

BEACON ESTATES PLAT 1

A SUBDIVISION OF FRAC. PTS. OF LOTS 1, 2, 3, 4, 79, & 93 IN SEC. 12-12-13

LOT CURVE DATA

LOT NO.	LTR.	RADIUS	ARC	CHORD	DELTA	BEARING
1		115.9'	88.1'	87.9'	1-00-01	N52°11'22"W
2		304.8'	120.1'	113.4'	23-53-02	N44°31'51"W
4	A	4630'	34.4'	34.2'	23-44-03	N38°21'28"W
5	B	76.99'	14.64'	14.54'	91-13-13	N44°30'08"E
6		13.94'	80.73'	80.73'	32-52-15	N55°39'28"E
7		261.76'	150.03'	128.04'	24-54-30	N54°59'34"E
8		148.71'	74.42'	74.60'	23-26-34	N55°06'30"E
9		148.71'	74.42'	74.60'	14-39-02	N55°06'31"E
10		78.37'	53.32'	53.22'	15-18-50	N55°44'21"E
12		123.03'	126.90'	121.20'	30-33-02	N52°14'50"E
15	A	300.76'	124.87'	124.33'	14-34-10	N55°06'30"E
15	B	28.11'	42.58'	42.25'	24-42-34	N55°45'17"E
COMM. LOT#		115.9'	72.49'	72.42'	9-46-01	N55°14'18"W

E CURVE DATA

CURVE NO.	DELTA	RADIUS	TANGENT
1	91-00-55	115.9'	80'
2	23-53-50	304.8'	60'
3	51-41-26	47.9'	100'
4	90-00-00	70.00'	70'
5	32-53-13	218.08'	225.57'
6	13-13-52	667.93'	71.10'



Signed this 1st day of Oct. 1977.

F. L. Rottler
F. L. ROTTLER, N. S. No. 253

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

that we, Platte Broadcasting Company, Inc., Charles J. Wurga, President, being the sole owner of the land encompassed by the Surveyor's Certificate, except that part shown as LOT 1, BEACON ESTATES, and we, Thomas L. Sickinger and Carol Beth Sickinger, (husband and wife), being the sole owners of LOT 1, BEACON ESTATES, have caused the same to be subdivided into lots, and streets, to be numbered and named as shown and we do hereby ratify and approve of the disposition of our property as shown on this plat and we do dedicate to the public, for public use, the roadways as shown, to be hereafter known as "BEACON DRIVE", and we do hereby reserve a 5' wide easement along the front lot lines of all lots, a 10' wide easement along all rear lot lines and a 10' wide easement, being 5' on either side of all lot lines, for the placement and maintenance of any required public utilities.

Thomas L. Sickinger
THOMAS L. SICKINGER

Charles J. Wurga
CHARLES J. WURGA, PRESIDENT

Carol Beth Sickinger
CAROL BETH SICKINGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF CASS) SS

On this 17th day of October 1977, before me, a notary public, duly commissioned and qualified in and for said county, appeared Platte Broadcasting Company, Charles J. Wurga, President, and Thomas L. Sickinger and Carol Beth Sickinger, (husband and wife), who are personally known by me to be the identical persons whose names are affixed above, and they did acknowledge their execution of the foregoing dedication to be their voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

Dorene B. Wurga
DORENE B. WURGA, NOTARY PUBLIC
My commission expires November 16, 1978.

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special 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, this 7th day of October 1977.

Terry Gabel
TERRY GABEL, CASS COUNTY TREASURER



APPROVAL OF CITY PLANNING COMMISSION

This plat of "BEACON ESTATES, PLAT 1", is approved by the City Planning Commission of the City of Plattsmouth, Nebraska, this 28 day of Sept. 1977.

Charles J. Wurga
CHAIRMAN



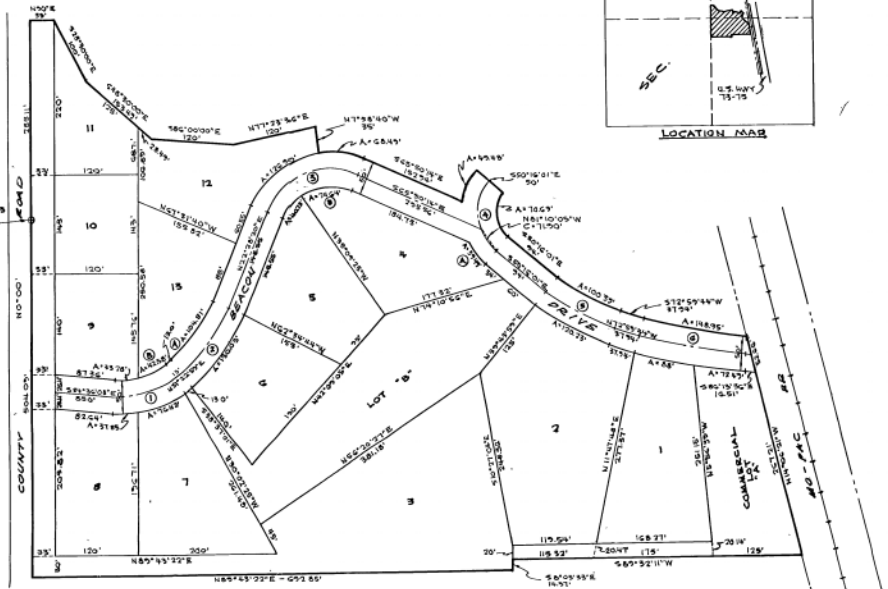
APPROVAL OF MAYOR AND CITY COUNCIL
This plat of "BEACON ESTATES, PLAT 1", is approved by the Mayor and the City Council of the City of Plattsmouth, Nebraska, this 10th day of October 1977.

ATTEST:

Virginia Bunch
MAYOR

Virginia Bunch
CITY CLERK

REC'D FOR RECORD AT 8:45 AM 10/10/77
REGISTRAR OF DEEDS, CASS CO., NEB.
PAGE 499



MISCELLANEOUS RECORD, No. 12

40066-REDFIELD & COMPANY, INC., OMAHA

BILL OF SALE OF PERSONAL PROPERTY
John F. Kresl et ux
To:
Dorothy C. Cleaveland

Filed: 27 September 1977 at: 10:34 A.M.
Betty Philpot, Register of Deeds
\$ 3.25

COMPARED

BILL OF SALE OF PERSONAL PROPERTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Dollar (\$1.00) and Other Good and Valuable Consideration Dollars, the receipt of which is hereby acknowledged, we do GRANT, SELL, TRANSFER, and DELIVER unto DOROTHY C. CLEAVELAND, single hereafter referred to as grantees, heirs, executors, administrators and assigns, the following goods and chattels:

One-bedroom A-frame cabin located on Lot Three hundred fifteen (315) , Lake Wa Con Da, a subdivision as surveyed, platted and recorded in Cass County, Nebraska, together with:

- | | | |
|------------------------------|----------------------------------|-------------------------|
| Built-in air conditioner | Ladder | 2 metal tables upstairs |
| Folding chair on deck | 2 rugs | |
| Charcoal bucket on deck | Floor cabinet | |
| 2 End tables | Vacuum | |
| Lamp | Stove | |
| 2 Wicker baskets | Refrigerator | |
| Gold couch | Misc. dishes, pots, | |
| White couch | pans, cannisters, | |
| 2 large plants | cups, etc., in | |
| Yellow & White folding chair | kitchen area | |
| Picnic table | Blue & white waste basket | |
| 2 picnic benches | Blue chest in bath area | |
| Yellow hanging light | Lamp on refrigerator | |
| Step table | 2 beds, mattresses & box springs | |
| | All carpets and drapes | |

TO HAVE AND TO HOLD, ALL and singular, the said goods and chattels, forever; and we the said grantors hereby covenant with the said grantee, that we are the lawful owners of said goods and chattels; that they are free from all encumbrances; that we have good right to sell the same as aforesaid and that we will warrant and defend the same against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, we the said grantors have hereunto set our hands, this 9th day of August 1977.

John F. Kresl
John F. Kresl
Gloria Kresl
Gloria Kresl

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came John F. Kresl and Gloria Kresl, husband and wife, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and Notarial seal the 9th day of August 1977.

(GENERAL NOTARY - State of Nebraska) Robert M. Shaffer
(ROBERT M. SHAFFER) Notary Public
(My Comm. Exp. Jan. 27, 1979) My commission expires Jan 27, 1979.

PLAT
F. L. Rotter, Surveyor
To:
Public

COMPARED

Filed: 25 October 1977 at: 8:45 A.M.
Betty Philpot, Register of Deeds
\$ 15.75

(PLAT FILED IN BOOK 9, PAGE 10-A)

BEACON ESTATES PLAT 1
A SUBDIVISION OF FRAC. PTS. OF LOTS 1,2,3,4, 79& 93 IN SEC. 12-12-13

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed "BEACON ESTATES, PLAT I" (said subdivision being a replatting of parts of Lots 1,2,3,4,79, and 93 in Section 12-12-13). Iron pipes have been placed at all points of curvature, angle points, and lot corners, the boundary of which is more completely described as follows:

Beginning at the SW Corner of the NE 1/4 of Section 12, T 12 N, R 13 E of the 6th P.M.; thence N 0° 00' along the West line of said NE 1/4 a distance of 283.11'; thence N 90° E a distance of 33.00'; thence S 28° 30' E a distance of 100.00'; thence S 48° 30' 00" E a distance of 153.49'; thence S 86° 00' 00" E a distance of 120.0'; thence N 77° 23' 36" E a distance of 120.00'; thence S. 7°58' 40" E a distance of 35.00' to a point on the Northerly Right-of-Way line of Beacon Drive;

Blue Border
100% LINEN LEDGER

40066-REDFIELD & COMPANY, INC., OHAMA

FLEXIBLE HINGE
11 BONES
LIFE SAVING

thence following the arc of a 122.09' Radius curve to theright a distance of 68.49' (the long chord bearing S 81° 54' 32" E for 67.60'); thence S 65° 50' 14" E a distance of 152.94' to a point on a curve; thence following the arc of a 95.0' Radius curve to the right a distance of 49.48' (the long chord bearing N 24° 48' 41" E for 48.92'); thence S 50° 16' 01" E a distance of 50.0'; thence following the arc of a 45.00' Radius curve to the left a distance of 70.69' (the long chord bearing S 5° 16' 01" E for 63.64'); thence S 50° 16' 01" E a distance of 94.0' to a point of curvature; thence following the arc of a 253.08' Radius curve to the left a distance of 100.39' (the long chord bearing S 61° 37' 51" E for 99.74'); thence S 72° 59' 44" E a distance of 37.94' to a point of curvature; thence following the arc of a 669.99' Radius curve to the left a distance of 148.95' (the long chord bearing S 79° 36' 39" E for 148.61') to a point on the Westerly Right-of-Way line of the Missouri-Pacific Railroad; thence S 14° 06' 21" E (along said ROW) a distance of 319.87'; thence S 89° 32' 11" W a distance of 415.32'; thence S 0° 05' 33" E a distance of 14.37'; thence S 89° 43' 22" W a distance of 692.85' to a point on the West line of the SE $\frac{1}{4}$; thence N 0° 00' a distance of 504.09' to the point of beginning.

Signed this 1st day of Oct. 1977.

F. L. Rotter
F. L. ROTTER, L. S. No. 253

(NEBRASKA REGISTERED)
(LAND SURVEYOR)
(LS-253)
(FRANCIS L. ROTTER)

DEDICATION

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Thomas L. Sickinger
THOMAS L. SICKINGER

Charles J. Warga
CHARLES J. WARGA, PRESIDENT

Carol Beth Sickinger
CAROL BETH SICKINGER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF CASS) ss.

On this 17th day of October 1977, before me, a notary public, duly commissioned and qualified in and for said county, appeared Platte Broadcasting Company, Charles J. Warga, President, and Thomas L. Sickinger and Carol Beth Sickinger, (husband and wife), who are personally known by me to be the identical persons whose names are affixed above, and they did acknowledge their execution of the foregoing dedication to be their voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

Irene G. Warga
NOTARY PUBLIC

(IRENE G. WARGA)
(GENERAL NOTARY)
(State of Nebraska)
(My Commission Expires)
(Nov. 16, 1978.)

My commission expires November 16, 1978.

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special 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, this 7th day of October 1977.

Terry Gaebel
TERRY GAEBEL, CASS COUNTY TREASURER

(CASS COUNTY)
(COUNTY TREASURER)
(SEAL)
(NEBRASKA)

APPROVAL OF CITY PLANNING COMMISSION

This plat of "BEACON ESTATES, PLAT I", is approved by the City Planning Commission of the City of Plattsmouth, Nebraska, this 28 day of Sept. 1977.

Charles Warga
CHAIRMAN

APPROVAL OF MAYOR AND CITY COUNCIL

This plat of "BEACON ESTATES, PLAT I", is approved by the Mayor and the City Council of the City of Plattsmouth, Nebraska, this 10th day of October 1977.

ATTEST:
Virginia Bunch
CITY CLERK

Clayton J. Rhylander
MAYOR

(CITY OF PLATTSMOUTH)
(SEAL)
(NEBRASKA)

Blue Border
100% MINN LEDGER
