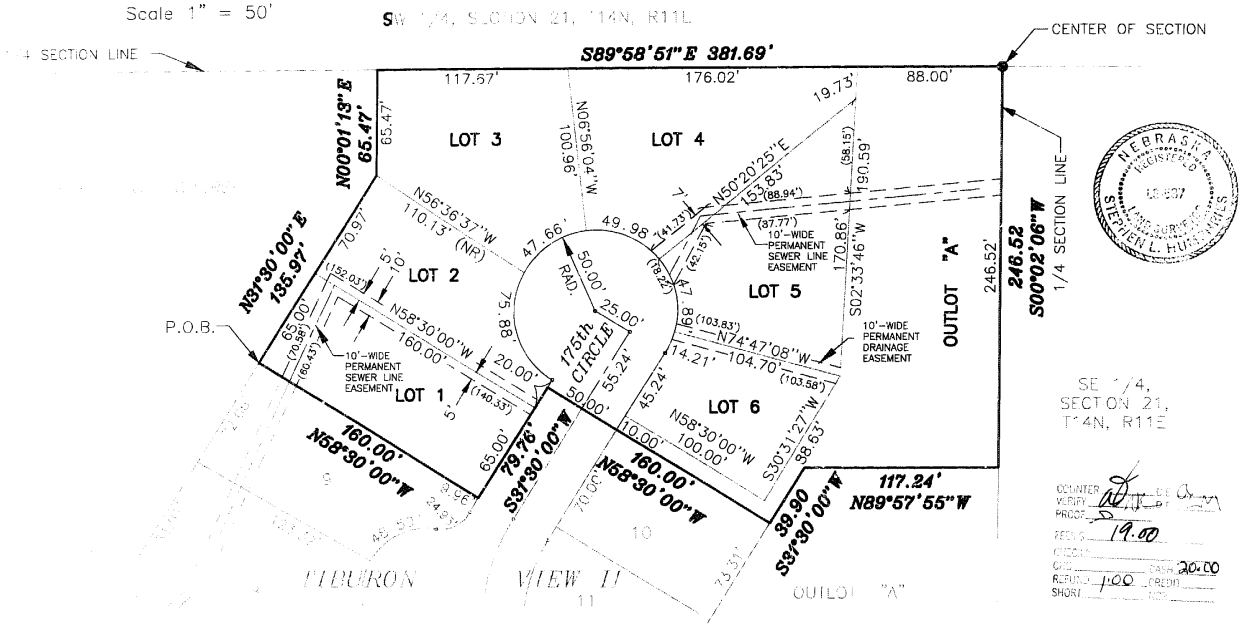
2004-10730

FINAL PLAT
TIBURON VIEW III
LOTS 1 THROUGH 6, INCLUSIVE, & OUTLOT "A"

Scale 1" = 50'



NOTES: ALL DISTANCES ON CURVES ARE ARC DISTANCES.
ALL PINS SET ARE 5/8"x24" REBAR.
NR -- NON-RADIAL LINE

COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT I FIND NO 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.

SARPY COUNTY TREASURER — DATE 10/9/03

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS:

THIS PLAT OF "TIBURON VIEW III" WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS ON THIS 14 DAY OF October 2003.

CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

COUNTY CLERK

APPROVAL OF SARPY COUNTY [redacted] PLANNING COMMISSION

THIS PLAT OF "TIBURON VIEW III" WAS APPROVED BY THE SARPY COUNTY [redacted] PLANNING COMMISSION ON THIS 11 DAY OF September 2003.

CHAIRMAN, SARPY COUNTY [redacted] PLANNING COMMISSION

APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

I HEREBY APPROVE THIS PLAT OF "TIBURON VIEW III" ON THIS 30 DAY OF March 2004

SARPY COUNTY BUILDING INSPECTOR

REVIEW OF SARPY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT OF "TIBURON VIEW III" ON THIS 9th DAY OF Oct. 2003

SARPY COUNTY SURVEYOR

COUNTER VERIFY BP
PROOF
FEES 19.00
CHECK
CASH 20.00
REFUND 1.00 (CREDIT)
SHORT (AMT)

SURVEYOR'S CERTIFICATE:

I, STEPHEN L. HUMPHRIES, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH 5/8" BY 24" REBAR, ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND ENDS OF CURVES IN "TIBURON VIEW III", BEING A REPLATTING OF PART OF LOT 396, TIBURON, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 9, TIBURON VIEW II; THENCE NORTH 31 DEGREES 30 MINUTES 00 SECONDS EAST, 135.97 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 13 SECONDS EAST, 65.47 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER, SOUTH 89 DEGREES 58 MINUTES 51 SECONDS EAST, 381.69 FEET TO THE CENTER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00 DEGREES 02 MINUTES 06 SECONDS WEST, 246.52 FEET TO THE NORTHEAST CORNER OF "OUTLOT A", TIBURON VIEW II; THENCE ALONG THE NORTHERLY LINE OF SAID "OUTLOT A", TIBURON VIEW II, NORTH 89 DEGREES 57 MINUTES 55 SECONDS WEST, 117.24 FEET TO THE MOST WESTERLY NORTHERN CORNER OF SAID "OUTLOT A", TIBURON VIEW II; THENCE ALONG THE NORTHWESTERLY LINE SAID "OUTLOT A", TIBURON VIEW II, SOUTH 31 DEGREES 30 MINUTES 00 SECONDS WEST, 39.90 FEET TO THE NORTHEASTERLY CORNER OF LOT 10, TIBURON VIEW II; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 10 EXTENDED, TIBURON VIEW II, NORTH 58 DEGREES 30 MINUTES 00 SECONDS WEST, 160.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 175TH CIRCLE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 31 DEGREES 30 MINUTES 00 SECONDS WEST, 79.76 FEET TO THE NORTHEASTERLY CORNER OF LOT 9, TIBURON VIEW II; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 9, TIBURON VIEW II, NORTH 58 DEGREES 30 MINUTES 00 SECONDS WEST, 160.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED TRACT CONTAINS 6.26 ACRES.

8/15/03
DATE

STEPHEN L. HUMPHRIES
LICENSE # LS-587

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 HAVE CAUSED SAID LAND TO BE REPLATTED INTO LOTS SHOWN HEREIN. SAID ADDITION TO BE HEREAFTER KNOWN AS "TIBURON VIEW III" AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY 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 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 AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ADJOINING THE FRONT BOUNDARY LOT LINES. AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LOT LINES. NO PERMANENT BUILDINGS OR RETAINING 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.
IN WITNESS HEREOF WE DO HEREBY SET OUR NAME THIS

_____ DAY OF _____, 2003

TIBURON LTD. PARTNERSHIP
BY: ERIC B. WADDINGTON, PRESIDENT

Filed for Record 3-30-04 @ 10:07A M
Instrument # 2004-10730
Lloyd J. Dunning, Register of Deeds, Sarpy Co., Ne.

ACKNOWLEDGEMENT OF NOTARY:

STATE OF NEBRASKA)
) SS
COUNTY OF SARPY)

ON THIS _____ DAY OF _____, 2003, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ERIC B. WADDINGTON, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON ON THE DEDICATION ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES_____

NOTARY PUBLIC

A GENERAL NOTARY-State of Nebraska
SANDRA S. SMITH
My Comm. Exp. Sept. 29, 2004

Louis Surveying
12100 West Center Road, Suite 523A
Omaha, NE. 68144 (402-334-7982)

TIBURON VIEW III
LOTS 1 THROUGH 6, INCLUSIVE, & OUTLOT "A"
FINAL PLAT
PROJ#: 21176
DATE: 08/14/03