

RE-RECORDED

WINTERBURN 3rd ADDITION

LOTS 91 THRU 123, INCLUSIVE

BEING A PLATTING OF PART OF THE NW $\frac{1}{4}$ OF SECTION 7,
T15N, R11E, OF THE 6th P.M., DOUGLAS COUNTY NEBRASKA,
TOGETHER WITH PART OF VACATED DIVISION STREET.

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MORTGAGE	BOOK 86A	PAGE 364
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PLAT IN EACH OF BOOK

RE-RECORD

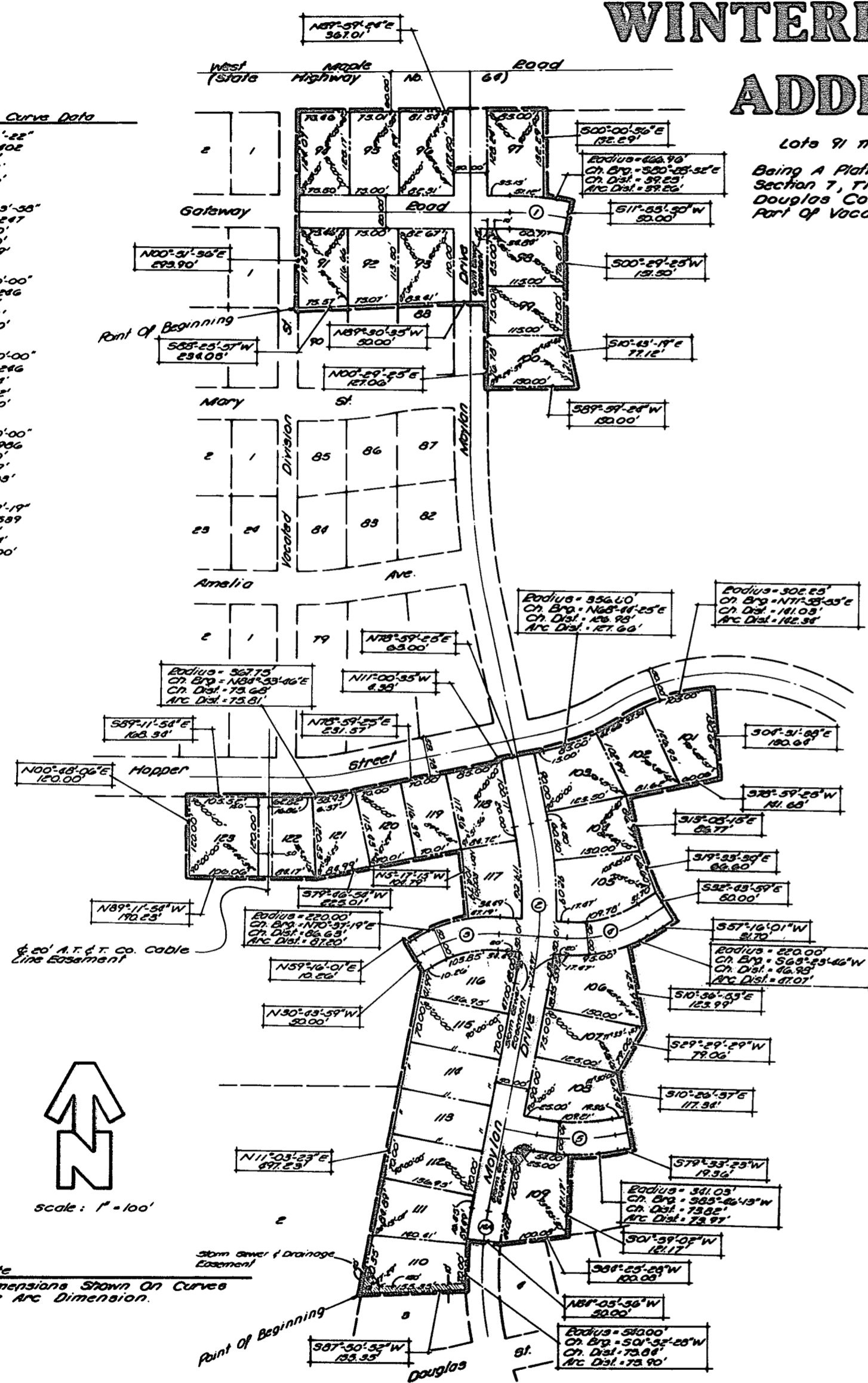
WINTERBURN 3RD ADDITION

Lots 91 thru 123, Inclusive

Being a Platting of Part of the NW 1/4 of Section 7, T18N, R11E of the 6th P.M.; Douglas County, Nebraska, Together with Part of Vacated Division Street.

Centerline Curve Data

- 1) $\Delta = 11^{\circ}05'22''$
D = 829.402
T = 42.90'
L = 25.59'
E = 40.76'
- 2) $\Delta = 22^{\circ}03'30''$
D = 829.402
T = 42.90'
L = 25.59'
E = 40.76'
- 3) $\Delta = 35^{\circ}00'00''$
D = 829.402
T = 42.90'
L = 25.59'
E = 40.76'
- 4) $\Delta = 57^{\circ}00'00''$
D = 829.402
T = 42.90'
L = 25.59'
E = 40.76'
- 5) $\Delta = 27^{\circ}30'00''$
D = 829.402
T = 42.90'
L = 25.59'
E = 40.76'
- 6) $\Delta = 5^{\circ}09'14''$
D = 112.889
T = 28.48'
L = 15.94'
E = 31.00'



NOTE: Dimensions Shown on Curves are Arc Dimension.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED AT ALL CORNERS OF THE BOUNDARY OF THIS PLAT, AND THAT PERMANENT MARKERS WILL BE PLACED ON THE INTERIOR, SAID SUBDIVISION IS KNOWN AS WINTERBURN 3RD ADDITION, LOT 91 THROUGH LOT 123, INCLUSIVE, BEING A PLATTING OF PART OF THE NW 1/4 OF SECTION 7, T18N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH A PART OF VACATED DIVISION STREET, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: DESCRIBED AT THE N.W. CORNER OF LOT 91, WINTERBURN 3RD ADDITION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE N 11° 05' 22" E (ASSUMED BEARING) ON THE EAST LINE OF LOT 2 SAID WINTERBURN 3RD ADDITION AND ITS EXTENSION, 497.23 FEET; THENCE N 30° 43' 59" W, 30.00 FEET; THENCE N 59° 10' 01" E, 10.26 FEET TO A POINT OF CURVE; THENCE WESTERLY ON A 220.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING N 70° 37' 15" E, CHORD DISTANCE 50.63 FEET) AN ARC DISTANCE OF 67.20 FEET; THENCE N 05° 17' 15" W, 104.79 FEET; THENCE S 79° 44' 30" W, 220.00 FEET; THENCE N 89° 11' 54" W, 190.23 FEET; POINT ON THE SOUTHERLY R.O.M. LINE OF HOPPER STREET; THENCE EASTLY ON THE SOUTHERLY R.O.M. LINE OF SAID HOPPER STREET ON THE FOLLOWING COURSES; THENCE S 89° 11' 54" W, 168.34 FEET TO A POINT OF CURVE; THENCE WESTERLY ON A 307.75 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING N 64° 33' 46" E, CHORD DISTANCE 73.46 FEET) AN ARC DISTANCE OF 73.46 FEET TO A POINT OF CURVE; THENCE N 78° 59' 25" E, 65.00 FEET TO A POINT OF CURVE; THENCE WESTERLY ON A 150.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING N 68° 44' 25" E, CHORD DISTANCE 125.98 FEET) AN ARC DISTANCE OF 125.98 FEET TO A POINT OF CURVE; THENCE WESTERLY ON A 102.25 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING N 71° 58' 37" E, CHORD DISTANCE 141.03 FEET) AN ARC DISTANCE OF 142.34 FEET TO THE FINAL POINT ON THE SOUTHERLY R.O.M. LINE OF SAID HOPPER STREET; THENCE S 04° 19' 20" E, 130.64 FEET; THENCE S 78° 59' 25" W, 141.68 FEET; THENCE S 13° 08' 15" E, 86.77 FEET; THENCE S 19° 33' 30" E, 66.60 FEET; THENCE S 31° 43' 59" E, 30.00 FEET; THENCE S 37° 14' 01" W, 31.70 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A 220.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING S 63° 23' 46" W, CHORD DISTANCE 46.98 FEET) AN ARC DISTANCE OF 47.07 FEET; THENCE S 10° 25' 53" E, 123.99 FEET; THENCE S 29° 29' 29" W, 79.08 FEET; THENCE S 19° 25' 37" E, 117.34 FEET; THENCE S 79° 33' 23" W, 19.36 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A 340.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING S 65° 46' 13" W, CHORD DISTANCE 73.62 FEET) AN ARC DISTANCE OF 73.97 FEET; THENCE S 01° 59' 02" W, 121.17 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 5, SAID WINTERBURN 3RD ADDITION; THENCE S 04° 25' 23" W ON THE NORTHERLY LINE OF LOTS 4 AND 5 SAID WINTERBURN 3RD ADDITION, 100.00 FEET TO THE N.W. CORNER OF LOT 4, SAID WINTERBURN 3RD ADDITION; THENCE N 04° 05' 36" W, 30.00 FEET TO A POINT ON THE WESTERLY R.O.M. LINE OF MOTILAN DRIVE; THENCE SOUTHWESTERLY ON THE WESTERLY R.O.M. LINE OF SAID MOTILAN DRIVE ON A 540.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING S 01° 32' 28" W, CHORD DISTANCE 75.04 FEET) AN ARC DISTANCE OF 75.90 FEET TO THE N.E. CORNER OF LOT 3, SAID WINTERBURN 3RD ADDITION; THENCE S 87° 50' 52" W ON THE WESTERLY LINE OF LOT 3, SAID WINTERBURN 3RD ADDITION, 153.33 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THAT PART OF SAID 1/4 AC. CORNER OF LOT 4, SAID WINTERBURN 3RD ADDITION; THENCE N 04° 05' 36" W, 30.00 FEET TO A POINT ON THE WESTERLY R.O.M. LINE OF STATE HIGHWAY NO. 60; THENCE N 89° 59' 26" E ON THE SOUTHERLY R.O.M. LINE OF SAID STATE HIGHWAY NO. 60, 357.01 FEET; THENCE S 00° 00' 35" E, 132.29 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ON A 466.96 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING S 60° 23' 14" E, CHORD DISTANCE 39.25 FEET) AN ARC DISTANCE OF 39.25 FEET; THENCE S 11° 33' 50" W, 50.00 FEET; THENCE S 00° 29' 25" W, 131.50 FEET; THENCE S 10° 43' 19" E, 77.12 FEET; THENCE S 89° 59' 26" W, 150.00 FEET TO A POINT ON THE EASTERLY R.O.M. LINE OF MOTILAN DRIVE; THENCE N 00° 29' 25" E ON THE EASTERLY R.O.M. LINE OF SAID MOTILAN DRIVE, 127.06 FEET; THENCE N 69° 30' 35" W, 30.00 FEET TO THE N.E. CORNER OF LOT 88, SAID WINTERBURN 3RD ADDITION; THENCE S 88° 25' 57" W ON THE WESTERLY LINE OF LOTS 88 THRU 90, TOGETHER, 234.00 FEET TO THE POINT OF BEGINNING.

APPROVAL OF CITY OF ELKHORN, NEBRASKA

THIS PLAT OF WINTERBURN 3RD ADDITION WAS APPROVED BY THE CITY COUNCIL OF ELKHORN, NEBRASKA THIS DAY OF May, 1979.

Mayor
Wm. Hoffmann
MAYOR

APPROVAL OF ELKHORN PLANNING COMMISSION, ELKHORN, NEBRASKA

THIS PLAT OF WINTERBURN 3RD ADDITION WAS APPROVED BY THE ELKHORN PLANNING COMMISSION, ELKHORN, NEBRASKA THIS DAY OF May, 1979.

Chairman
Sam Edwards
PRESIDENT PLANNING COMMISSION

APPROVAL OF DOUGLAS COUNTY SURVEYOR

THIS PLAT OF WINTERBURN 3RD ADDITION WAS APPROVED BY THE DOUGLAS COUNTY SURVEYOR THIS DAY OF May, 1979.

Surveyor
James D. Warner
DOUGLAS COUNTY SURVEYOR



SUBDIVISION CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN, AND THAT PERMANENT MARKERS HAVE BEEN PLACED AT ALL CORNERS OF THE BOUNDARY OF THIS PLAT, AND THAT PERMANENT MARKERS WILL BE PLACED ON THE INTERIOR, SAID SUBDIVISION IS KNOWN AS WINTERBURN 3RD ADDITION, LOT 91 THROUGH LOT 123, INCLUSIVE, BEING A PLATTING OF PART OF THE NW 1/4 OF SECTION 7, T18N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH A PART OF VACATED DIVISION STREET, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: DESCRIBED AT THE N.W. CORNER OF LOT 91, WINTERBURN 3RD ADDITION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE N 11° 05' 22" E (ASSUMED BEARING) ON THE EAST LINE OF LOT 2 SAID WINTERBURN 3RD ADDITION AND ITS EXTENSION, 497.23 FEET; THENCE N 30° 43' 59" W, 30.00 FEET; THENCE N 59° 10' 01" E, 10.26 FEET TO A POINT OF CURVE; THENCE WESTERLY ON A 220.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING N 70° 37' 15" E, CHORD DISTANCE 50.63 FEET) AN ARC DISTANCE OF 67.20 FEET; THENCE N 05° 17' 15" W, 104.79 FEET; THENCE S 79° 44' 30" W, 220.00 FEET; THENCE N 89° 11' 54" W, 190.23 FEET; POINT ON THE SOUTHERLY R.O.M. LINE OF HOPPER STREET; THENCE EASTLY ON THE SOUTHERLY R.O.M. LINE OF SAID HOPPER STREET ON THE FOLLOWING COURSES; THENCE S 89° 11' 54" W, 168.34 FEET TO A POINT OF CURVE; THENCE WESTERLY ON A 307.75 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING N 64° 33' 46" E, CHORD DISTANCE 73.46 FEET) AN ARC DISTANCE OF 73.46 FEET TO A POINT OF CURVE; THENCE N 78° 59' 25" E, 65.00 FEET TO A POINT OF CURVE; THENCE WESTERLY ON A 150.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING N 68° 44' 25" E, CHORD DISTANCE 125.98 FEET) AN ARC DISTANCE OF 125.98 FEET TO A POINT OF CURVE; THENCE WESTERLY ON A 102.25 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING N 71° 58' 37" E, CHORD DISTANCE 141.03 FEET) AN ARC DISTANCE OF 142.34 FEET TO THE FINAL POINT ON THE SOUTHERLY R.O.M. LINE OF SAID HOPPER STREET; THENCE S 04° 19' 20" E, 130.64 FEET; THENCE S 78° 59' 25" W, 141.68 FEET; THENCE S 13° 08' 15" E, 86.77 FEET; THENCE S 19° 33' 30" E, 66.60 FEET; THENCE S 31° 43' 59" E, 30.00 FEET; THENCE S 37° 14' 01" W, 31.70 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A 220.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING S 63° 23' 46" W, CHORD DISTANCE 46.98 FEET) AN ARC DISTANCE OF 47.07 FEET; THENCE S 10° 25' 53" E, 123.99 FEET; THENCE S 29° 29' 29" W, 79.08 FEET; THENCE S 19° 25' 37" E, 117.34 FEET; THENCE S 79° 33' 23" W, 19.36 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ON A 340.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING S 65° 46' 13" W, CHORD DISTANCE 73.62 FEET) AN ARC DISTANCE OF 73.97 FEET; THENCE S 01° 59' 02" W, 121.17 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 5, SAID WINTERBURN 3RD ADDITION; THENCE S 04° 25' 23" W ON THE NORTHERLY LINE OF LOTS 4 AND 5 SAID WINTERBURN 3RD ADDITION, 100.00 FEET TO THE N.W. CORNER OF LOT 4, SAID WINTERBURN 3RD ADDITION; THENCE N 04° 05' 36" W, 30.00 FEET TO A POINT ON THE WESTERLY R.O.M. LINE OF MOTILAN DRIVE; THENCE SOUTHWESTERLY ON THE WESTERLY R.O.M. LINE OF SAID MOTILAN DRIVE ON A 540.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING S 01° 32' 28" W, CHORD DISTANCE 75.04 FEET) AN ARC DISTANCE OF 75.90 FEET TO THE N.E. CORNER OF LOT 3, SAID WINTERBURN 3RD ADDITION; THENCE S 87° 50' 52" W ON THE WESTERLY LINE OF LOT 3, SAID WINTERBURN 3RD ADDITION, 153.33 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THAT PART OF SAID 1/4 AC. CORNER OF LOT 4, SAID WINTERBURN 3RD ADDITION; THENCE N 04° 05' 36" W, 30.00 FEET TO A POINT ON THE WESTERLY R.O.M. LINE OF STATE HIGHWAY NO. 60; THENCE N 89° 59' 26" E ON THE SOUTHERLY R.O.M. LINE OF SAID STATE HIGHWAY NO. 60, 357.01 FEET; THENCE S 00° 00' 35" E, 132.29 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ON A 466.96 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING S 60° 23' 14" E, CHORD DISTANCE 39.25 FEET) AN ARC DISTANCE OF 39.25 FEET; THENCE S 11° 33' 50" W, 50.00 FEET; THENCE S 00° 29' 25" W, 131.50 FEET; THENCE S 10° 43' 19" E, 77.12 FEET; THENCE S 89° 59' 26" W, 150.00 FEET TO A POINT ON THE EASTERLY R.O.M. LINE OF MOTILAN DRIVE; THENCE N 00° 29' 25" E ON THE EASTERLY R.O.M. LINE OF SAID MOTILAN DRIVE, 127.06 FEET; THENCE N 69° 30' 35" W, 30.00 FEET TO THE N.E. CORNER OF LOT 88, SAID WINTERBURN 3RD ADDITION; THENCE S 88° 25' 57" W ON THE WESTERLY LINE OF LOTS 88 THRU 90, TOGETHER, 234.00 FEET TO THE POINT OF BEGINNING.

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Surveyor
James D. Warner
DOUGLAS COUNTY SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, HELLMARK INVESTMENT, INC., A NEBRASKA CORPORATION, GRACE, LYLE H. WINTERBURN AND EMILIE WINTERBURN, HUSBAND AND WIFE; WALTER FRED WINTERBURN (DECEASED) (ESTATE OF WALTER FRED WINTERBURN) AND CHRISTINE M. WINTERBURN, TRUSTEES OF THE ESTATE OF WALTER FRED WINTERBURN; JEFFREY B. FARRMAN, TRUSTEE OF THE ESTATE OF WALTER FRED WINTERBURN; AND EDWARD EDWARDS AND EDWARD EDWARDS WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS WINTERBURN 3RD ADDITION, AND WE DO HEREBY RATIFY AND AFFIRM OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT A PERMANENT EASEMENT TO THE GRAIN PUBLIC FEED FACILITY, AND WINTERBURN 3RD ADDITION, THEIR SUCCESSORS AND ASSIGNS, TO ENTER, OPERATE, MAINTAIN, REPAIR AND RENEW, FENCES, WIRES, CROSSINGS, DIRT CUTS AND ARCHES, GATES, CULVERTS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEIPTING THEREOF, ON, OVER, THROUGH, UNDER AND ACROSS A FEET (3') FOOT WIDE STRIP OF LAND ADJOINING ALL FEET AND CURVE RADIUS LOT LINES; AN EIGHT (8') FOOT WIDE STRIP OF LAND ADJOINING THE NEAR BOUNDARY LINES OF ALL BOUNDARY LOTS; AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ADJOINING THE NEAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE USER EXTENDER LINES IS HEREBY DEFINED AS THOSE LOTS FURNISHING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID STRIPPER (16') FOOT WIDE BOUNDARY LINES WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IN SAID COUNTY (16') FOOT BOUNDARY LINES NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUIRED BY THE OWNER, TO REMOVED WITHIN THREE (3) MONTHS AFTER THE DATE OF RECORDING OF THIS PLAT. THESE BOUNDARY LINES OR STRIPPER LINES SHALL BE PLACED IN THE SAID EASEMENT MAPS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT USE OR INTERFERE WITH THE ABOVE SAID USES OR RIGHTS HEREBY GRANTED.

Witness
Lucille Winterburn
LUCILLE WINTERBURN

Witness
Edward Edwards
EDWARD EDWARDS, TRUSTEE OF THE ESTATE OF WALTER FRED WINTERBURN

Witness
James A. Hanson
JAMES A. HANSON, SECRETARY

ACKNOWLEDGMENT OF DEED

STATE OF NEBRASKA) SS
COUNTY OF Douglas)
ON THIS 11 DAY OF April, 1979, BEFORE ME, A NOTARY PUBLIC, FULLY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Lucille Winterburn AND James A. Hanson AND Edward Edwards AND James A. Hanson RESPECTIVELY THE Lucille Winterburn AND James A. Hanson AND Edward Edwards AND James A. Hanson OF SAID COUNTY, NEBRASKA, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES: 11/5/81

NOTARY PUBLIC: James B. Miller

ACKNOWLEDGMENT OF DEED

STATE OF NEBRASKA) SS
COUNTY OF Douglas)
ON THIS 11 DAY OF April, 1979, BEFORE ME, A NOTARY PUBLIC, FULLY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Lucille Winterburn AND James A. Hanson AND Edward Edwards AND James A. Hanson IDENTICAL PERSONS WHOSE NAMES ARE APPLIED ABOVE, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, IN AND FOR SAID COUNTY, NEBRASKA, THIS DATE LAST APPOINTED.

MY COMMISSION EXPIRES ON 11/5/81

NOTARY PUBLIC: James B. Miller

ACKNOWLEDGMENT OF DEED

STATE OF NEBRASKA) SS
COUNTY OF Douglas)
ON THIS 26 DAY OF April, 1979, BEFORE ME, A NOTARY PUBLIC, FULLY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Lucille Winterburn AND James A. Hanson AND Edward Edwards AND James A. Hanson IDENTICAL PERSONS WHOSE NAMES ARE APPLIED ABOVE, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, IN AND FOR SAID COUNTY, NEBRASKA, THIS DATE LAST APPOINTED.

MY COMMISSION EXPIRES ON April 26, 1982

NOTARY PUBLIC: James B. Miller

ACKNOWLEDGMENT OF DEED

STATE OF NEBRASKA) SS
COUNTY OF Douglas)
ON THIS 26 DAY OF April, 1979, BEFORE ME, A NOTARY PUBLIC, FULLY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Lucille Winterburn AND James A. Hanson AND Edward Edwards AND James A. Hanson IDENTICAL PERSONS WHOSE NAMES ARE APPLIED ABOVE, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL, IN AND FOR SAID COUNTY, NEBRASKA, THIS DATE LAST APPOINTED.

MY COMMISSION EXPIRES ON April 26, 1982

NOTARY PUBLIC: James B. Miller