

TIBURON VIEW
FINAL PLAT

Hill-Farrell Associates, Inc.
Engineers, Land Surveyors, Land Planners
1008 Lincoln Rd., Bellevue, NE 68005 402-291-6100



96-17330

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, TIBURON LTD. PARTNERSHIP BEING THE OWNER OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND WESTERN SECURITY BANK, BEING THE MORTGAGEE, HAVE CAUSED SAID LAND TO BE SURVEYED AND LOTS THEREON TO BE SEPARATELY PLATTED AND RE-PLATTED AS SHOWN ON THIS PLAT. WE DO HEREBY RAISE BY THIS DEED THE PUBLIC POWER DISTRICT AS SHOWN ON THIS PLAT. WE DO ALSO GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND U.S. WEST COMMUNICATIONS, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE TO ELECTRIC TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, 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, THROUGHOUT THE ENTIRE TRACT OF LAND SHOWN ON THIS PLAT, AND TO PLACE AND MAINTAIN THEREON ANY PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT LINES, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN IN WITNESS WHEREOF WE DO HEREBY SET OUR NAME THIS

13 DAY OF May 1996
TIBURON LTD. PARTNERSHIP
BY: ERIC B. WASHINGTON, PRESIDENT
WESTERN SECURITY BANK
BY: DENNIS ROBNEY, VICE-PRESIDENT

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS
ON THIS 13 DAY OF May 1996, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND OR SAID COUNTY, PERSONALLY CAME ERIC B. WASHINGTON, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES 2-25-97
NOTARY PUBLIC



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS
ON THIS 13 DAY OF May 1996, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND OR SAID COUNTY, PERSONALLY CAME DENNIS ROBNEY, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

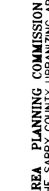
MY COMMISSION EXPIRES 2-25-97
NOTARY PUBLIC



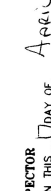
COUNTY TREASURER CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

SARPY COUNTY TREASURER
DATE
APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS
THIS PLAT OF "TIBURON VIEW" WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS ON THIS DAY OF 1996.



APPROVAL OF SARPY COUNTY URBANIZING AREA PLANNING COMMISSION
THIS PLAT OF "TIBURON VIEW" WAS APPROVED BY THE SARPY COUNTY URBANIZING AREA PLANNING COMMISSION ON THIS DAY OF 1996.



APPROVAL OF SARPY COUNTY BUILDING INSPECTOR
I HEREBY APPROVE THIS PLAT OF "TIBURON VIEW" ON THIS DAY OF 1996.

SARPY COUNTY BUILDING INSPECTOR
REVIEW OF SARPY COUNTY SURVEYOR
I HAVE REVIEWED THIS PLAT OF "TIBURON VIEW" ON THIS DAY OF August 1996.

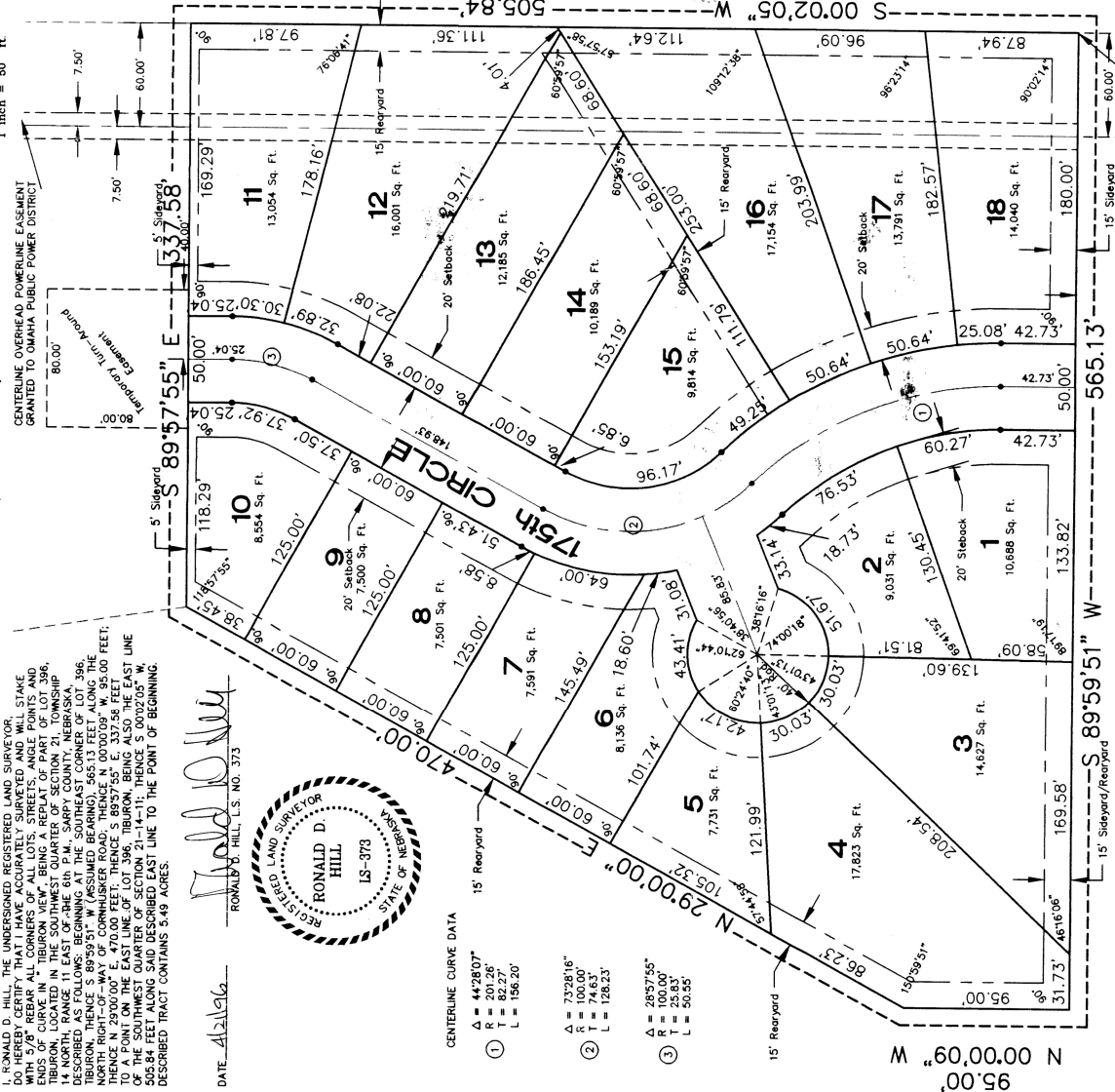


SARPY COUNTY SURVEYOR

TIBURON VIEW

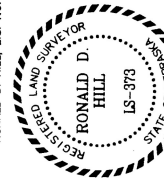
BEING A REPLAT OF PART OF LOT 396, TIBURON LOCATED IN THE SW 1/4 OF SECTION 21, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

LOTS 1 THRU 18 (INCLUSIVE)



CENTERLINE OVERHEAD POWERLINE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT

DATE: 4/29/96
RONALD D. HILL, L.S. NO. 373



CENTERLINE CURVE DATA

1	Δ = 44°28'07"
	R = 201.26'
	L = 156.20'
2	Δ = 73°28'16"
	R = 100.00'
	L = 50.65'
3	Δ = 28°57'55"
	R = 100.00'
	L = 50.65'

South 1/4 Corner
Section 21-14-11

CORNHUSKER ROAD

017330