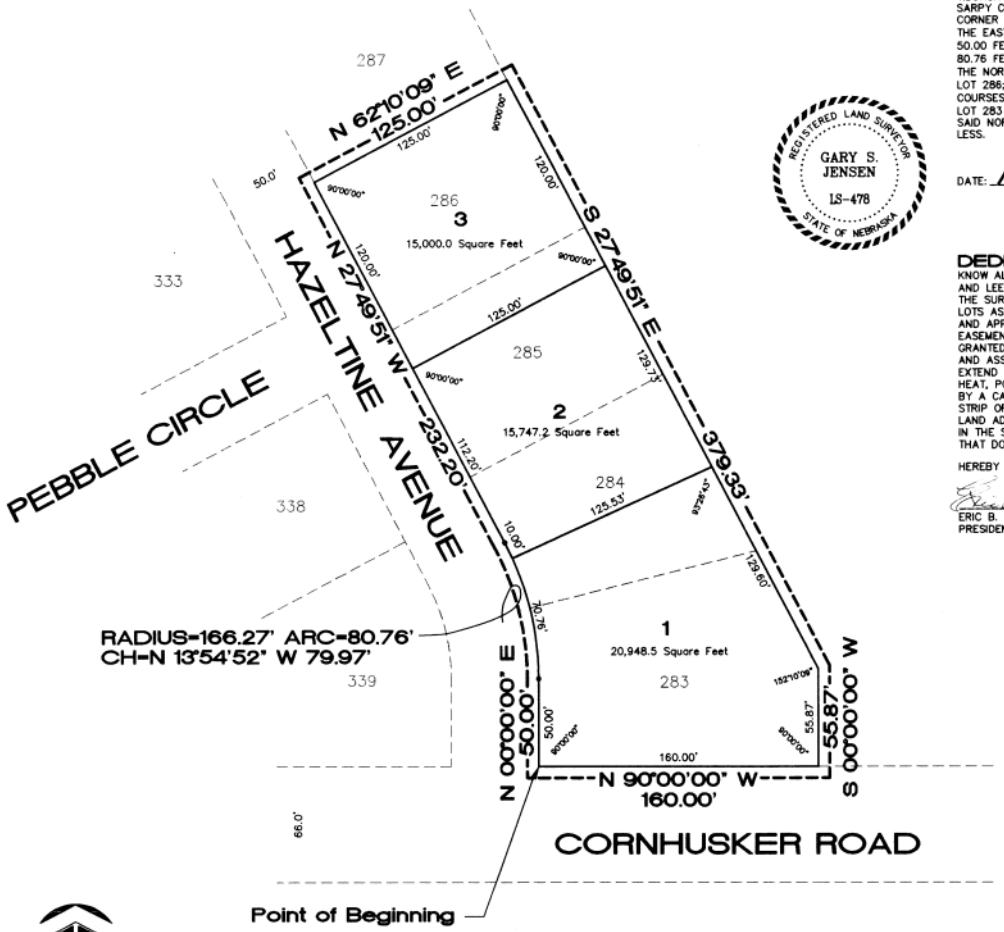
FILED SARPY CO. NE.
INSTRUMENT NUMBER
99-016256
99 MAY 24 PM 12:17
REGISTER OF DEEDS

Counter
Verify
D.E.
Proof
Fee $ 18.50
Ck ☐ Cash ☒ Chg ☐

TIBURON REPLAT III

BEING A REPLAT OF LOTS 283, 284, 285 AND 286, TIBURON, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

LOTS 1, 2 AND 3



NORTH

50 0 50

1 inch = 50 ft.

March 03, 1999 3:13:45 PM
Drawing: D:\DWG\MISC\99-028 SHEET 1.DWG (Layout: PLAT)

REGISTERED LAND SURVEYOR
GARY S. JENSEN
LS-478
STATE OF NEBRASKA

SURVEYOR'S CERTIFICATE

I, GARY S. JENSEN, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND STAKED WITH NO. 5 REBARS ALL CORNERS OF ALL LOTS ANGLE POINTS AND ENDS OF CURVES IN " TIBURON REPLAT III ", BEING A REPLAT OF LOTS 283, 284, 285 AND 286, TIBURON, AS PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 283; THENCE ALONG THE WESTERLY LINES OF SAID LOTS 283, 284, 285 AND 286 AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HAZELTINE AVENUE THE FOLLOWING THREE (3) COURSES; (1) N00°00'00"E 50.00 FEET; (2) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 166.27 FEET, AN ARC LENGTH OF 80.76 FEET, WITH A LONG CHORD BEARING N13°54'52"W FOR 79.97 FEET; (3) THENCE N27°49'51"W 232.20 FEET TO THE NORTHWEST CORNER OF SAID LOT 286; THENCE N62°10'09"E 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 286; THENCE ALONG THE EASTERLY LINES OF SAID LOTS 283, 284, 285 AND 286 THE FOLLOWING TWO (2) COURSES; (1) S27°49'51"E 379.33 FEET; (2) THENCE S00°00'00"W 55.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 283 AND TO THE NORTH RIGHT-OF-WAY LINE OF CORNHUSKER ROAD; THENCE N90°00'00"W 160.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 1.21 ACRES, MORE OR LESS.

DATE: MARCH 3, 1999

GARY S. JENSEN REG. NEBR. REG. NO. 478

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ERIC B. WADDINGTON, PRESIDENT TIBURON LIMITED PARTNERSHIP, AND LEE SAPP, GENERAL PARTNER, SWN INVESTMENTS, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE REPLATTED INTO LOTS AS SHOWN HEREIN. SAID ADDITION TO BE HEREAFTER KNOWN AS " TIBURON REPLAT III ", AND WE DO 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, 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 (5) FOOT WIDE STRIP OF LAND ADJOINING THE FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LOT LINES. NO PERMANENT BUILDING OR RETAINING WALL SHALL BE PLACED IN THE SAID EASEMENT WAYS BUT THE SAME MAY BE USED FOR GARDENS, SHRUB, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED. IN WITNESS HEREOF WE DO HEREBY SET OUR NAMES THIS 23 DAY OF March 1999.

ERIC B. WADDINGTON
PRESIDENT, TIBURON LIMITED PARTNERSHIP

LEE SAPP
GENERAL PARTNER, SWN INVESTMENTS

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

GENERAL NOTARY-State of Nebraska
SANDRA S. SMITH
My Comm. Exp. Sept. 29, 2000

ON THIS 23 DAY OF March 1999, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, CAME ERIC B. WADDINGTON, PRESIDENT OF TIBURON LIMITED PARTNERSHIP, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION OF THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES 9-29-2000

NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

GENERAL NOTARY-State of Nebraska
A. SUE ADEL
My Comm. Exp. 10-4-2000

ON THIS 29 DAY OF March 1999, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY, CAME LEE SAPP, GEREAL PARTNER, SWN INVESTMENTS, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THE DEDICATION OF THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES 10-4-2000

NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE. THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

DATE: 5-21-99

SARPY COUNTY TREASURER

REVIEW OF SARPY COUNTY SURVEYOR

I HAVE REVIEWED THIS PLAT OF " TIBURON REPLAT III " THIS 30th DAY OF MARCH 1999.

SARPY COUNTY SURVEYOR

THOMAS A. LYNAM
SURVEYOR
SARPY COUNTY, NEBRASKA

SARPY COUNTY BUILDING INSPECTOR APPROVAL

I HEREBY APPROVE OF THIS PLAT OF ' TIBURON REPLAT III " THIS 24 DAY OF May 1999.

SARPY COUNTY BUILDING INSPECTOR

SURVEYED: GBJ
DRAWN: GBJ
CHECKED: RDH
DATE: 02/24/99

TIBURON REPLAT III
FINAL PLAT

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

PROJECT NO.
99-028

SHEET NO.
1 OF 1