

# ZWEIBACK ADDITION REPLAT OF TAX LOT 4A1A1

LOCATED IN THE NORTHWEST QUARTER OF  
SEC. 26, T14N, R13E, SARPY COUNTY, NEBRASKA

LOTS 1 & 2

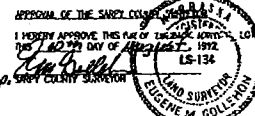
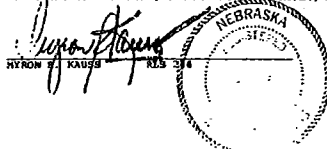
PROOF  
D.E. \_\_\_\_\_  
Verify \_\_\_\_\_  
Filed \_\_\_\_\_  
Checked \_\_\_\_\_  
Fee \$ 16.00

INSTRUMENT NUMBER  
93-003712  
93 FEB 26 PM 2:15

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLACED PERMANENT MARKERS AT ALL CORNERS OF ALL LOTS LOCATED IN ZWEIBACK ADDITION IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TAX LOT 4A1A1; THENCE SOUTH 89°32'04" WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID TAX LOT, A DISTANCE OF 722.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 73-75; THENCE NORTH 04°30'49" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY, A DISTANCE OF 419.93 FEET; THENCE NORTH 88°18'41" EAST ALONG THE SOUTHERLY LINES OF TAX LOT 4A1B1, A DISTANCE OF 316.75 FEET; THENCE SOUTH 01°15'32" EAST ALONG SAID TAX LOT 4A1B1, A DISTANCE OF 135.55 FEET; THENCE NORTH 88°30'06" EAST ALONG SAID TAX LOT 4A1B1, A DISTANCE OF 361.84 FEET; THENCE SOUTH 01°33'43" EAST ALONG THE WEST LINE OF LOT 1, AURORA ADDITION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, A DISTANCE OF 294.49 FEET TO THE POINT OF BEGINNING, CONTAINING 3.68 ACRES, MORE OR LESS.



## APPROVAL OF THE PLANNING DIRECTOR

THIS PLAN OF ZWEIBACK ADDITION, LOTS 1 & 2, WAS APPROVED BY THE PLANNING DIRECTOR THIS 16th DAY OF February, 1993. THIS PLAN WILL BECOME FINAL AND VOID IF NOT RECORDED IN THE OFFICE OF THE SARPY COUNTY REGISTER OF DEEDS OFFICE WITHIN NINETY (90) DAYS OF THE ABOVE DATE OF APPROVAL.

*John E. Miller*  
PLANNING DIRECTOR

## COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ENCLOSED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE 2-24-93 COUNTY TREASURER *John E. Miller*



## APPROVAL OF THE CITY ENGINEER

THIS PLAN OF ZWEIBACK ADDITION, LOTS 1 & 2, WAS APPROVED BY THE CITY ENGINEER THIS 23rd DAY OF February, 1993.

CITY ENGINEER *John E. Miller*

## APPROVAL OF THE PUBLIC WORKS DIRECTOR

THIS PLAN OF ZWEIBACK ADDITION, LOTS 1 & 2, WAS APPROVED BY THE PUBLIC WORKS DIRECTOR THIS 16th DAY OF February, 1993.

PUBLIC WORKS DIRECTOR *John E. Miller*

## DEDICATION

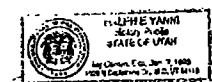
KNOW ALL MEN BY THESE PRESENTS THAT 73-75 PROPERTIES COMPANY, A NEBRASKA GENERAL PARTNERSHIP, OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ENCLOSED HEREIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS 1 & 2, ZWEIBACK ADDITION AND WE DO HEREBY PARTIALLY AFFIRM THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE CHINA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS COMPANY, INC. (FORMERLY NORTHWESTERN BELL TELEPHONE COMPANY), 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 POLES, WIRES, CABLE, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THE RECEIPTION OR OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THIS STRIP OF LAND IS HEREBY DEDICATED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION, SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR PERMANENT WALLS SHALL BE PLACED IN THE 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 HEREBY GRANTED.

IN WITNESS WHEREOF, WE DO SET OUR HANDS THIS 5th DAY OF August, 1992.

*Warren S. Zweiback*  
WARREN S. ZWEIBACK, PARTNER

## ACKNOWLEDGMENT OF NOTARY

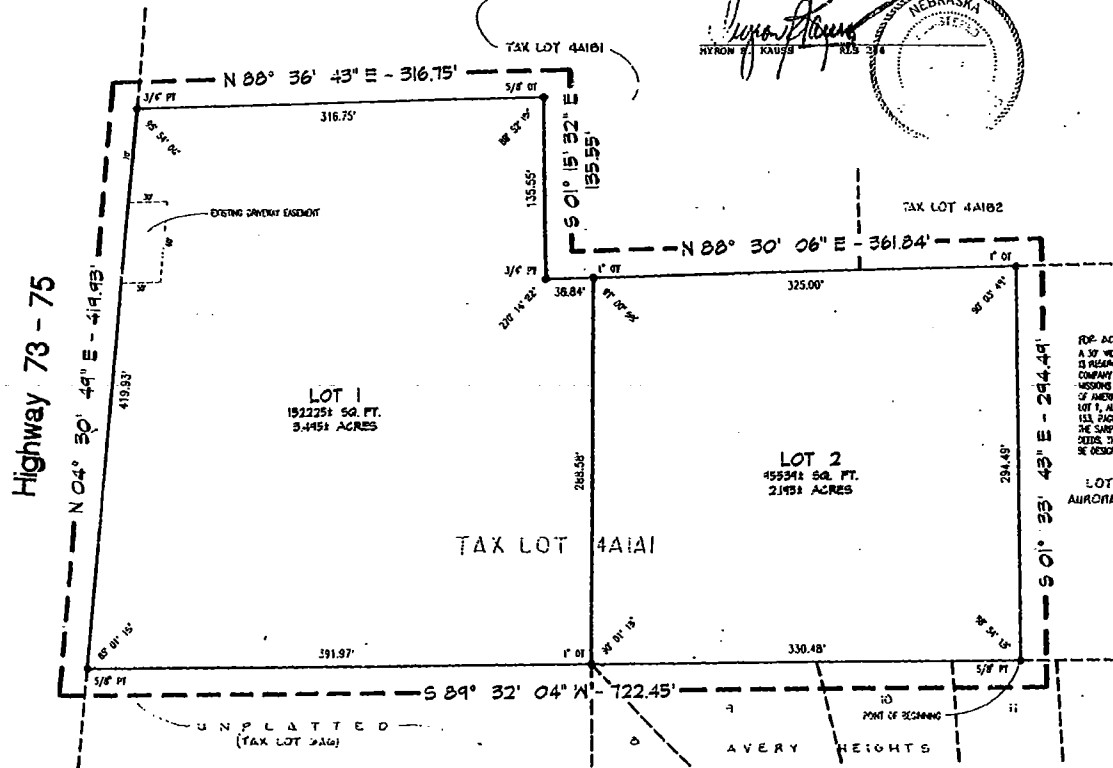
STATE OF NEBRASKA  
COUNTY OF SARPY



ON THIS 5th DAY OF August, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, ONLY COMMISSIONED IN AND FOR SAID COUNTY, PERSONALLY CAME WARREN S. ZWEIBACK, A PARTNER, 73-75 PROPERTIES COMPANY, A NEBRASKA GENERAL PARTNERSHIP, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON, WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT, AND WHO ACKNOWLEDGE THE EXECUTION THEREOF TO BE THE VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES 7-93

*John E. Miller*  
NOTARY PUBLIC



FOR ACCESS TO LOT 2  
A 30' WIDE PERPETUAL EASEMENT  
IS GRANTED BY 73-75 PROPERTIES  
COMPANY TO BOARD OF AMERICAN  
MEMBERS OF THE UPHOLD ORDER  
OF AMERICA ACROSS 4441 IS NOW  
LOT 1, AURORA SUBD. FOR BOOK  
153, PAGE 179, IN THE OFFICE OF  
THE SARPY COUNTY REGISTER OF  
DEEDS, THE EXACT LOCATION TO  
BE DESIGNATED BY THE GRANTEE.

LOT 1  
AURORA SUBD.

