

BK 2004 PG 066



DEED 1995005072

RECEIVED

MAY 15 12 40 PM '95

*Deed*

GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

*5072*

*new-44873  
OC-44873*

<input checked="" type="checkbox"/> FEE	<input checked="" type="checkbox"/> L&O	<input checked="" type="checkbox"/> FB	<input checked="" type="checkbox"/> COMP
<input checked="" type="checkbox"/> LEGAL	<input checked="" type="checkbox"/> PG	<input checked="" type="checkbox"/> SCAN	<input checked="" type="checkbox"/> FV



RECEIVED

May 15 12 40 PM '95

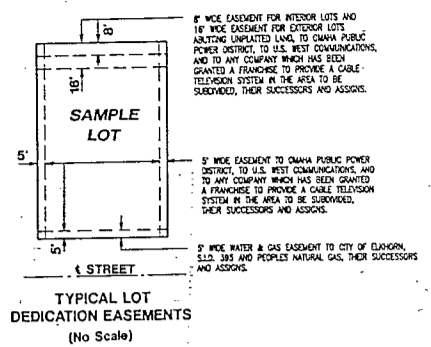
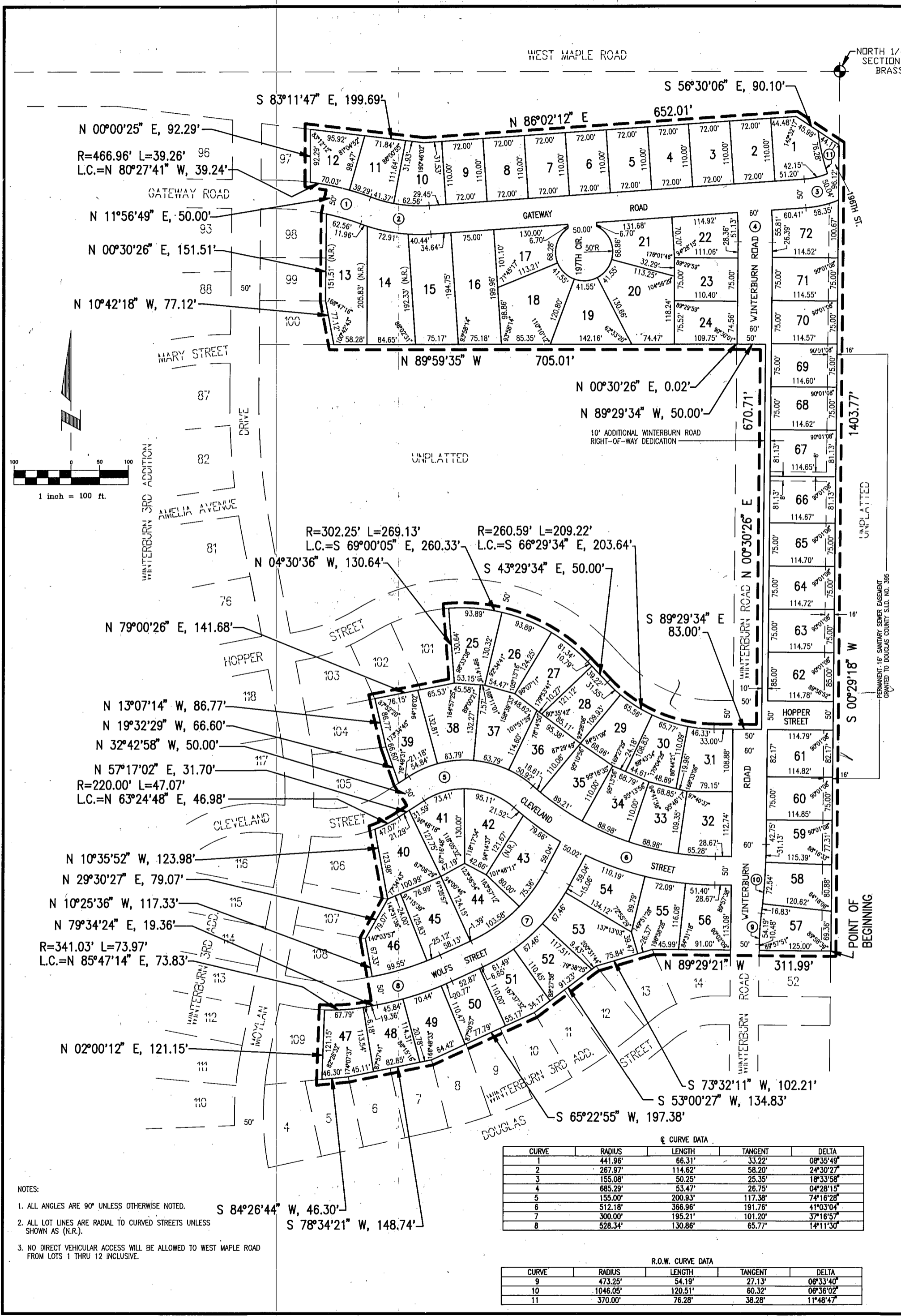
GEORGE J. REGISTER  
5077  
NEW DE 44573  
SEE 10/04  
DEV 1/04  
LEGAL FG SCAN/FV

# WINTERBURN 4TH ADDITION

LOTS 1 THRU 72 INCLUSIVE

BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NW 1/4, OF SECTION 7, T15N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE



### DEDICATION

Know all men by these presents that we, Celebrity Homes, Inc., a Nebraska corporation, Owner of the property described in the Certification of Survey and embraced within the plat has 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 4TH ADDITION (lots numbered as shown), and we do hereby ratify and approve of the disposition of our property, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant the easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, U.S. West Communications 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, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, 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. The term exterior lots is herein defined 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 retaining 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 herein granted.

In witness whereof, we do set our hands this 6 day of SEP., 1994.

CELEBRITY HOMES, INC.  
*Gale L. Larsen*  
BY: GALE L. LARSEN, PRESIDENT

ACKNOWLEDGEMENT OF NOTARY  
STATE OF NEBRASKA  
I, SS  
COUNTY OF DOUGLAS

On this 6 day of SEP., 1994, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Gale L. Larsen, President of Celebrity Homes, Inc., who is personally known by me to be the identical person whose name is affixed to the dedication on this plat, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.

WITNESS my hand and Notarial Seal the day and year last above written.  
*Homer R. Hunt*  
Notary Public  
GENERAL NOTARY-STATE OF NEBRASKA  
HOMER R. HUNT  
My Comm. Exp. April 30, 1995

### 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 EMBRACED IN THIS PLAT AS SHOWN IN THE RECORDS OF THIS OFFICE.  
*Stella M. Hancy*  
COUNTY TREASURER

### APPROVAL OF CITY COUNCIL OF ELKHORN, NEBRASKA

THIS PLAT OF WINTERBURN 4TH ADDITION WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF ELKHORN, NEBRASKA, THIS 20 DAY OF October, 1994.

*Phillip E. Klein*  
MAYOR

*Cheryl K. Eckerman*  
CITY CLERK

I hereby certify that I have made a ground survey of the subdivision described herein and that temporary monuments have been placed on the boundary of the within plat, and that a bond has been furnished to the City of Elkhorn to ensure placing of permanent monuments and stakes at all corners of all lots, streets, angle points and ends of all curves in WINTERBURN 4TH ADDITION (Lots 1 thru 72, inclusive) being a platting of part of the East 1/2 of the NW 1/4 of Section 7, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of Lot 52, Winterburn 3rd Addition (Lots 1 thru 75, inclusive), a subdivision located in said NW 1/4 of Section 7, said point also being on the East line of said NW 1/4 of Section 7; thence along the Northernly line of said Winterburn 3rd Addition (Lots 1 thru 75, inclusive), on the following described courses; thence N89°29'21"W (assumed bearing) a distance of 311.99 feet; thence S73°32'11"W, a distance of 102.21 feet; thence S53°00'27"W, a distance of 134.83 feet; thence S65°22'55"W, a distance of 197.38 feet; thence S78°34'21"W, a distance of 148.74 feet; thence S84°26'44"W, a distance of 46.30 feet to the Southeasterly corner of Lot 109, Winterburn 3rd Addition (Lots 91 thru 123, inclusive), a subdivision located in said NW 1/4 of Section 7; thence along the Easterly line of said Winterburn 3rd Addition (Lots 91 thru 123, inclusive) on the following described courses; thence N02°00'12"E, a distance of 121.15 feet; thence Easterly on a curve to the left with a radius of 341.03 feet, a distance of 73.97 feet, said curve having a long chord which bears N85°47'14"E, a distance of 73.93 feet; thence N79°34'24"E, a distance of 19.36 feet; thence N10°25'36"W, a distance of 117.33 feet; thence N29°30'27"E, a distance of 79.07 feet; thence N10°35'52"W, a distance of 123.98 feet; thence Northeasterly on a curve to the left with a radius of 220.00 feet, a distance of 47.07 feet, said curve having a long chord which bears N63°24'48"E, a distance of 46.98 feet; thence N57°17'02"E, a distance of 31.70 feet; thence N32°42'58"W, a distance of 50.00 feet; thence N19°32'29"W, a distance of 66.60 feet; thence N13°07'14"W, a distance of 86.77 feet; thence N79°00'26"E, a distance of 141.68 feet; thence N04°30'36"W, a distance of 130.64 feet to a point on the Southerly right-of-way line of Hopper Street, said point also being the Northeasterly corner of Lot 101, said Winterburn 3rd Addition (Lots 91 thru 123, inclusive); thence along said Southerly right-of-way line of Hopper Street on a curve to the right with a radius of 302.25 feet, a distance of 269.13 feet, said curve having a long chord which bears S69°00'05"E, a distance of 260.33 feet; thence S43°29'34"E along said Southerly right-of-way line of Hopper Street, a distance of 50.00 feet; thence Southeasterly along said Southerly right-of-way line of Hopper Street on a curve to the left with a radius of 260.59 feet, a distance of 209.22 feet, said curve having a long chord which bears S66°29'34"E, a distance of 203.64 feet; thence S89°29'34"E along said Southerly right-of-way line of Hopper Street, a distance of 83.00 feet to the point of intersection of said Southerly right-of-way line of Hopper Street and the East right-of-way line of Winterburn Road; thence N00°30'26"E along said East right-of-way line of Winterburn Road, a distance of 670.71 feet to the Northeast corner of said Winterburn Road right-of-way; thence N89°29'34"W along the North right-of-way line of said Winterburn Road, a distance of 50.00 feet to the Northwest corner of said Winterburn Road right-of-way; thence N00°30'26"E, a distance of 0.02 feet; thence N89°59'35"W, a distance of 705.01 feet to the Southeast corner of Lot 100, said Winterburn 3rd Addition (Lots 91 thru 123, inclusive); thence along the Easterly line of said Winterburn 3rd Addition (Lots 91 thru 123, inclusive) on the following described courses; thence N10°42'18"W, a distance of 77.12 feet; thence N00°30'26"E, a distance of 151.51 feet; thence N11°56'49"E, a distance of 50.00 feet; thence Westerly on a curve to the left with a radius of 466.96 feet, a distance of 39.26 feet, said curve having a long chord which bears N80°27'41"W, a distance of 39.24 feet; thence N00°00'25"E, a distance of 92.29 feet to a point on the Southerly right-of-way line of West Maple Road; thence along said Southerly right-of-way line of West Maple Road on the following described courses; thence S83°11'47"E, a distance of 199.69 feet; thence N86°02'12"E, a distance of 652.01 feet; thence S56°30'06"E, a distance of 90.10 feet to a point on said East line of the NW 1/4 of Section 7; thence S00°29'18"W along said East line of the NW 1/4 of Section 7, a distance of 1403.77 feet to the point of beginning.

*Robert Clark*  
Robert Clark, LS-419  
NEBRASKA REGISTERED LAND SURVEYOR  
ROBERT CLARK  
LS-419

REVIEW OF DOUGLAS COUNTY ENGINEER  
THIS PLAT OF THE WINTERBURN 4TH ADDITION (LOTS 1 THRU 72, INCLUSIVE) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER ON THIS 20 DAY OF September, 1994.

*Paul O'Leary*  
DOUGLAS COUNTY ENGINEER

### APPROVAL OF CITY PLANNING COMMISSION

THIS PLAT OF WINTERBURN 4TH ADDITION WAS APPROVED BY THE CITY OF ELKHORN, NEBRASKA, PLANNING COMMISSION THIS 20 DAY OF Sept., 1994.

*John A. Schmitt*  
CHAIRMAN

ELLIOTT & ASSOCIATES  
5316 SOUTH 132ND STREET • OMAHA, NE 68137 • (402)895-4700

WINTERBURN 4TH ADDITION  
ELKHORN, NEBRASKA

FINAL PLAT

PROJECT NO. 9-0220  
SCALE 1"=100'  
SHEET 1 OF 1  
DRAWN BY RLS  
CHECKED BY JFH