

MISCELLANEOUS RECORD NO. 14

51516-REDFIELD & COMPANY, INC., OMAHA

PLAT
Bay Hills Ltd. Partnership
to
Public

FILED: 16 May 1996 8:00 A.M.
Patricia Meisinger, Register of Deeds
\$ 45.00 Doc.#300

(Filed in Plat Tube #4)

BLOCK 27, BUCCANEER BAY
LOTS 1A THROUGH 20B, INCLUSIVE AND
LOTS 21 THROUGH 62, INCLUSIVE AND LOTS 3CR, 1DR AND 1LR AND ALSO
OUTLOTS C1R THROUGH C4R, INCLUSIVE, BEING AN ADMINISTRATIVE REPLAT
OF LOTS 2C, 3C, 5C, 1D AND 1L AND OUTLOT C IN BUCCANEER BAY,
A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN CASS COUNTY, NEBRASKA

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made boundary survey of the subdivision herein and that permanent monuments have been placed at all lot corners, angle points and ends of curves on the boundary of the plat and that a bond has been posted with Cass County, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets in the Subdivsion to be known as Block 27, BUCCANEER BAY (Lots 1A through 20B, inclusive and Lots 21 through 62, inclusive AND Lots 3CR, 1DR and 1LR AND ALSO Outlots C1R through C4R, inclusive) being an Administrative Replat of Lots 2C, 3C, 5C, 1D and 1L, AND Outlot C in BUCCANEER BAY, a subdivision, as surveyed, platted and recorded in Cass County, Nebraska, described as follows: Beginning at the point of intersection of the south right of way line of Burlington Northern Railroad with the west right of way line of Bay Boulevard; Thence south along the west right of way lines of Bay Boulevard for the next six (6) courses; (1) Thence South 00°05'28" East (bearing referenced to the BUCCANEER BAY Final Plat) for 205.53 feet; (2) Thence along a curve to the right (having a radius of 469.60 feet and a long chord bearing South 18°45'41" West for 303.48 feet) for an arc length of 309.03 feet; (3) Thence along a curve to the left (having a radius of 918.25 feet and a long chord bearing South 18°45'41" West for 593.44 feet) for an arc length of 604.28 feet; (4) Thence South 00°05'28" East for 165.01 feet; (5) Thence South 13°56'42" West for 103.08 feet; (6) Thence South 00°05'28" East for 100.00 feet to the north right of way line of Buccaneer Boulevard; Thence west along the north right of way line of Buccaneer Boulevard for the next eight (8) courses: (1) Thence South 89°54'32" West for 534.99 feet; (2) Thence along a curve to the right (having a radius of 383.00 feet and a long chord bearing North 55°57'13" West for 429.86 feet) for an arc length of 456.39 feet; (3) Thence North 21°48'58" West for 318.12 feet; (4) Thence along a curve to the left (having a radius of 685.00 feet and a long chord bearing North 45°06'28" West for 541.71 feet) for an arc length of 556.93 feet; (5) Thence North 68°23'58" West for 218.00 feet; (6) Thence along a curve to the right (having a radius of 872.00 feet and a long chord bearing North 61°07'13" West for 220.97 feet) for an arc length of 221.57 feet; (7) Thence North 53°50'28" West for 202.99 feet; (8) Thence along a curve to the left (having a radius of 454.00 feet and a long chord bearing North 64°55'13" West for 174.48 feet) for an arc length of 175.58 feet to the southeast corner of Lot 5GR, BUCCANEER BAY LOT 2GR, ADMINISTRATIVE REPLAT; Thence North 08°55'04" East for 224.42 feet to the northeast corner of said Lot 5GR; Thence North 87°03'51" West for 301.64 feet to the northwest corner of said Lot 5GR; Thence North 08°55'04" East for 341.51 feet along the line common to Lot 1D and Outlot H to the south right of way line of the Burlington Northern Railroad; Thence along a curve to the left (having a radius of 2231.28 feet and a long chord bearing South 77°52'20" East for 200.68 feet) for an arc length of 200.75 feet along said south right of way line; Thence South 80°26'59" East for 2475.46 feet to the Point of Beginning. Contains 59.88 acres.

Robert D. Proett
Robert D. Proett, L.S. #379
(NEBRASKA REGISTERED LAND SURVEYOR)
(LS-379)
(ROBERT D. PROETT)

Date May 6, 1996

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, Bay Hills Limited Partnership (BHLP) By Dodge Land Company, General Partner, by W. L. Morrison, Jr., President, OWNERS, being the sole owners of the land described within the Land Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots, outlots and streets, to be numbered and named as shown, said subdivision to be hereafter known as BLOCK 27, BUCCANEER BAY; and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby dedicate to the public, for public use, the streets and easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District and Lincoln Telephone and Telegraph and to 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 poles, wires, crossarms, down guys and anchors, cables, conduits, and other related facilities; and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, and power and for transmission of signals and sounds of all kinds, including signals by a cable television system, and the reception thereon, over, through, under, and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot strip of land adjoining the rear boundary line of all exterior lots. The term "exterior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision; said sixteen (16') foot wide easement will be reduced to an eight (8') foot wide strip of land whenever the adjacent land is surveyed, platted and recorded,

Blue Border
100% LINEN LEDGER

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if said sixteen (16') foot easement is not occupied by utility facilities and we do further grant a perpetual easement to S I D #5 and Peoples' Natural Gas, their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines, hydrants and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five (5') foot wide strip of land abutting all streets. No permanent buildings, trees, retaining walls, or loose rock 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.

BAY HILLS LIMITED PARTNERSHIP
 DODGE LAND COMPANY, GENERAL PARTNER
 W. L. Morrison, Jr.
 W. L. Morrison, Jr., President

ACKNOWLEDGEMENTS OF NOTARIES

STATE OF NEBRASKA)
)ss
 COUNTY OF)

On this 6th day of May, 1996, before me a notary public, duly commissioned and qualified in and for said county, did appear W. L. Morrison, Jr. President, Dodge Land Company, OWNER, who is personally known by me to be the identical person whose name appears on this plat, and he did acknowledge his execution of the foregoing plat to be this voluntary act and deed and the voluntary act and deed of said partnership. Witness my hand and official seal the date last aforesaid.

Barbara M. Hammond
 NOTARY PUBLIC

(GENERAL NOTARY-State of Nebraska)
 (BARBARA M. HAMMOND)
 (My Comm. Exp. April 11, 2000)

CASS COUNTY ZONING ADMINISTRATOR'S CERTIFICATION

I hereby certify that this subdivision of land meets the criteria of an "ADMINISTRATIVE SUBDIVISION", as specified in the Cass County Zoning Ordinance, updated in 1983, including all amendments thereto.

Signed this 8th day of May, 1996.

Bill Krejci
 BILL KREJCI, COUNTY ZONING ADMINISTRATOR

COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes due against the property described within the surveyor's certificate and embraced within this plat, as shown by the records of this office, this 6th day of May, 1996.

Richard Wassinger
 RICHARD WASSINGER, COUNTY TREASURER

(Cass County)
 (County Treasurer's Seal)
 (Nebraska)

PLAT
 George L. McGraw et al
 to
 Public

FILED: 05/17/96 9:02 AM
 Patricia Meisinger, Register of Deeds
 \$ 15.00 Doc #320

(Filed in Plat Book 12, Page 48)

"SUBDIVISION OF LOT 1, PORTER PLACE ADDITION"
 an ADMINISTRATIVE SUBDIVISION OF Lot 1, Porter Place Addition,
 City of Plattsmouth, Cass County, Nebraska

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and subdivided into the East half and the West half, Lot 1 - Porter Place Addition, located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19-T12N-R14E of the 6th P.M., City of Plattsmouth, Cass County, Nebraska.

NEW LEGAL.....the E $\frac{1}{2}$ of Lot 1 -Porter Place Addition, City of Plattsmouth, Cass County, Nebraska.
NEW LEGAL.....the W $\frac{1}{2}$ of Lot 1-Porter Place Addition, City of Plattsmouth, Cass County, Nebraska.

Signed this 15th day of May, 1996.

(NEBRASKA REGISTERED LAND SURVEYOR)
 (LS-420)
 (CHARLES P. JORDAN)

Charles P. Jordan
 CHARLES P. JORDAN

PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS:

that we, GEORGE L. MCGRAW and BARBARA I. MCGRAW, (husband & wife) being the sole owners of Lot 1, Porter Place Addition, do hereby approve of our land being subdivided, as shown on this plat, and we further approve of the E $\frac{1}{2}$ of Lot 1 being adjoined to Lot 124 and that we, GEORGE G. MCGRAW and KATHRYN K. MCGRAW, (husband and wife), being the sole owners of the East 526' of Lot 4, do hereby approve of the West $\frac{1}{2}$ of Lot 1 being adjoined to the East 526' of Lot 4. We do also grant 5' wide easements along all lot lines for the placement and maintenance of any and all public utilities, on, over, through, under and across said easements. This subdivision is also subject to any and all easements of record, as of the last date shown hereon.

George L. McGraw
 GEORGE L. MCGRAW
 George G. McGraw
 GEORGE G. MCGRAW

Barbara I. McGraw
 BARBARA I. MCGRAW
 Kathryn K. McGraw
 KATHRYN K. MCGRAW

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