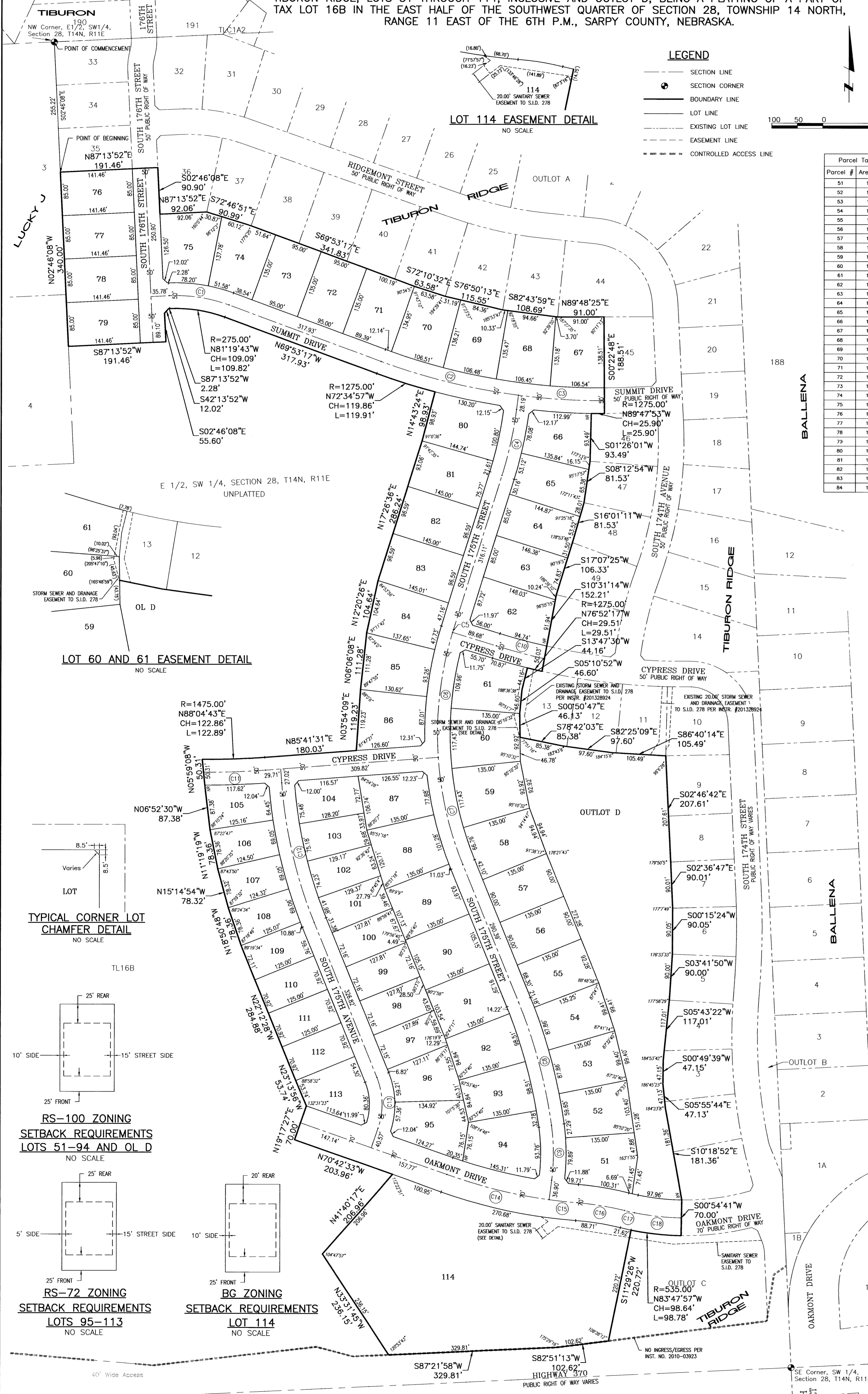


LOCATED IN: NE 1/4, SW 1/4 SEC. 28, T14N R11E SE 1/4, SW 1/4 SEC. 28, T14N R11E

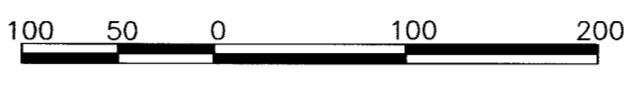
TIBURON RIDGE

TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D, BEING A PLATTING OF A 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.



LEGEND

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



FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2014-18371
08/20/2014 11:22:43 AM
REGISTER OF DEEDS

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 and ends of curves on the boundary of the subdivision and that permanent monuments will be placed at all corners and ends of curves on all lots and streets within the subdivision to be known as TIBURON RIDGE, Lots 51 through 114, inclusive, and Outlot D, 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:

Curve #	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	350.00	119.80	119.81	S81°19'43"E	22°52'51"
C2	1250.00	276.05	277.47	S79°10'38"E	12°44'41"
C3	1250.00	160.01	160.88	S68°30'23"E	7°14'48"
C4	750.00	131.88	131.71	S12°24'18"W	10°04'28"
C5	675.00	5.48	5.48	S17°12'32"W	02°29'56"
C6	675.00	246.54	245.17	S06°30'48"W	20°50'37"
C7	675.00	215.67	214.76	S12°06'15"E	18°18'25"
C8	1000.00	250.28	249.63	S15°05'16"E	14°20'25"
C9	400.00	107.40	107.07	S00°13'34"E	15°23'00"
C10	1250.00	97.56	97.53	S79°15'35"E	42°48'16"
C11	1500.00	122.15	122.12	S88°01'29"W	43°59'57"
C12	900.00	281.14	280.02	S13°15'29"E	17°53'58"
C13	140.00	101.40	99.20	S03°27'32"E	41°29'54"
C14	1000.00	296.39	296.02	N76°23'19"W	11°49'30"
C15	1000.00	55.14	55.14	N88°09'51"W	3°09'54"
C16	570.00	94.51	94.40	N05°56'38"W	93°00'00"
C17	500.00	20.21	20.21	N77°21'06"W	21°18'57"
C18	500.00	92.32	92.19	N83°47'57"W	10°34'45"

SECTION CORNER TIES

- SE COR. SW 1/4 OF SEC. 28, T14N, R11E
- Stress Cap
- NW 89.92' to "x" nails in southeast face wood PP, 4.12' above ground
- NE 116.21' to "x" nails in southwest face wood PP, 4.35' 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
- N 1.43' to edge of wrought iron fence
- SE 13.88' to "x" nails in north face of 15" tree, 4.12' above ground
- SSW 0.80' to "x" nails in NE face of corner post, 4.02' above ground
- SW 8.42' to "x" nails in east face of wood post, 4.05' above ground

NOTES

- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STRETS ARE RADIAL UNLESS OTHERWISE NOTED (R.R.).
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- LOT 114 WILL HAVE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 370.
- OUTLOT D IS A DEDICATED DRAINAGEWAYS.
- LOTS 51, 94, 95 AND 113 WILL HAVE NO DIRECT VEHICULAR ACCESS TO OAKMONT DRIVE.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEEMED AND ARE SHOWN FOR REFERENCE ONLY.

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 20TH DAY OF August, 2014.

Rich James by Sec. Johnson
SARPY COUNTY TREASURER

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 15TH DAY OF July, 2014.

Tom Whittom
SARPY COUNTY SURVEYOR/ENGINEER

APPROVAL OF COUNTY PLANNING COMMISSION

THIS PLAT OF TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D WAS APPROVED AND ACCEPTED BY THE COUNTY PLANNING COMMISSION THIS 15TH DAY OF MAY, 2014.

Dan L. Whitfield
CHAIRMAN, COUNTY PLANNING COMMISSION

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D WAS APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, THIS 10TH DAY OF August, 2014.

John Thompson
CHAIRMAN, BOARD OF COMMISSIONERS

APPROVAL OF COUNTY PLANNING DIRECTOR

THIS PLAT OF TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D WAS APPROVED AND ACCEPTED BY THE COUNTY PLANNING DIRECTOR ON THIS 14th DAY OF August, 2014.

Rene
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-GRETA, 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 HERETEAFTER KNOWN AS TIBURON RIDGE, LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D; 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 GRANTEE, 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 PURPOSES OF CONSTRUCTION AND MAINTENANCE OF SIGNALS AND CROSSINGS IN CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTEE, AND TO THE GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREAS FOR THE PURPOSES OF MAINTENANCE OR REPAIR OF THE FACILITIES AS SHOWN HEREON. THE GRANTEE SHALL COMPENSATE GRANTEE FOR ANY DAMAGE TO AUTHORIZED USES WITHIN SAID EASEMENTS. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSIDERED 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 WRITEN 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; AND TO 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 RECEIPT 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 LOT" IS HEREBY DEFINED AS THOSE LOTS ABUTTING THE BOUNDARY OF THIS 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 OR CONSTRUCTED IN ANY OF THE EASEMENT AREAS; 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.

FOR DRAINAGE AND STORM SEWERS AND SANITARY SEWERS

WE DO HEREBY GRANT THE PERPETUAL SANITARY SEWER EASEMENTS, THE PERPETUAL SANITARY SEWER EASEMENTS, AND THE PERPETUAL DRAINAGE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SAID UTILITIES TO SANITARY AND IMPROVEMENT DISTRICT #278. NO PERMANENT STRUCTURES, TREES, RETAINING WALLS, LOOSE ROCK WALLS NOR ANY GRADING, FILL OR FILL MATERIAL OR EMBANKMENT WORK SHALL BE PLACED IN, ON, OVER, OR ACROSS THIS EASEMENT, 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.

JMF, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, OWNER

Paul S. McCune
PAUL S. MCCUNE, MANAGING MEMBER

PINNACLE BANK, TRUSTEE FOR PINNACLE BANK-GRETA, MORTGAGEE

Doug Zoerb
DOUG ZOEHR, PRESIDENT PINNACLE BANK

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF June, 2014

BY PAUL S. MCCUNE, MANAGING MEMBER OF JMF, LLC A NEBRASKA LIMITED LIABILITY COMPANY, OWNER OF SAID COMPANY.

State of Nebraska - General Notary
Andrew T. Muelke
My Comm. Exp. Mar 31, 2016

SIGNATURE OF NOTARY PUBLIC

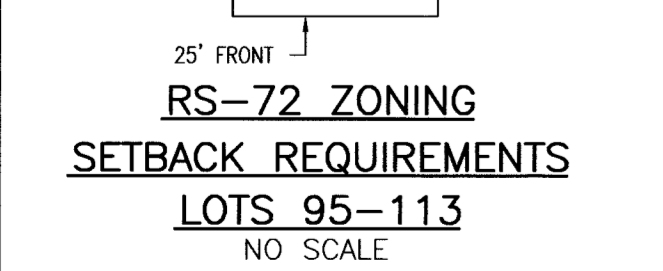
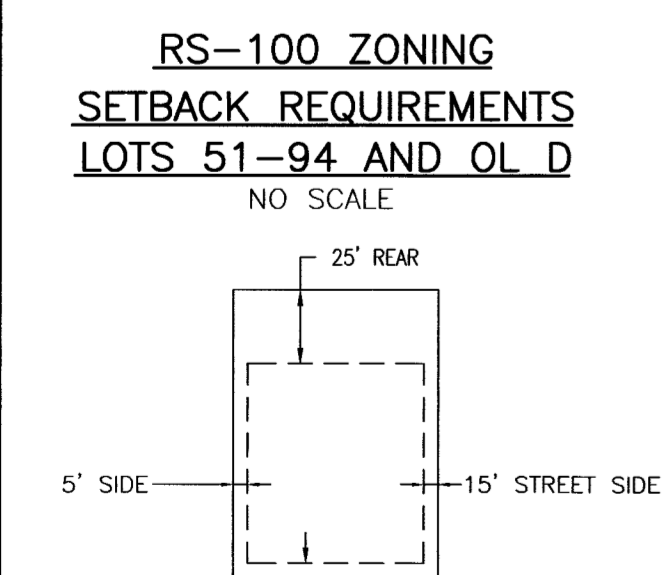
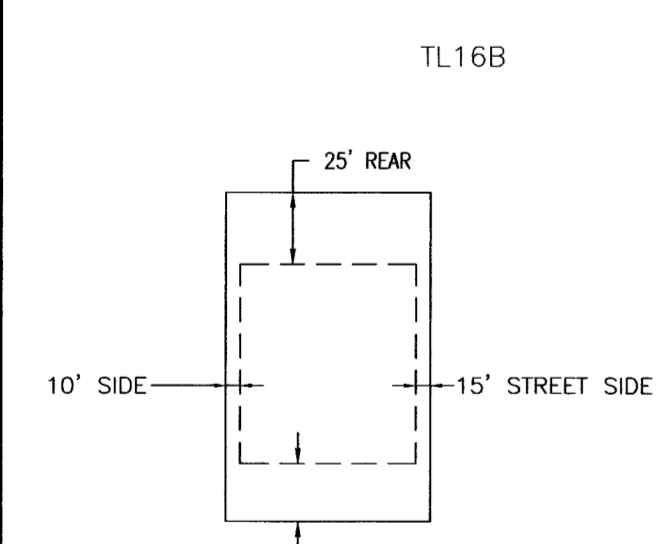
STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF June, 2014

BY DOUG ZOEHR, PRESIDENT OF PINNACLE BANK ON BEHALF OF SAID BANK.

Doug Zoerb
SIGNATURE OF NOTARY PUBLIC

State of Nebraska - State Notary
Andrew T. Muelke
My Comm. Exp. Jan 21, 2015



drawn by: EAM
designed by:
reviewed by: MEK
checked by: CASH
refund: CREDIT
short: NCR

revisions

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LAMP RYNEARSON & ASSOCIATES
TIBURON RIDGE (LOTS 51 THROUGH 114, INCLUSIVE AND OUTLOT D)
SARPY COUNTY, NEBRASKA

FINAL PLAT

job number-tasks: 0107018.02-003
book page:
date: 3-19-2013
sheet: 1 of 1

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
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08/20/2014 11:22:43 AM
REGISTER OF DEEDS