

2002-25475

LAKESIDE AT TIBURON

BEING A REPLAT OF LOT 397 AND 398, TIBURON, LOCATED IN THE NORTHWEST ONE QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6th P.M., SARPY COUNTY NEBRASKA.

Case File Number 7-3-2002 at 1:25 P.M.
 Instrument # 2002-24398
 Llynd J. Dowling Register of Deed Sarpy Co., NE

LOTS 1 THRU 31, INCLUSIVE

SURVEYED FOR
 DRAWN FOR
 CHECKED FOR
 DATE 08/08/2001
 08/18/01

Owner Eric B. Waddington
 Title President
 D.P. _____
 Proof _____
 Fee \$ 36.50
 Cash Chg
793

LAND SURVEYORS CERTIFICATE
 I, RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE MADE AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL CORNERS OF ALL LOTS IN "LAKESIDE AT TIBURON", BEING A REPLAT OF LOT 397 AND 398, TIBURON, LOCATED IN THE NORTHWEST ONE QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ONE QUARTER CORNER OF SAID SECTION 28, THENCE N 00°00'30" W (ASSUMED BEARING) FOR 1134.08 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N 89°50'30" E FOR 33.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 397 ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N 89°50'30" E FOR 177.20 FEET ALONG THE NORTH LINE OF SAID LOT 397; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE NORTHEASTERLY LINE OF SAID LOT 397 AND 398: (1) S 81°07'30" E FOR 148.00 FEET, (2) S 48°44'45" E FOR 116.26 FEET, (3) S 00°54'42" E FOR 83.50 FEET, (4) S 18°41'25" E FOR 101.48 FEET, (5) S 30°19'03" E FOR 101.18 FEET, (6) S 30°00'00" E FOR 230.34 FEET, (7) S 43°28'36" E FOR 382.48 FEET; THENCE S 00°00'50" W FOR 245.00 FEET ALONG THE EAST LINE OF SAID LOT 398; THENCE N 89°50'10" W FOR 887.88 FEET ALONG THE SOUTH LINE OF SAID LOT 398; THENCE N 00°00'30" W FOR 1134.18 FEET ALONG THE WEST LINE OF SAID LOT 397 AND 398 TO THE POINT OF BEGINNING. ABOVE DESCRIBED TRACT CONTAINS 686,948 Sq. Ft./15.8 Acres, MORE OR LESS



DATE 7/26/01
 RONALD D. HILL L.S. NO. 373

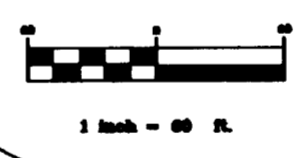
DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT TIBURON LIMITED PARTNERSHIP, ERIC B. WADDINGTON, PRESIDENT, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMERGED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATED INTO LOTS AS SHOWN HEREIN, SAID ADDITION TO BE HEREAFTER KNOWN AS "LAKESIDE AT TIBURON", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS REPLAT. WE DO ALSO DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AND AVENUES AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND QUEST CORPORATION 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 CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT AND LIGHT, HEAT, POWER, AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES, AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. 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 SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED. IN WITNESS WHEREOF WE DO HEREBY SET OUR NAMES.
 DATE 8-15-01
 ERIC B. WADDINGTON, PRESIDENT
 TIBURON LIMITED PARTNERSHIP

- NOTES**
1. DISTANCES SHOWN ON CURVES ARE ARC DISTANCES, NOT CHORD DISTANCES.
 2. ALL LOT LINES INTERSECTING CURVED RIGHT-OF-WAYS ARE RADIAL, UNLESS NOTED (NR) NON RADIAL.
 3. ALL CUL-DE-SAC RADII ARE 50'.
 4. EASEMENTS DIMENSIONS ARE SHOWN IN PARENTHESIS.

CENTRELINE CURVE DATA

No.	Radius	Chord	Arc Length	Tangent
1.	100.00'	113.4613'	186.54'	153.28'
2.	100.00'	78.1724'	133.15'	78.54'
3.	300.00'	34.2828'	127.88'	44.93'
4.	100.00'	188.8117'	578.08'	208.88'
5.	800.00'	04.4050'	41.80'	20.88'

CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 31ST OF THIS YEAR.



ACKNOWLEDGMENT OF NOTARY
 STATE OF NEBRASKA
 COUNTY OF SARPY

ON THIS 15 DAY OF August, 2001, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ERIC B. WADDINGTON, PRESIDENT, TIBURON LIMITED PARTNERSHIP, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE OWNER'S CERTIFICATION AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.
 NOTARY PUBLIC

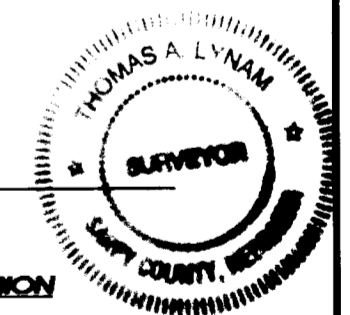
COUNTY TREASURER'S CERTIFICATION
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.
 DATE 8-15-2001
 COUNTY TREASURER

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR
 THIS PLAT OF "LAKESIDE AT TIBURON" WAS APPROVED BY THE SARPY COUNTY BUILDING INSPECTOR
 DATE 7-2-01
 COUNTY BUILDING INSPECTOR

REVIEW OF SARPY COUNTY SURVEYOR
 I HAVE REVIEWED THIS PLAT OF "LAKESIDE AT TIBURON"
 DATE 7/30/2001
 SARPY COUNTY SURVEYOR

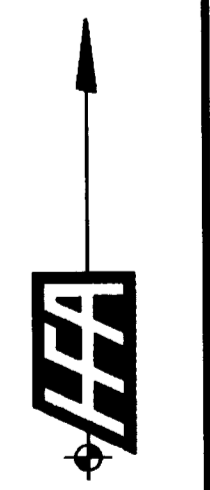
APPROVAL OF SARPY COUNTY PLANNING COMMISSION
 THIS PLAT OF "LAKESIDE AT TIBURON" WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION.
 DATE 6-20-01
 CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS
 THIS PLAT OF "LAKESIDE AT TIBURON" WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS.
 DATE 7-10-01
 COUNTY CLERK

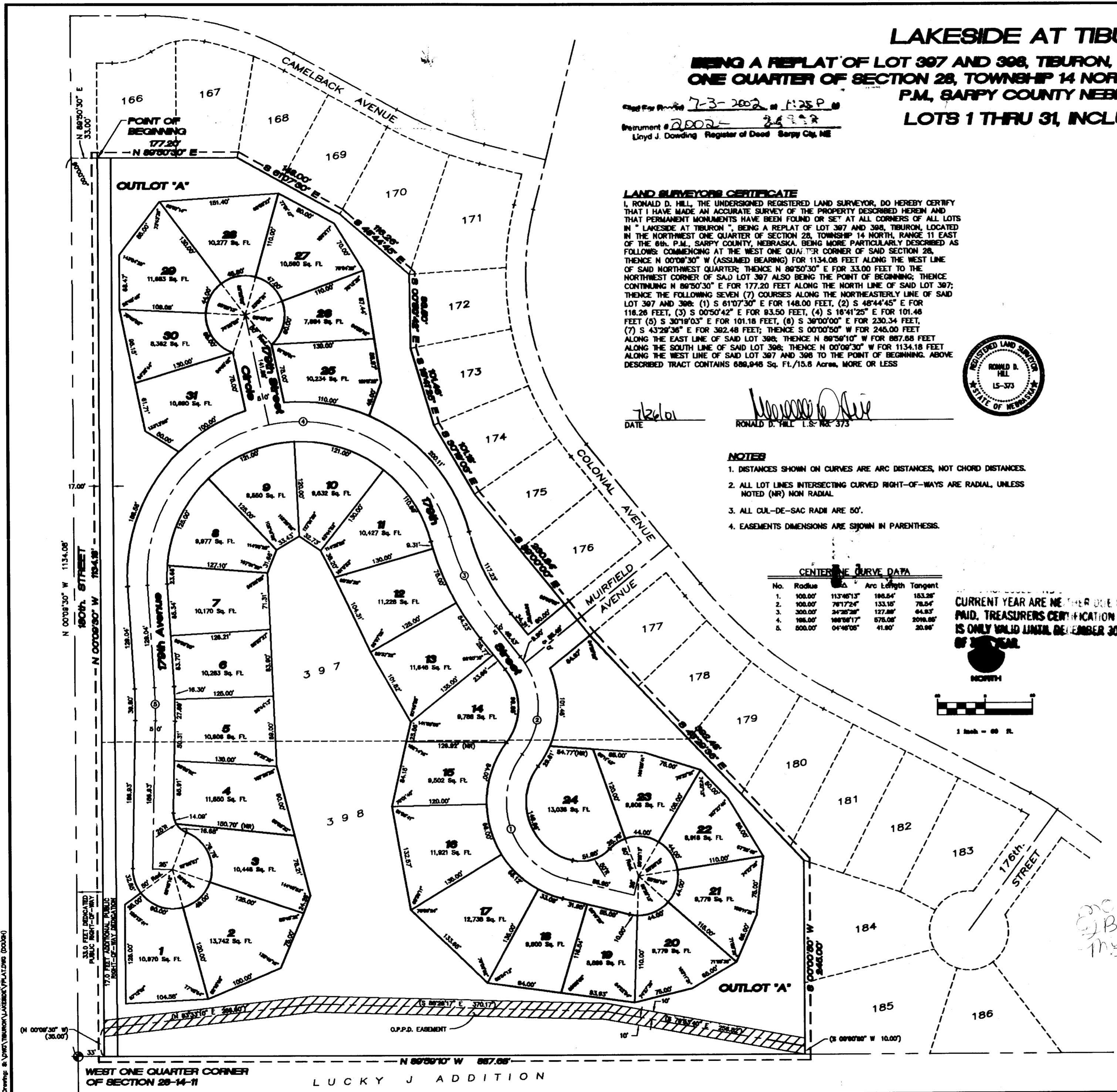


LAKESIDE AT TIBURON
 FINAL PLAT

Hill-Farrell Associates, Inc.
 Architects, Engineers, Land Surveyors
 1008 Lincoln Rd., Bellevue, NE 68005 402-291-8100



PROJECT NO.
 01-023
 SHEET NO.
 1



Drawn by: V. J. W. (Vertical text on the left margin)

Handwritten signature or mark at the bottom right corner.