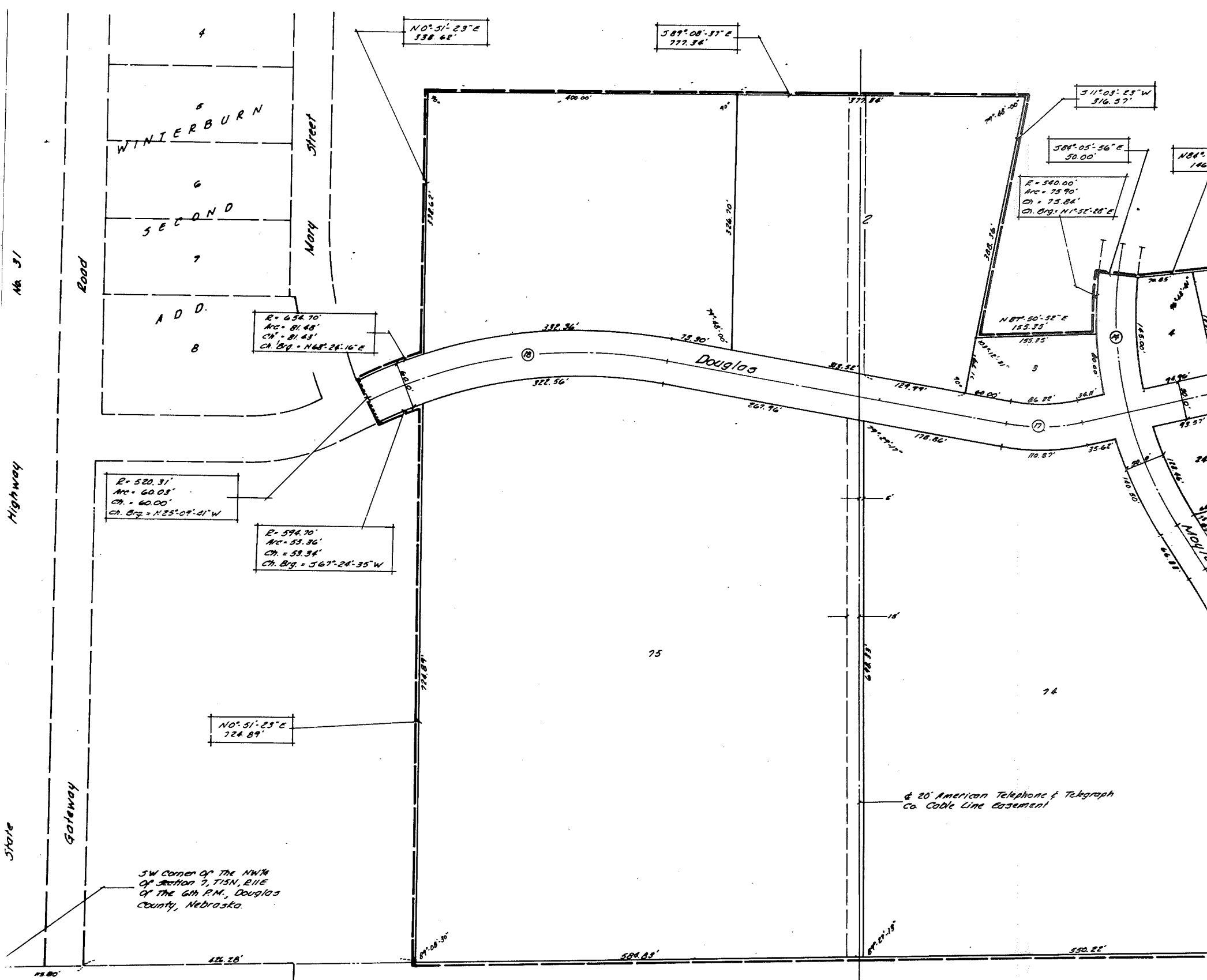


WINTERBURN 3RD

Lots 1 Thru 75, Inclusive

Being A Platting Of Part Of The 3/4 Of The NW 1/4 Of Section 7, T15N, R Douglas County, Nebraska.



20	1	Reverse
19	2	
18	3	
17	4	

Centerline Curve Data				
14. $\Delta = 42^{\circ}30'00''$ $D = 11,125.9941$ $T = 200.27'$ $L = 382.01'$ $R = 515.00'$	15. $\Delta = 26^{\circ}37'18''$ $D = 6,777.938$ $T = 200.00'$ $L = 392.78'$ $R = 845.35'$	16. $\Delta = 39^{\circ}30'06''$ $D = 40,931.108$ $T = 50.26'$ $L = 96.51'$ $R = 139.98'$	17. $\Delta = 29^{\circ}26'36''$ $D = 23,775.9663$ $T = 50.00'$ $L = 98.60'$ $R = 240.98'$	18. $\Delta = 30^{\circ}00'00''$ $D = 9,125.000$ $T = 200.00'$ $L = 382.01'$ $R = 515.00'$
19. $\Delta = 22^{\circ}15'00''$ $D = 22,470.9803$ $T = 50.14'$ $L = 99.02'$ $R = 254.98'$	20. $\Delta = 31^{\circ}55'26''$ $D = 6,489.318$ $T = 252.54'$ $L = 491.94'$ $R = 882.72'$	21. $\Delta = 6^{\circ}48'50''$ $D = 6,821.9311$ $T = 50.00'$ $L = 99.88'$ $R = 839.88'$	22. $\Delta = 24^{\circ}10'20''$ $D = 40,202.2043$ $T = 30.52'$ $L = 60.13'$ $R = 142.52'$	23. $\Delta = 24^{\circ}00'00''$ $D = 40,000.000$ $T = 30.00'$ $L = 60.00'$ $R = 142.00'$

& 20' American Telephone & Telegraph Co. Cable Line easement

SURVEYOR'S CERTIFICATE



I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS PLACED AT ALL CORNERS ON THE BOUNDARY OF THIS PLAT, AND THAT PERMANENT MARKERS WILL BE PLACED ON THE INTERIOR, DIVISION IS KNOWN AS: WINTERBURN 3RD ADDITION, LOTS 1 THROUGH 75, EXCLUSIVE, BEING A PLATTING OF PART OF THE N 7, T15N, R11E OF THE 6TH PM., DOUGLAS COUNTY, NEBRASKA TO WIT: THAT PART OF THE NW 1/4 OF SECTION 7, T15N, R11E C.P.M., DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID NW 1/4: THENCE S 89° 59' 00" (N BEARING) ON THE SOUTH LINE OF SAID NW 1/4: 1919.83 FEET TO A POINT 542.08 FEET EASTERLY FROM THE SW CORNER OF SAID NW 1/4: THENCE N 0° 51' 23" E ON A LINE 542.08 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NW 1/4, 724.89 FEET TO A POINT ON A CURVE: THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT (RADIUS BEING 594.70 FEET, CHORD BEARING S 67° 24' 35" W, CHORD BEING 53.36 FEET), 53.36 FEET TO A POINT ON THE EASTERLY CURVED R.O.W. LINE OF MARY STREET: THENCE NORTHWESTERLY TO THE RIGHT ON SAID EASTERLY R.O.W. LINE OF MARY STREET (RADIUS BEING 520.31 FEET, CHORD BEARING N 25° 09' 41" E, CHORD BEING 60.00 FEET) 60.00 FEET TO A POINT ON A CURVE: THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT (RADIUS BEING 316.57 FEET, CHORD BEARING N 68° 24' 16" E, CHORD BEING 81.43 FEET), 81.48 FEET; THENCE N 0° 51' 23" E ON A LINE 542.08 FEET OF AND PARALLEL TO THE WEST LINE OF SAID NW 1/4, 338.62 FEET; THENCE S 89° 08' 37" E, 777.34 FEET; THENCE S 11° 03' 31.67 FEET; THENCE N 87° 50' 52" E, 155.35 FEET TO A POINT ON A CURVE: THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT (RADIUS BEING 540.00 FEET, CHORD BEARING N 1° 52' 28" E, CHORD BEING 75.84 FEET), 75.90 FEET; THENCE S 84° 05' 56" E, 197.36 FEET; THENCE N 84° 25' 28" E, 146.38 FEET; THENCE N 78° 33' 20" E, 148.74 FEET; THENCE N 65° 21' 53" E, 197.36 FEET; THENCE N 52° 59' 26" E, 134.82 FEET; THENCE N 73° 40' 36" E, 102.21 FEET; THENCE S 89° 30' 25" E, 311.99 FEET TO A POINT ON THE EAST LINE OF SAID NW 1/4: THENCE S 0° 29' 25" W ON THE EAST LINE OF SAID NW 1/4: 1114.82 FEET TO THE POINT OF BEGINNING

November 1, 1972
DATE

William P. Dornier
REGISTERED LAND SURVEYOR

LS-217
REGISTRATION NUMBER

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE HILLRISE INVESTMENT INC., A NEBRASKA CORPORATION, OWNERS: LYLE M. WINTERBURN, ELAINE K. WINTERBURN, HUSBAND AND WIFE, OWNERS AND MORTGAGE HOLDERS; WALTER FRED WINTERBURN DECEASED (LYLE M. WINTERBURN EXECUTOR OF THE ESTATE OF WALTER FRED WINTERBURN) AND GERTRUDE M. WINTERBURN, WIDOW OF WALTER FRED WINTERBURN, HOLDERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WINTERBURN 3RD ADDITION, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, AND WE DO FOR A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE CO., THEIR SUCCESSORS TO ERRECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS, RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT, LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF ON THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING ALL SIDE BOUNDARY LOT LINES: AN EIGHT (8') WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS: AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS, PROVIDED HOWEVER, THAT SAID SIDE LOT EASEMENTS ARE GRANTED UNDER THE SPECIFIC CONDITION THAT IF EITHER OF SAID UTILITY COMPANIES FAIL TO UTILIZE SAID SIDE LOT EASEMENTS WITHIN SIXTY (60) MONTHS OF THE DATE HEREOF, OR IF ANY POLES, WIRES OR CONDUITS ARE CONSTRUCTED BUT HEREAFTER REMOVED WITHOUT REPAIR WITHIN SIXTY (60) DAYS AFTER THEIR REMOVAL, THEN THIS SIDE LOT EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME AS TO SUCH UNUSED OR ABANDONED EASEMENT WAYS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT USED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. 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 AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

HILLRISE INVESTMENT INC.

Lyle M. Winterburn
LYLE M. WINTERBURN

Lyle M. Winterburn
WALTER FRED WINTERBURN
(LYLE M. WINTERBURN, EXECUTOR OF THE ESTATE OF WALTER FRED WINTERBURN)

Joseph E. Douglas
PRESIDENT

Elaine K. Winterburn
ELAINE K. WINTERBURN

Gertrude M. Winterburn
GERTRUDE M. WINTERBURN

Patrick J. Dornier
SECRETARY

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) COUNTY OF DOUGLAS) SS ON THIS 20th DAY OF November, 1972, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED *Joseph E. Douglas, President and Patrick J. Dornier, Secretary*

OF HILLRISE INVESTMENT INC., A NEBRASKA CORPORATION WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED ABOVE, AND THEY DID ACKNOWLEDGE EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.
MY COMMISSION EXPIRES ON *July 14, 1975*, NOTARY PUBLIC *Clarence Schaefer*

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) COUNTY OF DOUGLAS) SS ON THIS 20th DAY OF November, 1972, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED *Lyle M. Winterburn, Elaine K. Winterburn, Gertrude M. Winterburn and Lyle M. Winterburn* WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED ABOVE, AND THEY DID ACKNOWLEDGE EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, IN OMAHA, NEBRASKA, THE DATE LAST AFORESAID.
MY COMMISSION EXPIRES ON *July 14, 1975*, NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES, DUE OR DELINQUENT, AGAINST THE PROPERTY DESCRIBED IN SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 18th DAY OF July, 1972.

DEPUTY *Al Schaefer* DOUGLAS COUNTY TREASURER *Clarence Schaefer*

APPROVAL OF CITY OF ELKHORN, NEBRASKA

THIS PLAT OF WINTERBURN 3RD ADDITION WAS APPROVED BY THE CITY COUNCIL OF ELKHORN, NEBRASKA THIS *18* DAY OF *July*, 1972.

CITY CLERK *Donna J. Klebe* MAYOR *Clarence Schaefer*

APPROVAL OF ELKHORN PLANNING COMMISSION, ELKHORN, NEBRASKA

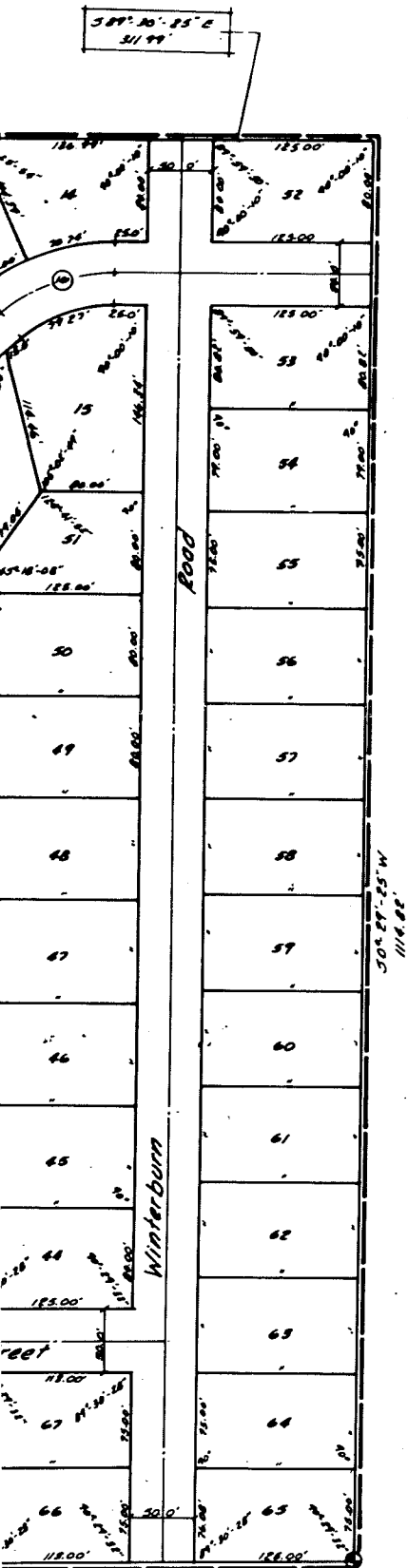
THIS PLAT OF WINTERBURN 3RD ADDITION WAS APPROVED BY THE ELKHORN PLANNING COMMISSION, ELKHORN, NEBRASKA THIS *18* DAY OF *July*, 1972.

Eugene K. Reese
PRESIDENT, PLANNING COMMISSION

APPROVAL OF DOUGLAS COUNTY SURVEYOR

THIS PLAT OF WINTERBURN 3RD ADDITION WAS APPROVED BY THE DOUGLAS COUNTY SURVEYOR THIS *19* DAY OF *July*, 1972.

George E. Chubb
DOUGLAS COUNTY SURVEYOR



SE Corner of the NW 1/4 of Section 7, T15N, R11E of the 6th P.M., Douglas County, Nebraska

25 1/2
Distances



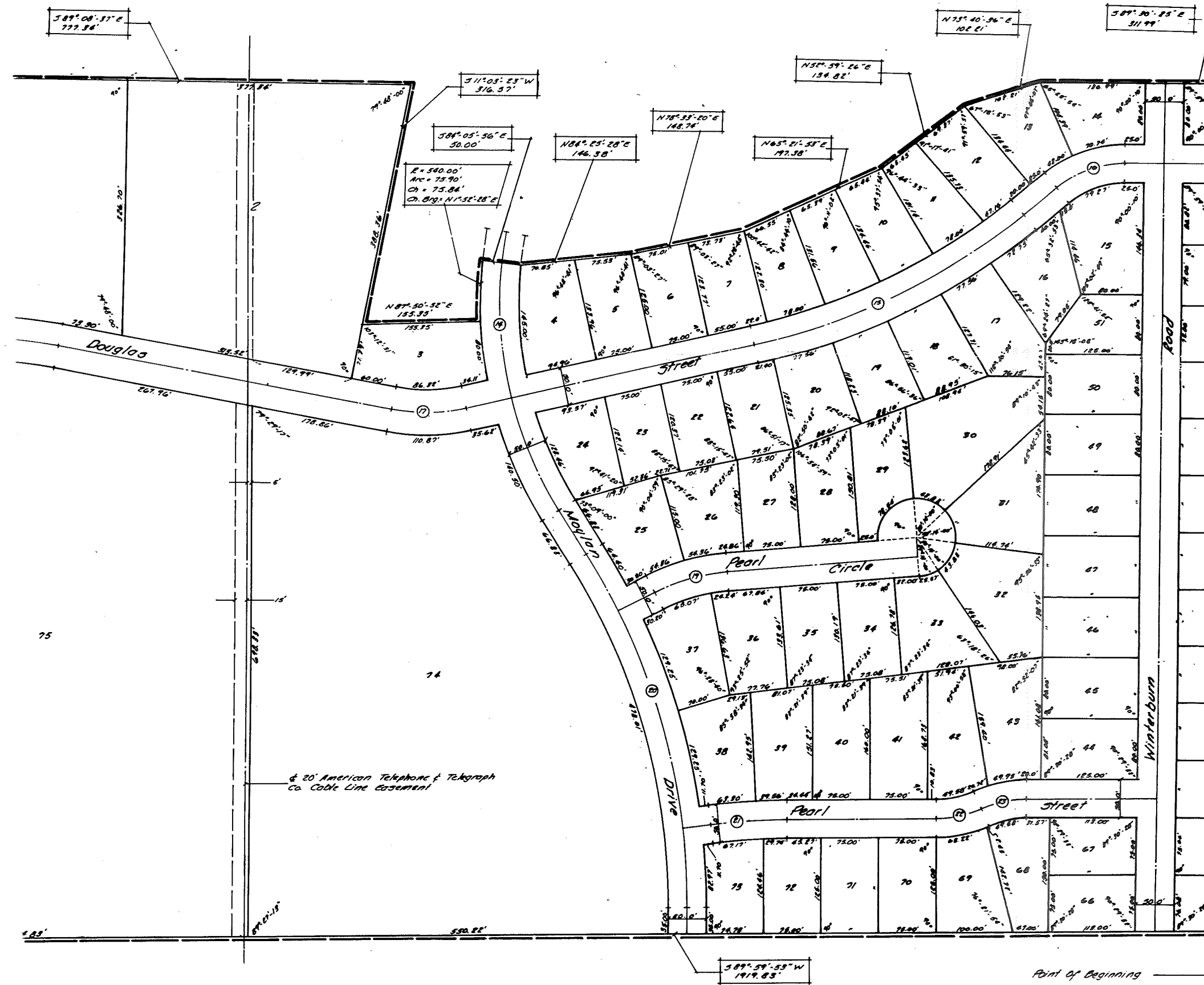
THOMPSON DRESSEN & DORNER
Consulting Engineers & Land Surveyors
10150 Pacific St., Omaha, Nebraska

Winterburn 3rd Addition	
Scale: 1"=100'	
Date: 10-18-72	
Elkhorn, Nebraska	
Final Plat	

IRBURN 3RD ADD.

Lots 1 Thru 75, Inclusive

Plotting of Part of the 3/4 of The NW 1/4 of Section 7, T15N, R11E, of The 6th P.M., County, Nebraska.



& 20' American Telephone & Telegraph Co. Cable Line Easement

Curve Data

15. $\Delta = 26^{\circ}57'18''$ D = 6.7777938 T = 200.00' L = 392.78' R = 885.35'	16. $\Delta = 39^{\circ}30'06''$ D = 40.9316108 T = 50.26' L = 96.51' R = 159.98'	17. $\Delta = 25^{\circ}26'36''$ D = 23.7759663 T = 50.00' L = 98.60' R = 240.98'	18. $\Delta = 36^{\circ}13'04''$ D = 9.171759 T = 204.29' L = 394.88' R = 624.70'
20. $\Delta = 3^{\circ}55'26''$ D = 6.489318 T = 252.54' L = 491.94' R = 882.92'	21. $\Delta = 6^{\circ}48'50''$ D = 6.8219311 T = 50.00' L = 99.88' R = 859.88'	22. $\Delta = 24^{\circ}10'20''$ D = 40.2022043 T = 30.52' L = 60.13' R = 142.52'	23. $\Delta = 24^{\circ}10'20''$ D = 40.2022043 T = 30.52' L = 60.13' R = 142.52'

Note:
Distances Shown On Curves Are
Arc Distances Not Chord Distances.

Scale: 1" = 100'

