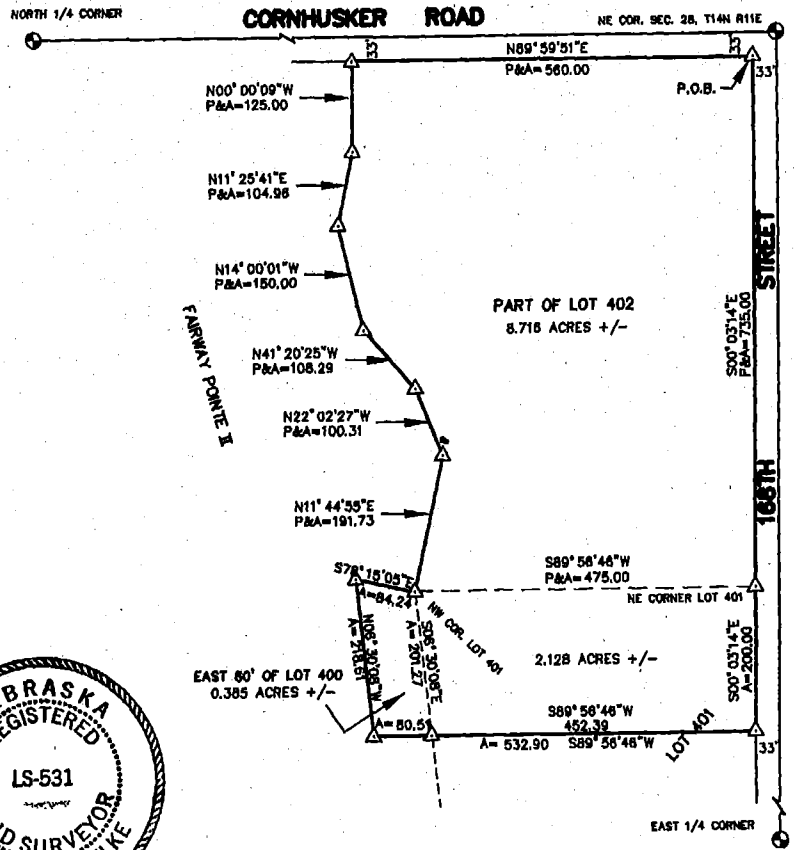
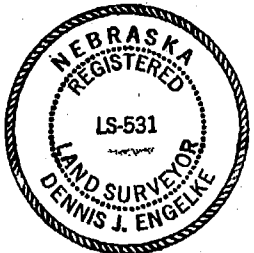
- ⊙ - CORNERS FOUND
- △ - CORNERS SET
- PT - PINCH TOP PIPE
- OT - OPEN TOP PIPE
- P - RECORD DISTANCE
- A - MEASURED DISTANCE

**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.

*Dennis J. Engelke*  
SIGNATURE OF LAND SURVEYOR

DATE: July 20, 1998 REG. NO. 531



**SECTION CORNER TIES**

- N1/4 CORNER 28-14-11 FOUND 3/4" OT SE 42.85 TO X NAILS IN POWER POLE SW 87.32 TO X NAILS IN POWER POLE NW 93.20 TO X NAILS IN POWER POLE
- NE CORNER 28-14-11 FOUND I.R. SPIKE IN ASPHALT WITH PUNCH MARK NE 99.95 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 133.28 TO X NAILS IN POWER POLE NWW 31.50 TO X NAILS IN POWER POLE W 2.9 TO CENTERLINE OF 168TH STREET

**LAND SURVEY, INC.**  
4102 "V" STREET  
OMAHA, NEBRASKA 68107  
(402) 734-9861