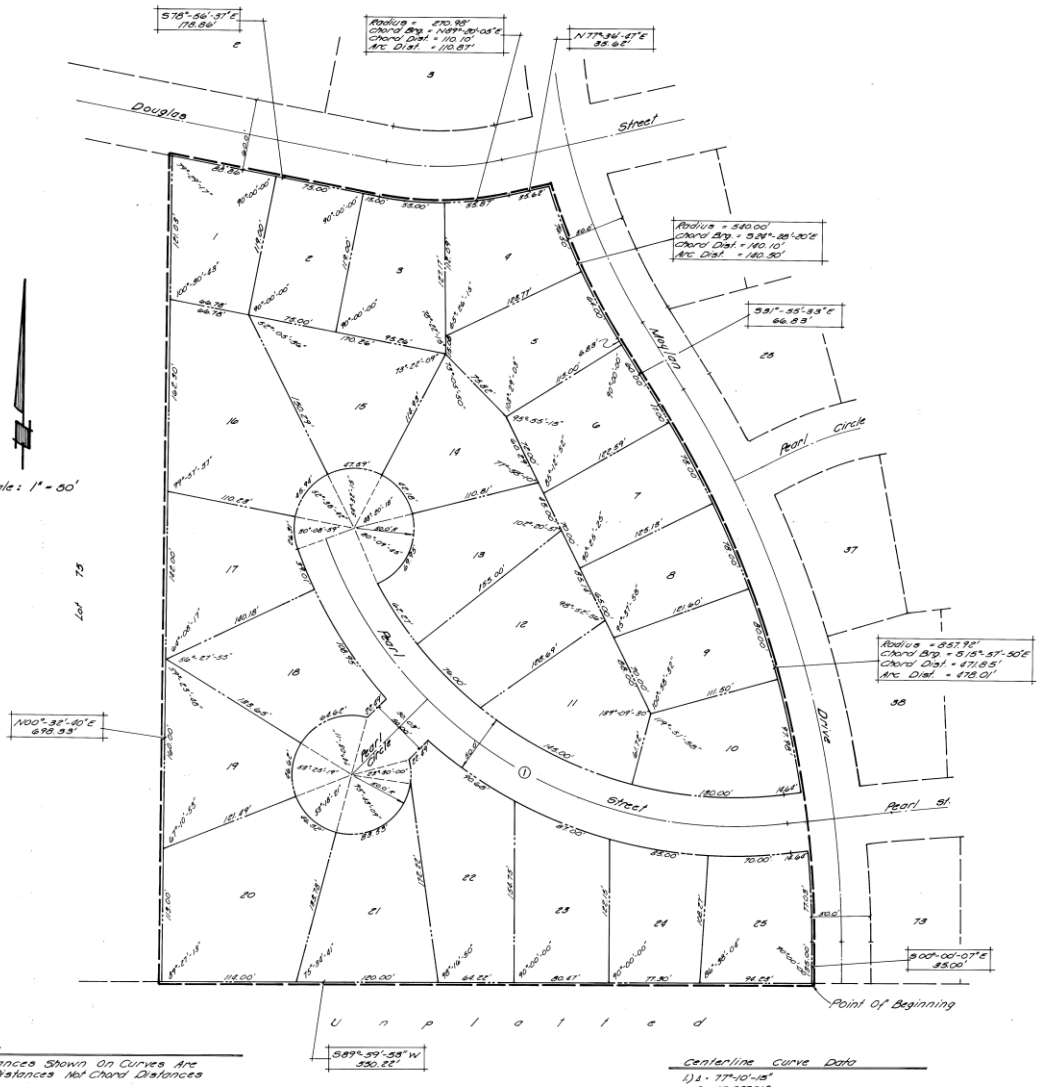
BOOK 1572 PAGE 48

WINTERBURN 3RD. ADD. REPLAT

LOTS 1 THRU 25, INCLUSIVE

BEING A REPLAT OF LOT 74, WINTERBURN 3rd ADDITION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

NEBRASKA REGISTERED L.S.-308 LAND SURVEYOR JAMES D. WARNER



Note
Distances Shown On Curves Are Arc Distances Not Chord Distances

Centerline Curve Data
1) Δ = 77°-10'-18"
D = 13.527318
T = 294.61'
L = 497.00'
R = 369.00'

SURVEYORS 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 ON THE BOUNDARY OF THIS PLAT, AND THAT PERMANENT MARKERS WILL BE PLACED ON THE INTERIOR, SAID SUBDIVISION IS KNOWN AS WINTERBURN 3RD ADDITION REPLAT, LOTS 1 THRU 25 INCLUSIVE, BEING A REPLAT OF LOT 74, WINTERBURN 3RD ADDITION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF SAID LOT 74; THENCE S 89° 59' 53" W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID LOT 74, 350.22 FEET TO THE S.W. CORNER OF SAID LOT 74; THENCE N 00° 32' 40" E ON THE WEST LINE OF SAID LOT 74, 698.33 FEET TO THE N.W. CORNER OF SAID LOT 74; THENCE S 78° 56' 37" E ON THE NORTH LINE OF SAID LOT 74, 178.86 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON THE NORTH LINE OF SAID LOT 74 ON A CURVE TO THE LEFT (RADIUS 270.98 FEET, CHORD BEARING N 89° 20' 05" E, CHORD DISTANCE 110.10 FEET), AN ARC DISTANCE OF 110.87 FEET TO A POINT OF TANGENCY; THENCE N 77° 44' 47" E ON THE NORTH LINE OF SAID LOT 74, 35.62 FEET TO THE N.E. CORNER OF SAID LOT 74; THENCE SOUTHEASTERLY ON THE EAST LINE OF SAID LOT 74 ON A CURVE TO THE LEFT (RADIUS 540.00 FEET, CHORD BEARING S 24° 28' 20" E, CHORD DISTANCE 140.10 FEET), AN ARC DISTANCE OF 140.30 FEET TO A POINT OF TANGENCY; THENCE S 31° 55' 03" E ON THE EAST LINE OF SAID LOT 74, 66.83 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON THE EAST LINE OF SAID LOT 74 ON A CURVE TO THE RIGHT (RADIUS 857.92 FEET, CHORD BEARING S 15° 57' 30" E, CHORD DISTANCE 471.85 FEET), AN ARC DISTANCE OF 478.01 FEET TO A POINT OF TANGENCY; THENCE S 00° 00' 07" E ON THE EAST LINE OF SAID LOT 74, 35.00 FEET TO THE POINT OF BEGINNING.

December 21, 1976
DATE

James D Warner
REGISTERED LAND SURVEYOR

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE HILLRISE INVESTMENT INC., A NEBRASKA CORPORATION, OWNERS: LYLE M. WINTERBURN AND ELAINE K. WINTERBURN, HUSBAND AND WIFE; WALTER FRED WINTERBURN DECEASED (ELMER L. PETERSON TRUSTEE OF THE ESTATE OF WALTER FRED WINTERBURN) AND GERTRUDE M. WINTERBURN, WIDOW OF WALTER FRED WINTERBURN, MORTGAGE 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 REPLAT, AND WE DO HEREBY RATIFY AND APPROVE 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 FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, AND NORTHWESTERN BELL TELEPHONE CO., THEIR SUCCESSORS AND ASSIGNS TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW, POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ADJOINING ALL SIDE BOUNDARY LOT LINES; AN EIGHT (8') FOOT 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 UPON 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 REPLACEMENT WITHIN SIXTY (60) DAYS AFTER THEIR REMOVAL, THEN THIS SIDE LOT EASEMENT SHALL AUTOMATICALLY TERMINATE AND BECOME VOID AS TO SUCH UNUSED OR ABANDONED EASEMENT WAYS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER 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 OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK 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.

Lyle M Winterburn
LYLE M. WINTERBURN

Elmer L Peterson Trustee
WALTER FRED WINTERBURN
(ELMER L. PETERSON, TRUSTEE OF THE ESTATE OF WALTER FRED WINTERBURN)

HILLRISE INVESTMENT INC.
PRESIDENT

Elaine K Winterburn
ELAINE K. WINTERBURN

Gertrude M Winterburn
GERTRUDE M. WINTERBURN

SECRETARY

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF Douglas)

ON THIS 22 DAY OF December, 1976, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Patricia F. Moylan, AND [illegible], WHO ARE PERSONALLY KNOWN BY ME TO BE, RESPECTIVELY THE President AND Secretary OF HILLRISE INVESTMENT INC. 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 February 15, 1977

WILMA J. LEHN
GENERAL NOTARY
State of Nebraska
My Commission Expires

NOTARY PUBLIC Wilma J Lehn

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA) SS
COUNTY OF Douglas)

ON THIS 29 DAY OF December, 1976, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Lyle M Winterburn and Elaine K Winterburn husband & wife; Elmer L Peterson Trustee; Gertrude M Winterburn, WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED 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 OMAHA, NEBRASKA, THE DATE LAST AFORESAID.

MY COMMISSION EXPIRES ON February 15, 1977

WILMA J. LEHN
GENERAL NOTARY
State of Nebraska
My Commission Expires

NOTARY PUBLIC Wilma J Lehn

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 BY THE RECORDS OF THIS OFFICE, THIS 15 DAY OF April, 1977.

Dennis J Boehlers
DEPUTY

Donna J Haswell
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY OF ELKHORN, NEBRASKA

THIS PLAT OF WINTERBURN 3RD ADDITION REPLAT WAS APPROVED BY THE CITY COUNCIL OF ELKHORN, NEBRASKA THIS 4th DAY OF April, 1977.

Donna J Klein
CITY CLERK

Kim Dahlhaus
MAYOR

APPROVAL OF ELKHORN PLANNING COMMISSION, ELKHORN, NEBRASKA

THIS PLAT OF WINTERBURN 3RD ADDITION REPLAT WAS APPROVED BY THE ELKHORN PLANNING COMMISSION, ELKHORN, NEBRASKA THIS 6th DAY OF December, 1976.

Mary D Eldred
PRESIDENT, PLANNING COMMISSION

APPROVAL OF DOUGLAS COUNTY SURVEYOR

THIS PLAT OF WINTERBURN 3RD ADDITION REPLAT WAS APPROVED BY THE DOUGLAS COUNTY SURVEYOR THIS 9th DAY OF February, 1977.

Jack F Gentleman
DOUGLAS COUNTY SURVEYOR

DOUGLAS COUNTY SURVEYOR OFFICIAL SEAL NEBRASKA

THOMPSON DREESSEN & DORNER Consulting Engineers & Land Surveyors 10730 PACIFIC ST. OMAHA, NEBRASKA 68114 TELEPHONE 397-7894 AREA CODE 402	Winterburn 3rd Addition Replat Scale: 1"=50' Drawn By: J.A. Date: 12-14-76 Final Plat