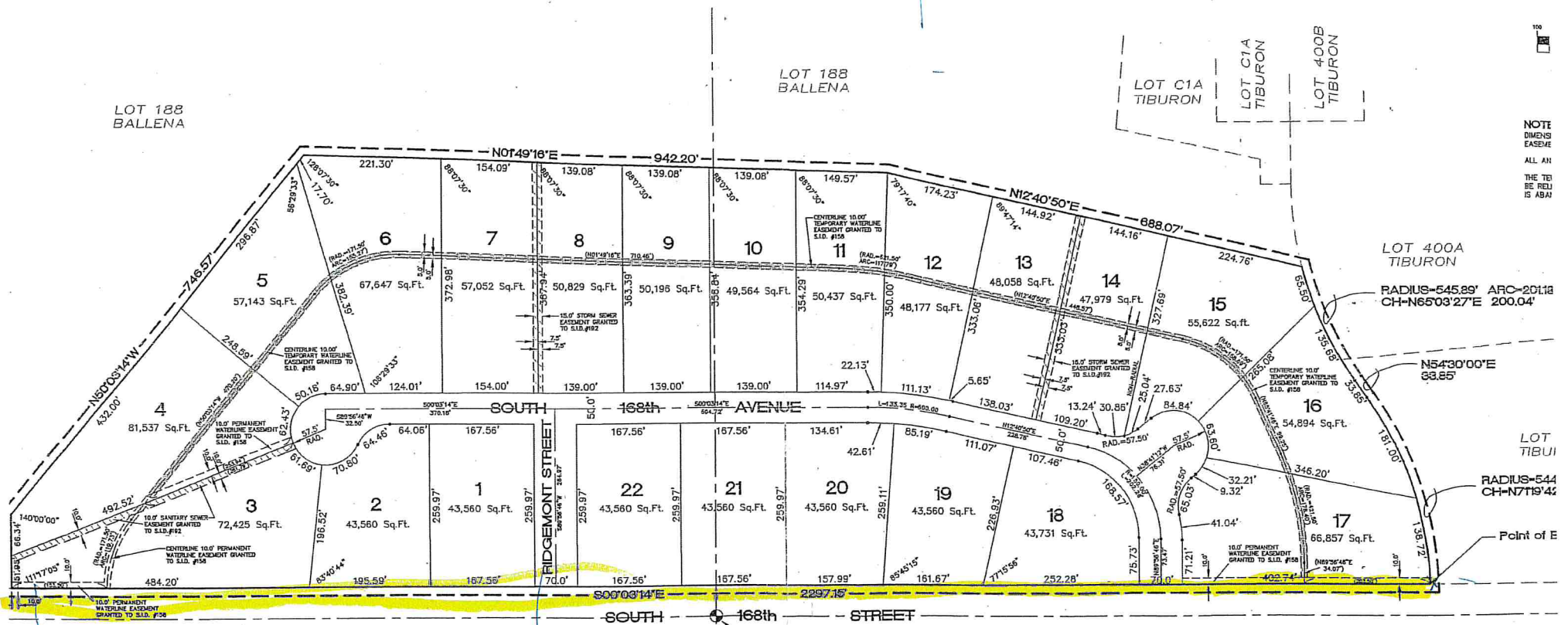


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WAL OF SARPY COUNTY PLANNING COMMISSION
OF "TIBURON ESTATES" WAS APPROVED BY THE SARPY COUNTY
COMMISSION ON THIS _____ DAY OF _____, 2002.
CHAIRMAN, SARPY COUNTY PLANNING COMMISSION

WAL OF SARPY COUNTY BOARD OF COMMISSIONERS
OF "TIBURON ESTATES" WAS APPROVED BY THE SARPY COUNTY BOARD
OF COMMISSIONERS ON THIS _____ DAY OF _____
COUNTY CLERK
CHAIRMAN, SARPY COUNTY BOARD
OF COMMISSIONERS

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, WESTERN SPRINGS LAND CORPORATION, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EVERCEIVED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE REPLICATED INTO STREETS AND LOTS TO BE NAMED AND NUMBERED AS SHOWN, SAID ADDITION TO BE HEREAFTER KNOWN AS "TIBURON ESTATES", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY GRANT TO THE PUBLIC FOR PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN HEREON. WE DO ALSO GRANT TO OKAMA, PUBLIC POWER DISTRICT AND CQUEST, FORMERLY KNOWN AS 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 AND 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, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ADJOINING THE FRONT AND SIDE BOUNDARY LINES, AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND ADJOINING THE REAR LOT LINES. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO S.L.D. NO. 158 AND AQUILA CORPORATION, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, OVER THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS AND AVENUES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALL SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR LANDSCAPING AND SHRUBS AND ANY OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE PROPOSED HEREON DESCRIBED PROJECT.

SURVEYOR'S CERTIFICATE
I, GARY S. JENSEN, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY AND WILL STAKE WITH IRON PINS ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ESTATES, AS SHOWN A REPLAT OF LOTS 123 THRU 124, INCLUSIVE, BALLENA, TOGETHER WITH MURFIELD CIRCLE, DORAL CIRCLE AND SOUTH 168th AVENUE RIGHT-OF-WAYS ADJOINING ONE-HALF OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6th P.M. SURVEY MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER (ALSO BEING THE SOUTHEAST CORNER OF LOT 401, TIBURON; THENCE S50°03'14"E (ASSUMING THE WEST RIGHT-OF-WAY LINE OF SOUTH 168th STREET TO THE SOUTHEAST CORNER OF BEING ON THE EASTERLY LINE OF LOT 188, BALLENA; THENCE ALONG SAID EASTERLY LINE FOLLOWING FOUR (4) COURSES; (1) S89°56'46"W 118.29 FEET; (2) THENCE N50°03'14"W 7 942.20 FEET; (3) THENCE N12°40'50"E 688.07 FEET TO THE SOUTHERLY LINE OF LOT 400; SOUTHERLY LINES OF SAID LOTS 400A AND 401, TIBURON; THE FOLLOWING THREE (3) COURSES LEFT HAVING A RADIUS OF 545.89 FEET, AN ARC LENGTH OF 201.18 FEET WITH A LONG 200.04 FEET; (2) THENCE N54°30'00"E 33.85 FEET; (3) THENCE ALONG A CURVE TO THE FEET, AN ARC LENGTH OF 319.72 FEET WITH A LONG CHORD BEARING N71°19'42"E FOR 3 BEGINNING. DESCRIBED TRACT CONTAINS 29.41 ACRES, MORE OR LESS.