

UNPLATTED

FILED SARPY CO. NE.
INSTRUMENT NUMBER
91-02435
91 FEB 22 PM 1:44

FINAL PLAT OF LOT 1 TIBURON PATIO HOMES

BEING A REPLATTING OF PART OF LOTS 400 AND 402, CORONADO LOCATED,
IN THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 14 NORTH,
RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, AS SURVEYED, PLATTED
AND RECORDED IN SARPY COUNTY, NEBRASKA.
(SUBLOT 1 THROUGH 55 INCLUSIVE)

Carol A. Savoy
REGISTER OF DEEDS

Plat _____
D.E. _____
Verify _____
Titled _____
Checked _____
Fee \$ 37.00

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT FROM PINS HAVE BEEN PLACED AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND POINT OF CURVE AND POINT OF TANGENCY OF ALL CURVES. SAID SUBDIVISION TO BE KNOWN AS TIBURON PATIO HOMES (SUBLOT 1 THRU 55 INCLUSIVE), BEING A REPLATTING OF PART OF LOTS 400 AND 402 CORONADO LOCATED IN THE NE 1/4 OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 400, CORONADO, THENCE SOUTH 03° 04' 11" EAST 148.88 FEET ALONG THE WESTERLY LINE OF LOT 400 CORONADO A DISTANCE OF 200.00 FEET TO A POINT OF ANGLE, THENCE CONTINUING ALONG SAID WESTERLY LINE SOUTH 01° 34' 01" EAST A DISTANCE OF 233.00 FEET THENCE NORTH 83° 20' 58" WEST A DISTANCE OF 180.00 FEET, THENCE NORTH 01° 34' 01" WEST A DISTANCE OF 42.93 FEET TO A POINT, THENCE NORTH 01° 04' 03" WEST A DISTANCE OF 143.90 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 402, CORONADO, SAID POINT BEING 5.0 FEET EAST OF THE NORTHEAST CORNER OF LOT 402 CORONADO, THENCE SOUTH 89° 25' 51" WEST ALONG THE NORTH LINE OF LOTS 400 AND 402, CORONADO A DISTANCE OF 255.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 428,256 SQUARE FEET OR 10.07 ACRES MORE OR LESS.
NOTE: THE NORTH LINE OF LOT 400, CORONADO IS ASSUMED TO BEAR NORTH BY 35° 51' EAST AS SHOWN ON THE ORIGINAL PLAT.

Chas. E. G. Carver
CLARENCE ROGER CARVER
HE HAS 306
DATE: April 26, 1990

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF TIBURON PATIO HOMES (SUBLOT 1 THRU 55 INCLUSIVE) WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS ON THIS _____ DAY OF _____, 19____.

ATTEST: _____
CLERK

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF TIBURON PATIO HOMES (SUBLOT 1 THRU 55 INCLUSIVE) WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION, ON THE _____ DAY OF _____, 19____.

ATTEST: _____
CLERK

NOTE: ALL ANGLES ARE TO CENTER UNLESS OTHERWISE INDICATED.

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 CHANGE WITHIN THIS PLAT AS OF THE _____ DAY OF _____, 19____.

Scott D. Gram
SCOTT D. GRAM
CLERK

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

ON THIS _____ DAY OF _____, 19____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY appeared _____, PRESIDENT OF TIBURON PATIO HOMES, INC., VICE PRESIDENT OF TIBURON PATIO HOMES, INC. WHO IS OFFICER TO THE DECLARATION ON THIS PLAT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA IN SAID COUNTY THE DAY AND YEAR LAST ABOVE WRITTEN.

Richard D. Geste
RICHARD D. GESTE
NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

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Edward L. Gull
EDWARD L. GULL
NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

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Stephen M. Mearns
STEPHEN M. MEARNS
NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

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Richard D. Geste
RICHARD D. GESTE
NOTARY PUBLIC

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, TIBURON LIMITED PARTNERSHIP, OWNER, FIRST NATIONAL BANK OF OMAHA AND CHRISTIENSON CORPORATION, POSTOFFICE, WITH THE SOLE OWNER AND INDICATORS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND ENFORCEMENT WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE MANAGED AND MAINTAINED AS SHOWN ON SAID PLAT AND SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS TIBURON PATIO HOMES (SUBLOT 1 THRU 55 INCLUSIVE) AND WE DO HEREBY NOTIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT.

I AND WE DO HEREBY GRANT THE PERPETUAL EASEMENT TO THE OPEN PUBLIC POWER DISTRICT, U.S. WEST AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUPPLEMENTED BY OTHER ACCESSORIES AND METHODS, TO ERRECT, OPERATE, MAINTAIN, REPAIR AND REMOVE, POLES, WIRING, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREOF WIRING OR CABLES FOR THE CONVEYING AND TRANSMISSION OF ELECTRIC ENERGY FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUND OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THE RECEIVING END THEREOF, THROUGH UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND AND TRAFFICING ALL FRONT YARD STRIPS OF LAND ADJUTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ADJUTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, THE REAR EXTERIOR LOTS BEING THOSE LOTS WHICH HAVE THOSE LOTS BEING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN FOOT (16') WIDE STRIP OF LAND SHALL BE REDUCED TO AN EIGHT FOOT (8') WIDE STRIP UNDER THE ADJACENT LAND IS SURVEYED, EXCEPT AND PROVIDED AS FOLLOWS: NO BUILDING OR STRUCTURE SHALL BE PLACED IN THE SAID STRIP OF LAND, BUT SOME MAY BE USED FOR GARAGES, SHEDS, LAUNDRYING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH OR INFRINGE WITH THE ABOVE SAID OR RIGHTS HEREIN GRANTED.

I, _____, WITNESS WHEREOF WE DO SET OUR HANDS.

L. Johnson
L. JOHNSON
VICE PRESIDENT
DATE: 5-2-90

R. Johnson
R. JOHNSON
VICE PRESIDENT
DATE: 5/1/90

Paul R. Johnson
PAUL R. JOHNSON
PRESIDENT
DATE: 4-27-90

ACKNOWLEDGMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

ON THIS _____ DAY OF _____, 19____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY appeared _____, VICE PRESIDENT OF TIBURON LIMITED PARTNERSHIP, WHO IS OFFICER TO THE DECLARATION ON THIS PLAT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND AND NOTARIAL SEAL AT OMAHA IN SAID COUNTY THE DAY AND YEAR LAST ABOVE WRITTEN.

Edward L. Gull
EDWARD L. GULL
NOTARY PUBLIC

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REvised: 2-20-1991 A.B.S.
CARRELL & ASSOCIATES, INC.
LAND SURVEYORS & CONSULTANTS
11122 "O" STREET
OMAHA, NEBRASKA 68117
(402) 331-1111