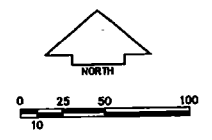


### FAIRWAY POINTE 3

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, S03°34'52"E ALONG THE EAST LINE OF LOT 400A1B1, TIBURON, FOR 488.37 FEET; THENCE, S87°00'50"W ALONG THE SOUTH LINE OF SAID LOT 400A1B1, TIBURON FOR 100.40 FEET TO A SE CORNER OF LOT 400A1B2, TIBURON; THENCE, N03°00'52"W ALONG THE EAST LINE OF SAID LOT 400A1B2, 230.46 FT.; THENCE, S86°15'28"W, ALONG THE NORTH LINE OF SAID LOT 400A1B2, FOR 219.78 FEET; THENCE, N01°30'01"W ALONG THE WEST LINE OF LOT 400A1B1, FOR 205.83 FEET TO THE SW CORNER OF LOT 19, TIBURON PATIO HOMES; THENCE, N88°29'59"E ALONG THE SOUTH LINE OF SAID LOT 19, FOR 120.00 FEET; THENCE, N01°30'01"W ALONG THE EAST LINE OF LOT 19 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.

*E. M. Dolehen*  
E. M. DOLEHEN L.S. 134  
DATE: July 9, 04



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT TIBURON LIMITED PARTNERSHIP, ERIC B. WADDINGTON, PRESIDENT, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE RE-PLATTED TO FAIRWAY POINTE 3. AND IN ORDER TO FACILITATE AND APPROVE OF THE DISPOSITION OF SAID PROPERTY AS SHOWN ON THIS REPLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND QUEST 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 FOR THE 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, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED. IN WITNESS WHEREOF WE DO HEREBY SET OUR NAMES.

July 27, 2004  
DATE  
*Eric B. Waddington*  
ERIC B. WADDINGTON, 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. WADDINGTON, 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.

*Sandra S. Smith*  
NOTARY PUBLIC  
GENERAL NOTARY-STATE OF NEBRASKA  
SANDRA S. SMITH  
My Comm. Exp. Sept. 28, 2004

**COUNTY TREASURER'S 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.

7-13-2004  
DATE  
*Michael James Dore*  
COUNTY TREASURER  
TAXES ASSESSED AND LISTED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

**REVIEW OF SARPY COUNTY SURVEYORS**

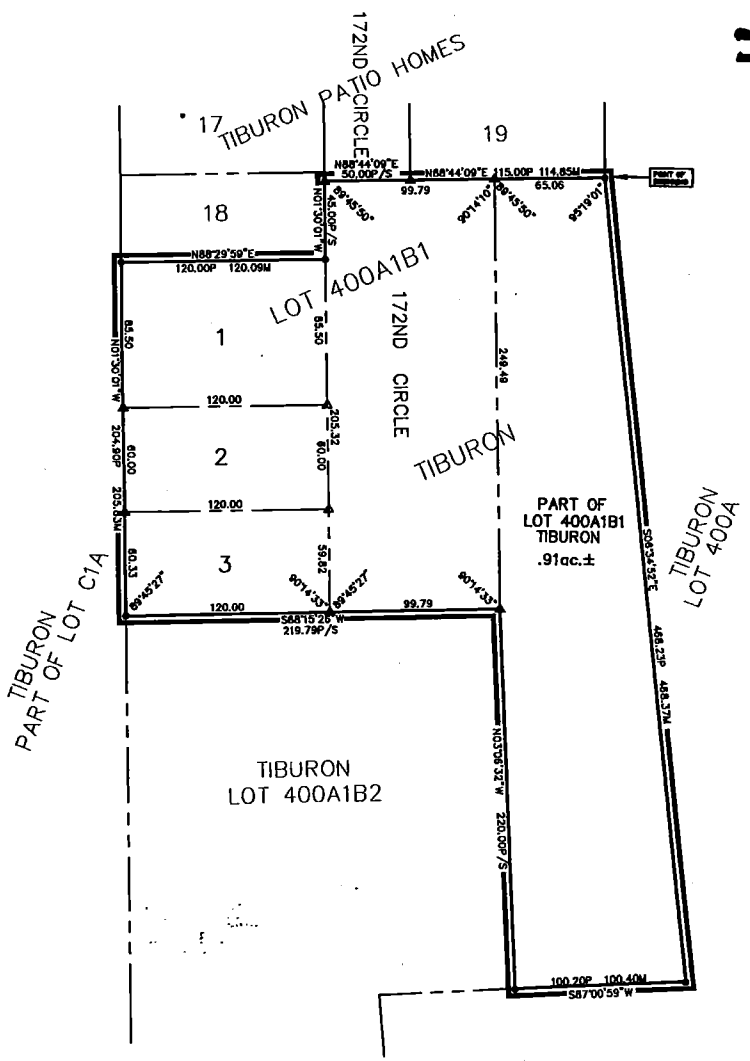
I HAVE REVIEWED THIS PLAT OF FAIRWAY POINTE 3  
7/29/2004  
DATE  
*Thomas A. Lyman*  
SARPY COUNTY SURVEYOR



**COUNTY BUILDING INSPECTOR APPROVAL:**

THIS PLAT OF "FAIRWAY POINTE 3" IS HEREBY APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR THIS 12 DAY OF July, 2004

*Kevin J. [Signature]*  
SARPY COUNTY BUILDING INSPECTOR



Nov 12, 2004  
2:11 P.M.  
2004-43338  
David J. [Signature]

COUNTER	D	C.E.
VERIFY	DM	D.E.
PROF.	174	
FEE'S \$	32.50	
CHECK#		
CASH	32.50	
REFUND		
CREDIT		
SHORT		

**LEGEND:**

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

DRAWN BY FEM	PE/IS, Inc. Surveying	PROJECT NO. 04-023
CHECKED BY CUC	Civil Engineering	DATE 8/28/04
	8007 CLAYBERRY PLAZA OMAHA, NEB. 68117	991-0852
	FAIRWAY POINTE 3	SHEET NO. 1
	FINAL PLAT	

F

**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:

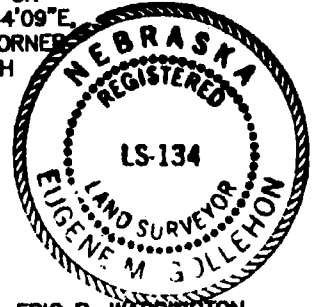
**LEGAL DESCRIPTION:**

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, ~~220 Feet~~, THENCE, S88°15'26"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 205.83 FEET TO THE SW CORNER OF LOT 18, TIBURON PATIO HOMES; THENCE, N88°29'59"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.

*E. M. Gollehon*  
E. M. GOLLEHON L.S. 134

*July 9, 04*  
DATE



**BEING A REPLAT OF L  
TOWNSHIP 14 NORTH, RANGI**

**LO**

1

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT TIBURON LIMITED PARTNERSHIP, ERIC B. WADDINGTON, PRESIDENT, 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 " 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 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, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED. IN WITNESS HEREOF WE DO HEREBY SET OUR NAMES.

*July 27, 2004*  
DATE


*Eric B. Waddington*  
ERIC B. WADDINGTON, PRESIDENT  
TIBURON LIMITED PARTNERSHIP

17

2004-4338A


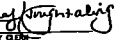
**COUNTY PLANNING BOARD CERTIFICATION**


THIS PLAT OF "FAIRWAY POINTE 3" IS HEREBY APPROVED BY THE SHERIFF COUNTY PLANNING BOARD, ON THIS 16<sup>th</sup> DAY OF July, 2004

  
CHAIRMAN, PLANNING BOARD

**COUNTY BOARD OF COMMISSIONERS CERTIFICATION**

THIS PLAT OF "FAIRWAY POINTE 3" IS HEREBY APPROVED BY THE SHERIFF COUNTY BOARD OF COMMISSIONERS, ON THE 16<sup>th</sup> DAY OF July, 2004

   
SHERIFF COUNTY CLERK

  
CHAIRMAN, BOARD OF COMMISSIONERS

DATE	PE/LS, Inc. Surveying	PROJECT NO.
FOR	Civil Engineering	04-023
BY	1001 S. UNIVERSITY BLVD. SUITE 100 DALLAS, TEXAS 75241	DATE
	FAIRWAY POINTE 3	2004
	FINAL PLAT	2

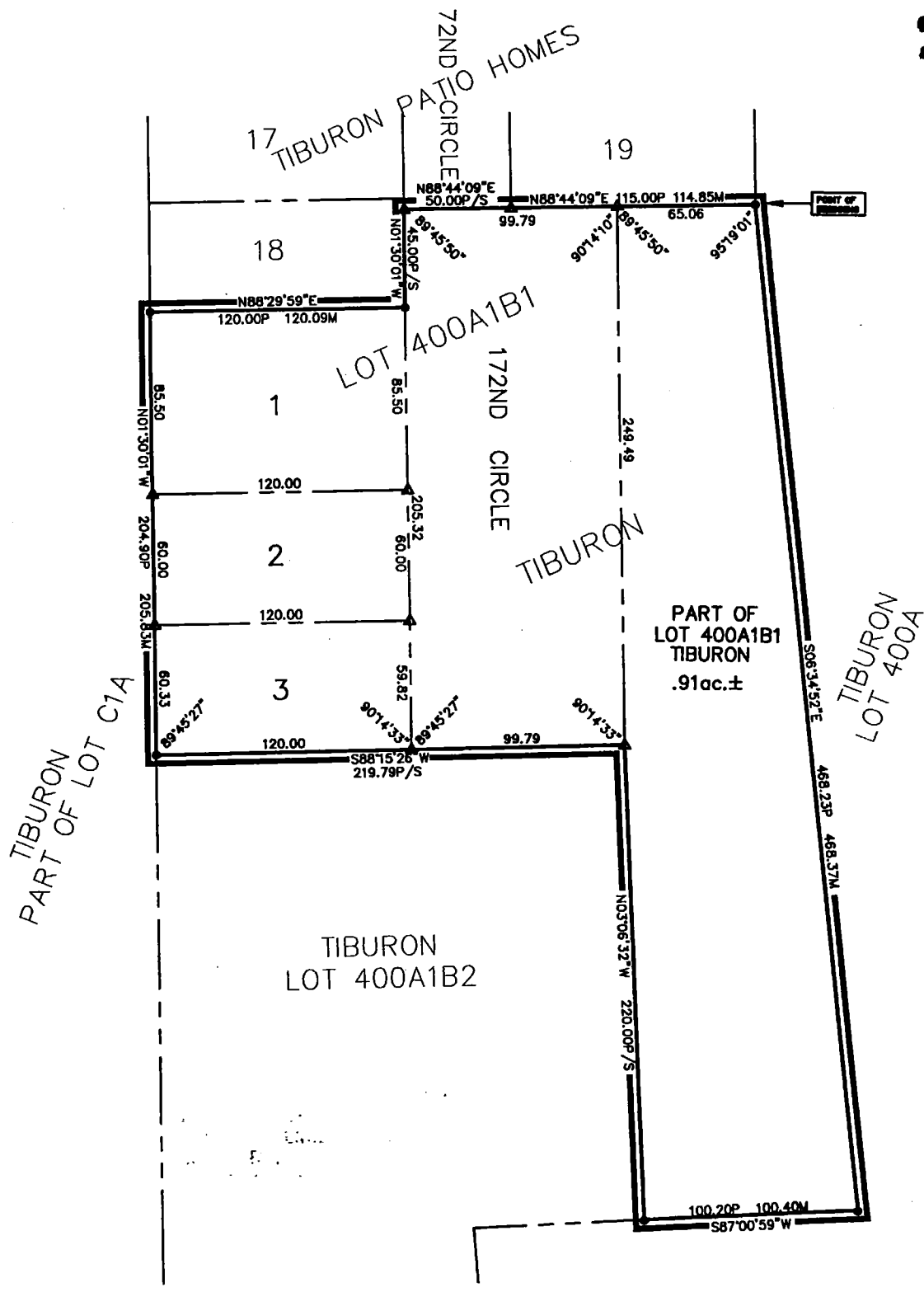
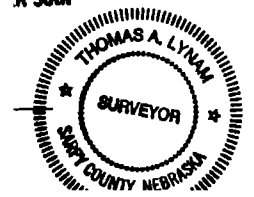
Registered Nov 12 2004 2:11 P.M.  
 2004- 13338  
 Lloyd L. Downing, Registrar of Deeds, State of Nebraska



ED INTO  
AIRWAY  
PROPERTY  
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State of Nebraska  
T. SMITH  
Sept. 29, 2004

AGAINST  
OFFICE.  
  
OR THE  
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R 30th



COUNTER D C.E. D  
 VERIFY DM D.E. D  
 PROC TM  
 FEES \$ 32.50  
 CHECK# \_\_\_\_\_  
 CHG \_\_\_\_\_ CASH 32.50  
 REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
 SHORT \_\_\_\_\_ NET \_\_\_\_\_

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