

04-017330

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96-17330

# 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)

### SURVEYORS CERTIFICATE

I, RONALD D. HILL, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND WILL STAKE WITH 5/8" REBAR ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND END OF CURVE IN "TIBURON VIEW", BEING A REPLAT 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, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 396, TIBURON, THENCE S 89°59'51" W (ASSUMED BEARING), 565.13 FEET ALONG THE NORTH RIGHT-OF-WAY OF CORNHUSKER ROAD; THENCE N 00°00'09" W, 95.00 FEET; THENCE N 29°00'00" E, 470.00 FEET; THENCE S 89°57'55" E, 337.58 FEET TO A POINT ON THE EAST LINE OF LOT 396, TIBURON, BEING ALSO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 21-14-11; THENCE S 00°02'05" W, 505.84 FEET ALONG SAID DESCRIBED EAST LINE TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 5.49 ACRES.

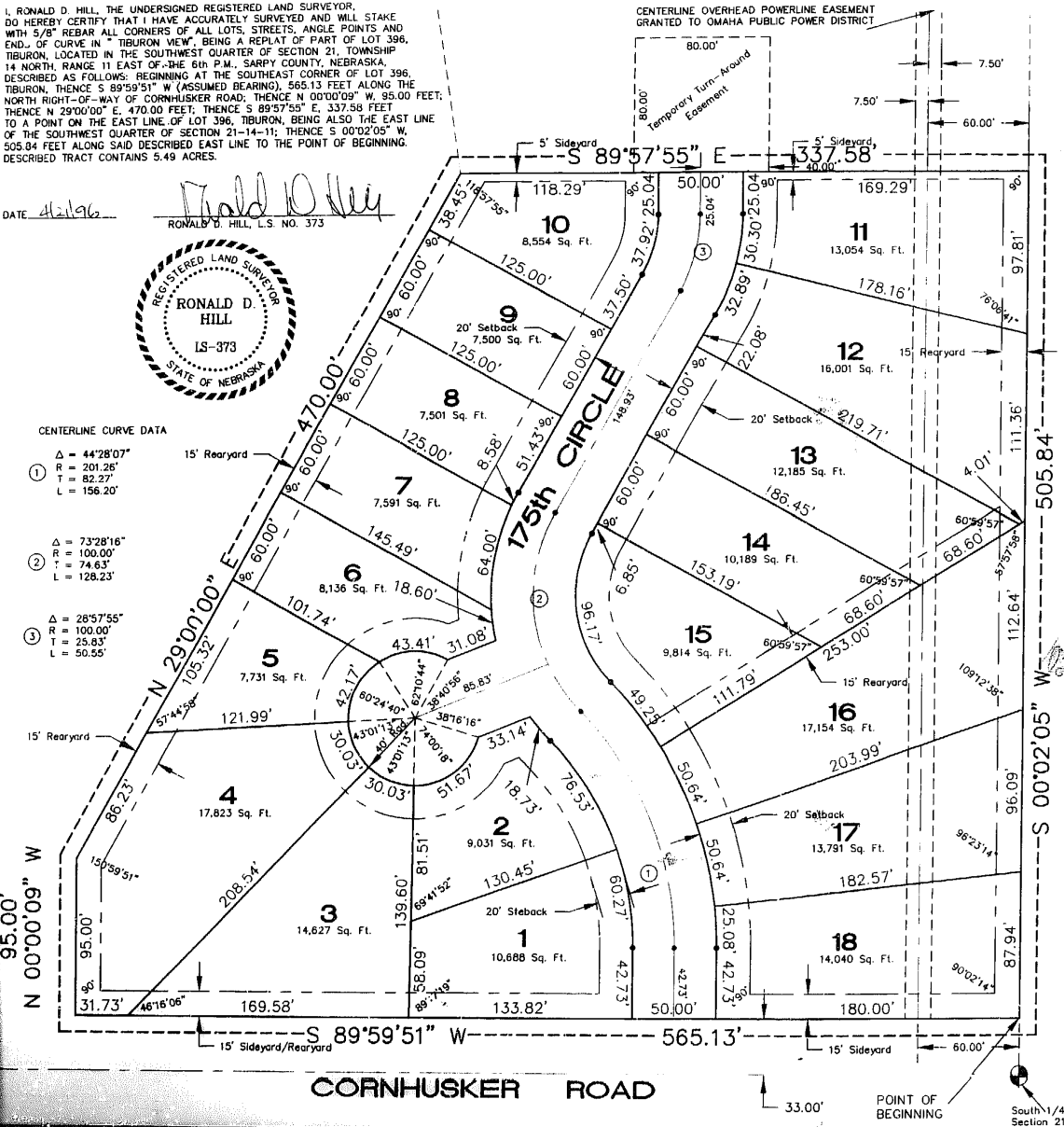
DATE 4/2/96

*Ronald D. Hill*  
RONALD D. HILL, L.S. NO. 373



### CENTERLINE CURVE DATA

- ① Δ = 44°28'07"  
R = 201.26'  
T = 82.27'  
L = 156.20'
- ② Δ = 73°28'16"  
R = 100.00'  
T = 74.63'  
L = 128.23'
- ③ Δ = 28°57'55"  
R = 100.00'  
T = 25.83'  
L = 50.55'



CENTERLINE OVERHEAD POWERLINE EASEMENT  
GRANTED TO OMAHA PUBLIC POWER DISTRICT

1 inch = 50 ft.

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 REPLATTED INTO LOTS AS SHOWN HEREIN. SAID ADDITION TO BE HEREAFTER KNOWN AS "TIBURON VIEW" 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 LINE. 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 HEREBY GRANTED. IN WITNESS WHEREOF WE DO HEREBY SET OUR NAME THIS

13 DAY OF May 1996.

*Eric B. Waddington*  
TIBURON LTD. PARTNERSHIP  
BY: ERIC B. WADDINGTON, PRESIDENT

*Dennis Robey*  
WESTERN SECURITY BANK  
BY: DENNIS ROBEY, 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 FOR SAID COUNTY, PERSONALLY CAME ERIC B. WADDINGTON PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES 9-29-96

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS

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

MY COMMISSION EXPIRES 2-25-99

### 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.

*Ronald D. Hill*  
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 21st DAY OF May 1996.

*Ronald D. Hill*  
CHAIRMAN, SARPY COUNTY BOARD OF COMMISSIONERS

### 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 17th DAY OF April 1996.

*Ann E. ...*  
CHAIRMAN, SARPY COUNTY CITY OF GRETINA URBAN PLANNING COMMISSION

### APPROVAL OF SARPY COUNTY BUILDING INSPECTOR

I HEREBY APPROVE THIS PLAT OF "TIBURON VIEW" ON THIS 17th DAY OF April 1996.

*...*  
SARPY COUNTY BUILDING INSPECTOR

### REVIEW OF SARPY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT OF "TIBURON VIEW" ON THIS 27th DAY OF August 1996.

*Ronald D. Hill*  
SARPY COUNTY SURVEYOR



DESIGNED LTH  
DRAWN RDH  
CHECKED RDH  
DATE 04/03/96  
04/23/96

TIBURON VIEW  
FINAL PLAT

Hill-Farrell Associates, Inc.  
Engineers, Land Surveyors, Land Planners  
1008 Lincoln Rd., Bellevue, NE 68005 402-691-6100

PROJECT NO.  
96-065  
SHEET NO.  
1 of 1

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