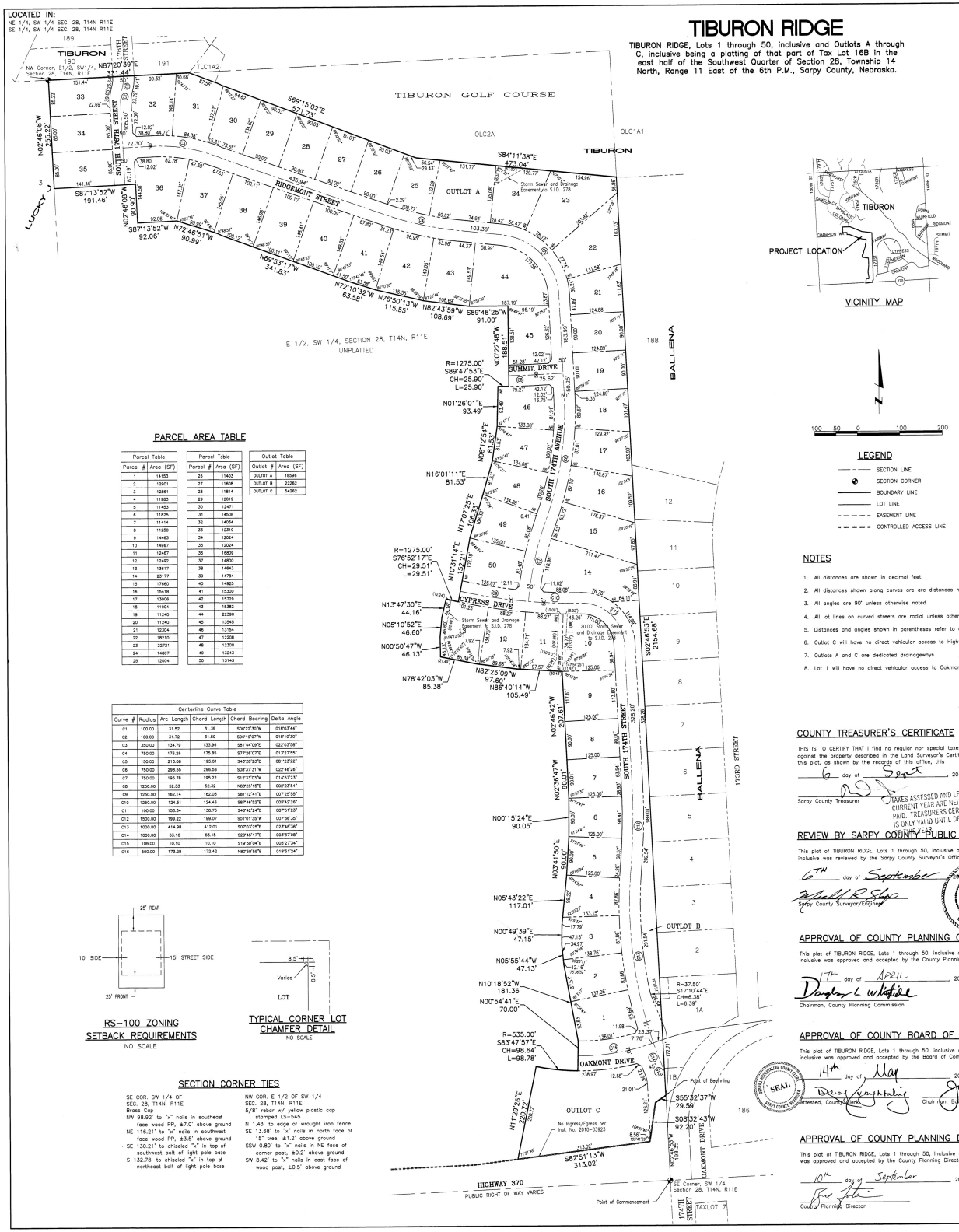
2013-28924

TIBURON RIDGE

TIBURON RIDGE, Lots 1 through 50, inclusive and Outlots A through C, inclusive being a platting of that part of Tax Lot 16B in the east half of the Southwest Quarter of Section 28, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska.

LOCATED IN:
NE 1/4, SW 1/4 SEC. 28, T14N R11E
SE 1/4, SW 1/4 SEC. 28, T14N R11E



VICINITY MAP

LEGEND

- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- CONTROLLED ACCESS LINE

PARCEL AREA TABLE

Parcel Table		Parcel Table		Outlot Table	
Parcel #	Area (SF)	Parcel #	Area (SF)	Outlot #	Area (SF)
1	14153	26	11403	OUTLOT A	18596
2	12901	27	11608	OUTLOT B	22250
3	12851	28	11814	OUTLOT C	54262
4	11983	29	12019		
5	11453	30	12471		
6	11825	31	14508		
7	11414	32	14034		
8	11250	33	12319		
9	14463	34	12024		
10	14467	35	12024		
11	12467	36	16809		
12	12492	37	14800		
13	13817	38	14843		
14	23177	39	14784		
15	17660	40	14925		
16	15418	41	15300		
17	13006	42	15729		
18	11904	43	15382		
19	11240	44	22390		
20	11240	45	13545		
21	12304	46	13154		
22	18210	47	12208		
23	22721	48	12300		
24	14807	49	13243		
25	12004	50	13143		

Centerline Curve Table						
Curve #	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	100.00	31.52	31.39	S09°22'30"W	018°03'44"
C2	100.00	31.72	31.59	S09°19'07"W	018°10'30"
C3	350.00	134.79	133.98	S81°44'09"E	022°03'56"
C4	750.00	178.26	177.84	S13°28'07"E	013°37'35"
C5	150.00	213.08	195.51	S43°28'23"E	081°23'22"
C6	750.00	298.56	296.58	S08°37'31"W	022°48'26"
C7	750.00	195.78	195.22	S12°33'03"W	014°57'23"
C8	1250.00	52.33	52.32	N89°25'15"E	002°23'54"
C9	1250.00	162.14	162.03	S81°12'41"E	007°25'55"
C10	1250.00	124.51	124.46	S87°46'52"E	005°42'26"
C11	100.00	153.34	138.75	S40°42'24"E	087°51'23"
C12	1500.00	199.22	199.07	S01°01'38"W	007°36'30"
C13	1000.00	414.98	412.01	S07°02'25"E	023°46'36"
C14	1000.00	63.16	63.15	S02°45'17"E	003°37'08"
C15	106.00	10.10	10.10	S19°50'04"E	005°27'34"
C16	500.00	173.28	172.42	N82°58'59"E	019°51'24"

RS-100 ZONING SETBACK REQUIREMENTS
NO SCALE

TYPICAL CORNER LOT CHAMFER DETAIL
NO SCALE

SECTION CORNER TIES

SE COR, SW 1/4 OF SEC. 28, T14N, R11E
Brass Cap
NW 98.92' to "x" nails in southeast face wood PP, ±7.0' above ground
NE 116.21' to "x" nails in southwest face wood PP, ±3.5' above ground
SE 130.21' to chiseled "x" in top of southwest bolt of light pole base
S 132.78' to chiseled "x" in top of northeast bolt of light pole base

NW COR, E 1/2 OF SW 1/4 SEC. 28, T14N, R11E
5/8" rebar w/ yellow plastic cap stamped LS-545
N 1.43' to edge of wrought iron fence
SE 13.68' to "x" nails in north face of 15" tree, ±1.2' above ground
SSW 0.80' to "x" nails in NE face of corner post, ±0.2' above ground
SW 8.42' to "x" nails in east face of wood post, ±0.5' above ground

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2013-28924
09/11/2013 3:00:58 PM
REGISTER OF DEEDS

COUNTER Gr CC Gr
VERIFY Gr. at Gr
PROOF
FEES $ 44.00
CHECK#
CHG Exempt CASH
REFUND CREDIT
SHORT NCR

RECORDER NOTE:
FILED PER CERT OF Exemption

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners angle points and ends of curves on the boundary on the plat and that permanent monuments will be placed at all corners angle points and ends of curves on all lots and streets within the subdivision to be known as TIBURON RIDGE, Lots 1 through 50 inclusive, and Outlots A through C inclusive, being a platting of that part of Tax Lot 16B in the East Half of the Southwest Quarter of Section 28, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 28, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska;
Thence North 02°46'53" West (bearings referenced to Nebraska state plane NAD83) for 198.55 feet along the east line of said Southwest Quarter to the north right of way line of Highway 370 and the TRUE POINT OF BEGINNING;
Thence South 55°32'37" West for 29.59 feet along said north right of way line;
Thence South 08°32'43" West for 92.20 feet continuing along said north right of way line;
Thence South 82°51'13" West for 313.02 feet continuing along said right of way line;
Thence North 11°29'26" East for 220.72 feet;
Thence along a curve to the left (having a radius of 535.00 feet and a long chord bearing South 83°47'57" East for 98.64 feet) for an arc length of 98.78 feet;
Thence North 00°54'41" East for 70.00 feet;
Thence North 10°18'52" West for 181.36 feet;
Thence North 05°55'44" West for 47.13 feet;
Thence North 00°49'39" East for 47.15 feet;
Thence North 05°43'22" East for 117.01 feet;
Thence North 03°41'50" East for 90.00 feet;
Thence North 00°15'24" East for 90.05 feet;
Thence North 02°36'47" West for 90.01 feet;
Thence North 02°46'42" West for 207.61 feet;
Thence North 86°40'14" West for 105.49 feet;
Thence North 82°25'09" West for 97.60 feet;
Thence North 78°42'03" West for 85.38 feet;
Thence North 00°50'47" West for 46.13 feet;
Thence North 05°10'52" East for 46.60 feet;
Thence North 13°47'30" East for 44.16 feet;
Thence along a curve to the left (having a radius of 1275.00 feet and a long chord bearing South 76°52'17" East for 29.51 feet) for an arc length of 29.51 feet;
Thence North 10°31'14" East for 152.21 feet;
Thence North 17°07'25" East for 106.33 feet;
Thence North 16°01'11" East for 81.53 feet;
Thence North 08°12'54" East for 81.53 feet;
Thence North 01°26'01" East for 93.49 feet;
Thence along a curve to the left (having a radius of 1275.00 feet and a long chord bearing South 89°47'53" East for 25.90 feet) for an arc length of 25.90 feet;
Thence North 00°22'48" West for 188.51 feet;
Thence South 89°48'25" West for 91.00 feet;
Thence North 82°43'59" West for 108.69 feet;
Thence North 76°50'13" West for 115.55 feet;
Thence North 72°10'32" West for 63.58 feet;
Thence North 69°53'17" West for 341.83 feet;
Thence North 72°46'51" West for 90.99 feet;
Thence South 87°13'52" West for 92.06 feet;
Thence North 02°46'08" West for 90.90 feet;
Thence South 87°13'52" West for 191.46 feet to the west line of the East Half of said Southwest Quarter;
Thence North 02°46'08" West for 255.22 feet along said west line to the northwest corner of said East Half;
Thence North 87°20'39" East for 331.44 feet along the north line of said East Half;
Thence South 69°15'02" East for 571.73 feet;
Thence South 84°11'38" East for 473.04 feet to the east line of said East Half;
Thence South 02°46'53" East for 2154.68 feet along said east line to the Point of Beginning;
Contains 987,384 square feet or 22.667 acres.

William E. Knight, L.S. 566

8-27-2013
Date

NOTES

1. All distances are shown in decimal feet.
2. All distances shown along curves are arc distances not chord distances.
3. All angles are 90° unless otherwise noted.
4. All lot lines on curved streets are radial unless otherwise noted (NR).
5. Distances and angles shown in parentheses refer to easements.
6. Outlot C will have no direct vehicular access to Highway 370.
7. Outlots A and C are dedicated drainageways.
8. Lot 1 will have no direct vehicular access to Oakmont Drive.

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I find no regular nor special taxes due or delinquent against the property described in the Land Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this

6 day of Sept 2013.

Sarpy County Treasurer

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 20th OF THIS YEAR.

REVIEW BY SARPY COUNTY PUBLIC WORKS

This plat of TIBURON RIDGE, Lots 1 through 50, inclusive and Outlots A through C, inclusive was reviewed by the Sarpy County Surveyor's Office this

6TH day of September

Sarpy County Surveyor/Engineer

NEBRASKA REGISTERED LS-515 LAND SURVEYOR MICHAEL R. SHUG

APPROVAL OF COUNTY PLANNING COMMISSION

This plat of TIBURON RIDGE, Lots 1 through 50, inclusive and Outlots A through C, inclusive was approved and accepted by the County Planning Commission on this

11th day of APRIL 2013.

Chairman, County Planning Commission

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

This plat of TIBURON RIDGE, Lots 1 through 50, inclusive and Outlots A through C, inclusive was approved and accepted by the County Board of Commissioners, this

14th day of May 2013.

SEAL

Attested, County Clerk

Chairman, Board of Commissioners

APPROVAL OF COUNTY PLANNING DIRECTOR

This plat of TIBURON RIDGE, Lots 1 through 50, inclusive and Outlots A through C, inclusive was approved and accepted by the County Planning Director on this

10th day of September 2013.

County Planning Director

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, JMF, LLC, a Nebraska limited liability company, OWNER and Pinnacle Bank, Trustee for Pinnacle Bank–Gretna, MORTGAGEE of the land described in the Land 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 hereon, said subdivision to be hereafter known as TIBURON RIDGE, Lots 1 through 50, inclusive and Outlots A through C, inclusive; do hereby ratify and approve of the disposition of our property as shown on this plat; and we do hereby dedicate to the public the streets as shown hereon and do hereby grant the easements as shown hereon. We do hereby grant to the Grantees, their successors and assigns and their respective officers, agents, employees, and contractors, the permanent right to enter and use, from time to time, the Easement Areas, shown hereon for the stated purpose, for ingress and egress in the connection with the inspection, operation, maintenance, replacement, and repair of facilities; provided, however, there is reserved to the Grantor, and to the Grantor's heirs, successors and assigns, the right to use the Easement Area. In the event that the Grantee enters the Easement Area for purposes of maintenance or repair, the Grantee shall compensate Grantor for any damage to authorized uses within said easements. This grant of any easement shown hereon shall not pass, nor be construed to pass, to the Grantee in fee simple interest or title of the Easement Areas. Any variance or release to the rights granted herein must be approved by the Grantee in written form.

GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS
We do hereby grant a perpetual easement to the Omaha Public Power District and Century Link and to any company which has been granted a franchise under the authority of Sarpy County, Nebraska, to provide a cable television and electronic communication 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 cable television systems, and the reception thereon, over, through, under, and across a five foot (5') wide strip of land in each lot abutting the front and side lot lines; an eight foot (8') wide strip of land in each lot abutting the rear lines of all interior lots; and all exterior lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land in each lot abutting the rear lines of all exterior lots that are not adjacent to presently platted and recorded lots. The term "exterior lots" is herein defined as those lots abutting the boundary of the subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded. No permanent structures, trees, retaining walls, nor loose rock walls shall be placed in this easement, but the same may be used for driveways, fences, gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

JMF, L.L.C. A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

PAUL S. MCCUNE
Managing Member

PINNACLE BANK, TRUSTEE FOR PINNACLE BANK–GRETNA, MORTGAGEE

DOUG ZOERB
President Pinnacle Bank

ACKNOWLEDGEMENT OF NOTARIES

State of Nebraska } SS
County of Sarpy }

The foregoing instrument was acknowledged before me this

23rd day of August 2013

by Paul S. McCune, Managing Member of JMF, LLC a Nebraska limited liability company, on behalf of said company.

Signature of Notary Public

TERESA L BARNES
MY COMMISSION EXPIRES
November 12, 2015

State of Nebraska } SS
County of Sarpy }

The foregoing instrument was acknowledged before me this

29 day of August 2013

by Doug Zoerb, President of Pinnacle Bank on behalf of said bank.

Signature of Notary Public

MICHELLE ZIMMERMAN
MY COMMISSION EXPIRES
September 16, 2015

LAMP RYNEARSON & ASSOCIATES
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402.496.2498 | P
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TIBURON RIDGE (Lot 1 through 50, inclusive and Outlots A through C, inclusive)
SARPY COUNTY, NEBRASKA

FINAL PLAT

drawn by EAM
designed by
reviewed by WEK
reference TIBURON RIDGE
filename 0701RP181-FINAL.dwg
revisions

job number-tasks 0107018.01-003
book page
date 12-3-12
sheet 1 of 1

2013-28924