

# "CORRECTED PLAT"

To correct the Final Plat recorded  
in Plat Book 15 Page 55

## BUCCANEER BAY

Block 28 (Lots 1 through 24, inclusive and Outlots 1, 2, 3 and 4) Buccaneer Bay, being a platting of part of Lot 6C, Buccaneer Bay Subdivision, Section 33, Township 13 North, Range 13 East of the 6th P.M., Cass County, Nebraska and Block 29 (Lots 1 through 26, inclusive and Outlot 1), Buccaneer Bay, being a platting of all of Lot 2A and part of Lot 1B, Buccaneer Bay Subdivision, located in the Northwest Quarter of Section 4, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, and Block 30 (Lots 1 through 6, inclusive and Outlot 1), Buccaneer Bay, being a platting of that part of Lot 1A, Buccaneer Bay Subdivision, located in the Southwest Quarter of Section 33, Township 13 North, Range 13 East of the 6th P.M., Cass County, Nebraska, TOGETHER WITH, that part of Lot 1A, Buccaneer Bay Subdivision, located in the Northwest Quarter of Section 4, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska.

### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed on the boundary of the plat and that a bond has been posted with Cass County, Nebraska in order to insure that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets in the subdivision to be known as Block 28 (Lots 1 through 24, inclusive and Outlots 1, 2, 3 and 4) Buccaneer Bay, being a platting of part of Lot 6C, Buccaneer Bay Subdivision, Section 33, Township 13 North, Range 13 East of the 6th P.M., Cass County, Nebraska and Block 29 (Lots 1 through 26, inclusive and Outlot 1), Buccaneer Bay, being a platting of all of Lot 2A and part of Lot 1B, Buccaneer Bay Subdivision, located in the Northwest Quarter of Section 4, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, and Block 30 (Lots 1 through 6, inclusive and Outlot 1), Buccaneer Bay, being a platting of that part of Lot 1A, Buccaneer Bay Subdivision, located in the Southwest Quarter of Section 33, Township 13 North, Range 13 East of the 6th P.M., Cass County, Nebraska, TOGETHER WITH, that part of Lot 1A, Buccaneer Bay Subdivision, located in the Northwest Quarter of Section 4, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, the entire tract being described as follows:

#### Block 28

Commencing at the Southeast Corner of Lot 7GR, BUCCANEER BAY 1ST ADDITION ADMINISTRATIVE REPLAT, a subdivision as surveyed, platted and recorded in Cass County, Nebraska; thence N 00°05'28" W (Bearings referenced to said ADMINISTRATIVE REPLAT), along the East line of said Lot 7GR for a distance of 108.37 feet; thence N 42°48'49" W for a distance of 175.96 feet to the TRUE POINT OF BEGINNING; thence N 42°48'49" W for a distance of 1597.15 feet; thence S 34°30'31" W for a distance of 171.17 feet; thence N 17°43'07" W for a distance of 196.07 feet; thence N 35°53'27" E for a distance of 241.47 feet to a point on the Southerly right of way line of Buccaneer Boulevard; thence along said Southerly right of way line on a curve to the left (having a radius of 923.00 feet and a long chord bearing S 61°18'07" E for 230.31 feet) for an arc length of 230.90 feet; thence continuing along said Southerly right of way line S 68°23'58" E for a distance of 218.00 feet to a point of curvature; thence continuing along said Southerly right of way line along a curve to the right (having a radius of 625.00 feet and a long chord bearing S 45°06'28" E for 494.26 feet) for an arc length of 508.15 feet; thence continuing along said Southerly right of way line S 21°48'58" E for a distance of 318.12 feet to a point of curvature; thence continuing along said Southerly right of way line along a curve to the left (having a radius of 443.00 feet and a long chord bearing S 55°57'13" E for 497.20 feet) for an arc length of 527.88 feet; thence continuing along said Southerly right of way line N 89°54'32" E for a distance of 34.99 feet; thence S 00°05'28" E for a distance of 133.45 feet; thence S 52°54'00" W for a distance of 275.50 feet to the TRUE POINT OF BEGINNING. Contains 11.99 acres.

#### Block 29

Beginning at the Southeast Corner of a parcel of land described in a Certificate of Transcript, recorded August 10, 1977 in Book 19 of Miscellaneous Records, Page 685, Cass County, Nebraska; thence S 00°07'31" W for a distance of 224.69 feet to a point on the Northerly right of way line of Fairway Drive; thence S 89°54'49" W, along said Northerly right of way line, for a distance of 948.44 feet to a point of curvature; thence along a curve to the right (having a radius of 312.37 feet and a long chord bearing N 48°26'30" W for 415.14 feet) for an arc length of 454.08 feet; thence N 06°47'48" W, along the Easterly right of way line of Fairway Drive, for a distance of 225.60 feet; thence N 89°55'00" E for a distance of 1002.49 feet to a point on the West line of said parcel; thence S 00°02'46" W, along said West line, for a distance of 275.17 feet to the Southwest corner of said parcel; thence N 89°54'49" E, along the South line of said parcel, for a distance of 284.00 feet to the POINT OF BEGINNING. Contains 12.26 acres.

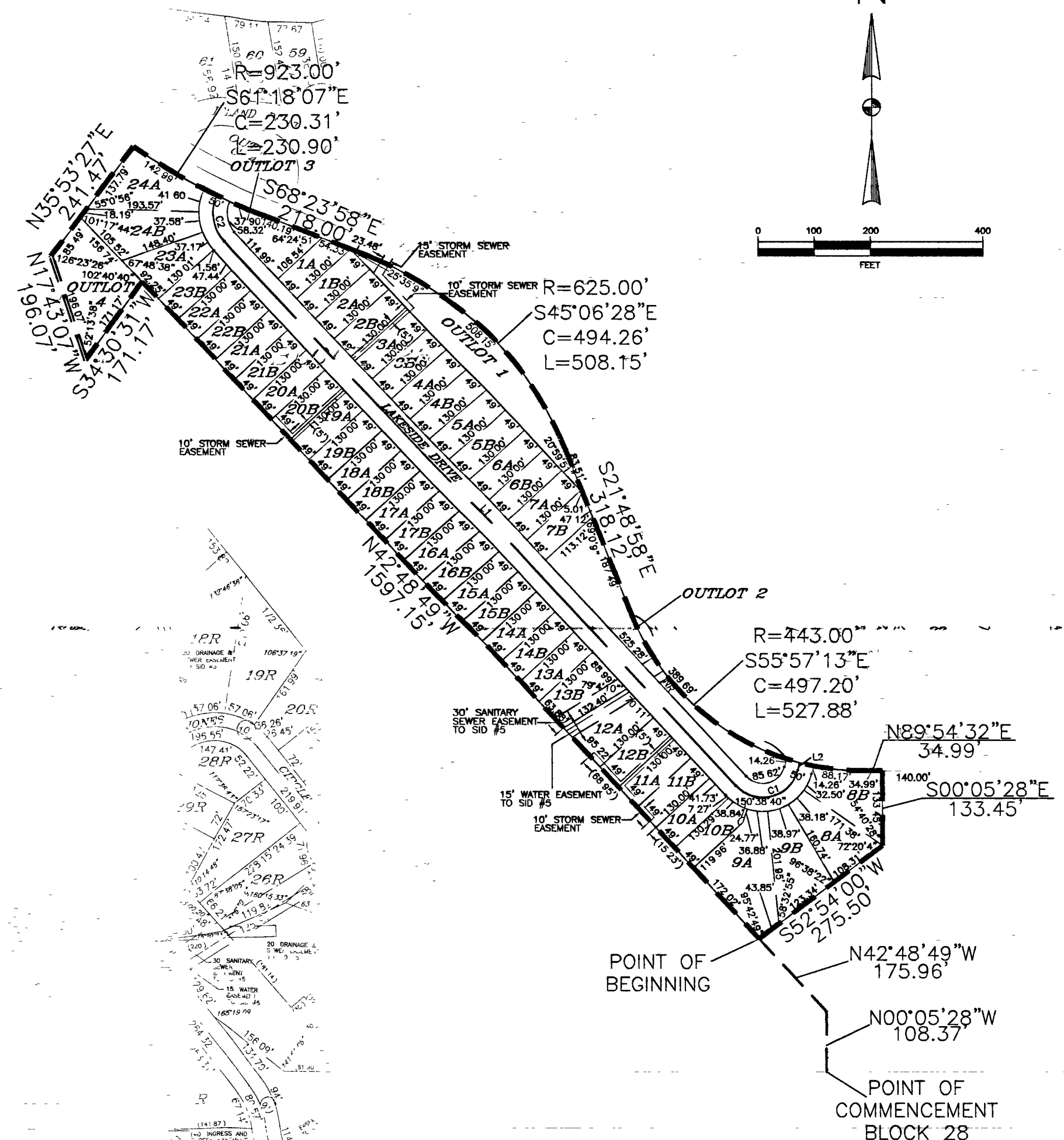
#### Block 30

Beginning at the Southeast Corner of Lot 4G, BUCCANEER BAY, a subdivision as surveyed, platted and recorded in Cass County, Nebraska; thence S 06°47'48" E, along the Westerly right of way line of Fairway Drive, for a distance of 385.00 feet to a point of curvature; thence along a curve to the left (having a radius of 362.37 feet and a long chord bearing S 48°26'30" E for 481.59 feet) for an arc length of 526.76 feet; thence N 89°54'49" E, along the Southerly right of way line of Fairway Drive, for a distance of 948.25 feet; thence S 00°07'31" W for a distance of 19.89 feet; thence N 89°54'01" W for a distance of 2426.60 feet; thence N 52°20'56" E for a distance of 1138.84 feet; thence N 83°12'12" E for a distance of 172.00 feet to the Point of Beginning. Contains 11.70 acres.

*Melvin G. Samples* Date 6-14-05  
Melvin G. Samples, L.S. # 486

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	139.13	65.00	114.05	N75°52'01"E
C2	87.77	75.00	82.85	S09°17'11"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	1326.27	N42°48'49"W
L2	13.56	S14°32'50"W



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, Bay Hills Limited Partnership (BHLPL) By Dodge Land Co., a Nebraska Corporation and the sole General Partner, being the sole owner of the land described within the 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 28, BLOCK 29 and BLOCK 30, 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, Atte! 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 and maintain, repair and renew poles, wires, crossarms, downguys 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 for the transmission of signals and sounds of all kinds, including signals provided 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; on eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines 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 whenever the adjacent land is surveyed, platted and recorded; if said sixteen (16') foot easement is not occupied by utility facilities, and we do further grant a perpetual easement to SID #5 of Cass County and Aquilla, 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 on 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.

### OWNER:

Bay Hills Limited Partnership

By: Dodge Land Co., a  
Nebraska corporation, and  
Sole General Partner

W.L. Morrison, Jr., President

### ACKNOWLEDGMENTS OF NOTARIES

State of Nebraska )  
                                  )SS  
County of Douglas )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2004, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared W.L. MORRISON, JR., who is personally known to me and whose name is affixed to the above instrument as President of Dodge Land Co., a Nebraska corporation and Sole General Partner of Bay Hills Limited Partnership, and acknowledged that he executed as the voluntary act and deed of such Partnership.

Witness my hand and official seal the date last foresaid.

Notary Public

### APPROVAL OF BOARD OF TRUSTEES OF SID #5

This plat of BUCCANEER BAY was approved by the Board of Trustees of SID #5 this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

by: \_\_\_\_\_ attest: \_\_\_\_\_  
Acting Chairman of the Board Clerk of the Board

### COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes against the properties described in the hereon and embraced within this plat, as shown by the records of this office, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

RICHARD WASSINGER, COUNTY TREASURER

### APPROVAL OF COUNTY BOARD OF COMMISSIONERS

This plat of BUCCANEER BAY was approved by the Cass County Board of Commissioners this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

by: \_\_\_\_\_ attest: \_\_\_\_\_  
Chairman of the Board County Clerk

### APPROVAL OF COUNTY PLANNING COMMISSION

This plat of BUCCANEER BAY was approved by the Planning Commission of Cass County this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Secretary, County Planning Commission

### APPROVAL OF CASS COUNTY SURVEYOR

I HEREBY APPROVE this plat of BUCCANEER BAY (BLOCK 28, 29 & 30), inclusive, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

Cass County Surveyor

### NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL SIDE LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).



This drawing is being made available by High Associates Inc. for use on the project shown hereon. High Associates Inc. does not warrant the accuracy of the information shown hereon. High Associates Inc. assumes no liability for any use of this drawing in accordance with the terms of the above agreement.

**High ASSOCIATES INC.**  
ENGINEERING ARCHITECTURE SURVEYING  
council bluffs iomaha

06-09-05 CORRECTED LOT DIMENSIONS  
date  
revision  
BAB  
LAC  
MCS  
MAR-04  
date

project BUCCANEER BAY  
BLOCK 28, BLOCK 29 AND BLOCK 30  
client BAY HILLS LIMITED PARTNERSHIP  
BY: DODGE LAND COMPANY  
sheet FINAL PLAT

project no. 71104  
sheet 1 OF 1

SERVOMANIA CIVIL PROJECTS 71104 BUCCANEER BAY.DWG.FINAL.71104 - CORRECTED PLATTING

# BUCCANEER BAY

(Lots 1A-24A)  
(Lots 1B-24B)

Block 28 (Lots 1 through 24, inclusive and Outlots 1, 2, 3 and 4) Buccaneer Bay, being a platting of part of Lot 6C, Buccaneer Bay Subdivision, Section 33, Township 13 North, Range 13 East of the 6th P.M., Cass County, Nebraska and Block 29 (Lots 1 through 26, inclusive and Outlot 1), Buccaneer Bay, being a platting of all of Lot 2A and part of Lot 1B, Buccaneer Bay Subdivision, located in the Northwest Quarter of Section 4, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, and Block 30 (Lots 1 through 6, inclusive and Outlot 1), Buccaneer Bay, being a platting of that part of Lot 1A, Buccaneer Bay Subdivision, located in the Southwest Quarter of Section 33, Township 13 North, Range 13 East of the 6th P.M., Cass County, Nebraska, TOGETHER WITH, that part of Lot 1A, Buccaneer Bay Subdivision, located in the Northwest Quarter of Section 4, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska.

### SURVYORS CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of the subdivision herein and that permanent monuments have been placed on the boundary of the plat and that a bond has been posted with Cass County, Nebraska in order to insure that permanent monuments will be placed at all corners, angle points and ends of curves on all lots and streets in the subdivision to be known as Block 28 (Lots 1 through 24, inclusive and Outlots 1, 2, 3 and 4) Buccaneer Bay, being a platting of part of Lot 6C, Buccaneer Bay Subdivision, Section 33, Township 13 North, Range 13 East of the 6th P.M., Cass County, Nebraska and Block 29 (Lots 1 through 26, inclusive and Outlot 1), Buccaneer Bay, being a platting of all of Lot 2A and part of Lot 1B, Buccaneer Bay Subdivision, located in the Northwest Quarter of Section 4, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, and Block 30 (Lots 1 through 6, inclusive and Outlot 1), Buccaneer Bay, being a platting of that part of Lot 1A, Buccaneer Bay Subdivision, located in the Southwest Quarter of Section 33, Township 13 North, Range 13 East of the 6th P.M., Cass County, Nebraska, TOGETHER WITH, that part of Lot 1A, Buccaneer Bay Subdivision, located in the Northwest Quarter of Section 4, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, the entire tract being described as follows:

#### Block 28

Commencing at the Southeast Corner of Lot 7GR, BUCCANEER BAY 1ST ADDITION ADMINISTRATIVE REPLAT, a subdivision as surveyed, platted and recorded in Cass County, Nebraska, thence N 00°05'28" W (Bearings referenced to said ADMINISTRATIVE REPLAT), along the East line of said Lot 7GR for a distance of 108.37 feet; thence N 42°48'49" W for a distance of 175.96 feet to the TRUE POINT OF BEGINNING; thence N 42°48'49" W for a distance of 1507.15 feet; thence S 34°30'31" W for a distance of 171.17 feet; thence N 17°43'07" W for a distance of 196.07 feet; thence N 35°53'27" E for a distance of 241.47 feet to a point on the Southerly right of way line of Buccaneer Boulevard; thence along said Southerly right of way line on a curve to the left (having a radius of 923.00 feet and a long chord bearing S 61°18'07" E for 230.31 feet) for an arc length of 230.90 feet; thence continuing along said Southerly right of way line S 68°23'58" E for a distance of 218.00 feet to a point of curvature; thence continuing along said Southerly right of way line along a curve to the right (having a radius of 625.00 feet and a long chord bearing S 45°06'28" E for 494.26 feet) for an arc length of 508.15 feet; thence continuing along said Southerly right of way line S 21°48'58" E for a distance of 318.12 feet to a point of curvature; thence continuing along said Southerly right of way line along a curve to the left (having a radius of 443.00 feet and a long chord bearing S 55°57'13" E for 497.20 feet) for an arc length of 527.88 feet; thence continuing along said Southerly right of way line N 89°54'32" E for a distance of 34.99 feet; thence S 00°03'28" E for a distance of 133.45 feet; thence S 52°54'00" W for a distance of 275.50 feet to the TRUE POINT OF BEGINNING. Contains 11.99 acres.

#### Block 29

Beginning at the Southeast Corner of a parcel of land described in a Certificate of Transcript, recorded August 10, 1977 in Book 19 of Miscellaneous, Page 685, Cass County, Nebraska, thence S 00°02'48" W for a distance of 224.69 feet to a point on the Northerly right of way line of Fairway Drive, thence S 89°54'49" W, along said Northerly right of way line, for a distance of 948.75 feet to a point of curvature, thence along a curve to the right (having a radius of 312.37 feet and a long chord bearing N 48°26'30" W for 415.14 feet) for an arc length of 454.08 feet; thence N 06°47'48" W, along the Easterly right of way line of Fairway Drive, for a distance of 225.60 feet; thence N 89°55'00" E for a distance of 1002.49 feet to a point on the West line of said parcel; thence S 00°02'46" W, along said west line, for a distance of 275.17 feet to the Southwest corner of said parcel; thence N 89°54'49" E, along the South line of said parcel, for a distance of 284.00 feet to the POINT OF BEGINNING. Contains 12.26 acres.

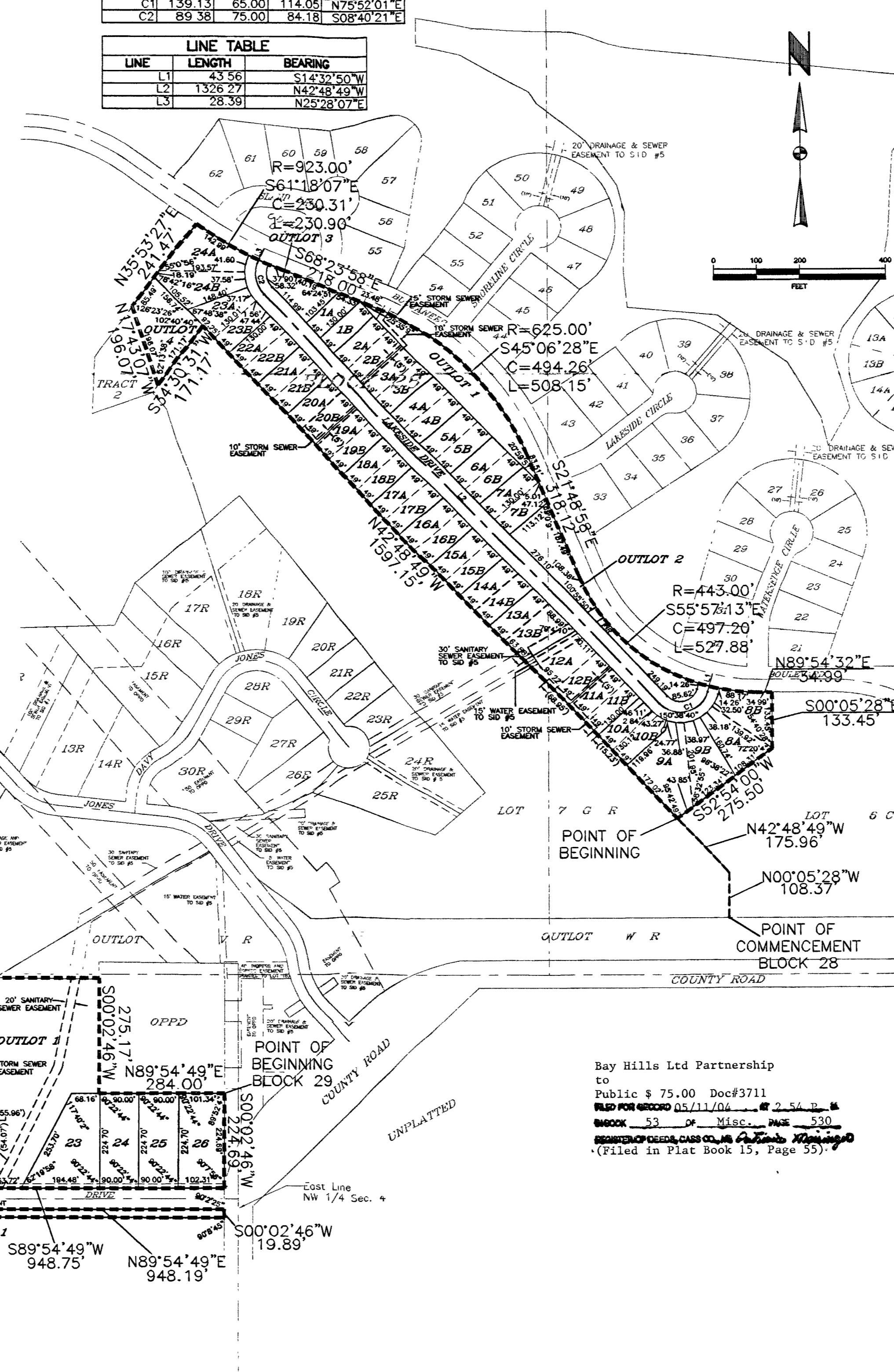
#### Block 30

Beginning at the Southeast Corner of Lot 4G, Buccaneer Bay, a subdivision as surveyed, platted and recorded in Cass County, Nebraska; thence S 06°47'48" E, along the Westerly right of way line of Fairway Drive, for a distance of 385.00 feet to a point of curvature; thence along a curve to the left (having a radius of 362.37 feet and a long chord bearing S 48°26'30" E for 481.59 feet) for an arc length of 526.76 feet; thence N 89°54'49" E, along the Southerly right of way line of Fairway Drive, for a distance of 948.19 feet; thence S 00°02'46" W for a distance of 119.89 feet; thence N 89°54'01" W for a distance of 2426.60 feet; thence N 52°20'56" E for a distance of 1136.84 feet; thence N 83°12'12" E for a distance of 172.00 feet to the Point of Beginning. Contains 11.70 acres.

*Mal Samples* 3-31-04  
Melvin G. Samples, L.S. # 486 Date

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	139.13	65.00	114.05	N75°52'01"E
C2	89.38	75.00	84.18	S08°40'21"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.56	S14°32'50"W
L2	1326.27	N42°48'49"W
L3	28.39	N25°28'07"E



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, Bay Hills Limited Partnership (BHP) By Dodge Land Co., a Nebraska Corporation and the sole General Partner, being the sole owner of the land described within the 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 28, BLOCK 29 and BLOCK 30, 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, Altec 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 and maintain, repair and renew poles, wires, crossarms, downguts 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 for the transmission of signals and sounds of all kinds, including signals provided 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 wide strip of land adjoining the rear boundary lines 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 whenever the adjacent land is surveyed, platted and recorded; if said sixteen (16') foot easement is not occupied by utility facilities, and we do further grant a perpetual easement to SD #5 of Cass County and Aquila, 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.

OWNER:  
Bay Hills Limited Partnership  
By: Dodge Land Co., a Nebraska corporation, and Sole General Partner  
*W.L. Morrison, Jr.*  
W.L. Morrison, Jr., President

### ACKNOWLEDGMENTS OF NOTARIES

State of Nebraska )  
County of Douglas )  
On this 31st day of March, 2004, A.D. before me, a Notary Public, duly commissioned and qualified for said County, appeared W.L. MORRISON, JR., who is personally known to me and whose name is affixed to the above instrument as President of Dodge Land Co., a Nebraska corporation and Sole General Partner of Bay Hills Limited Partnership, and acknowledged that he executed as the voluntary act and deed of such Partnership.

Witness my hand and official seal the date last foregoing.  
*Keisty Gregath*  
Notary Public

### APPROVAL OF BOARD OF TRUSTEES OF SD #5

This plat of BUCCANEER BAY was approved by the Board of Trustees of SD #5 this 17th day of March, 2004.  
by: *Bob Wassinger* Acting Chairman of the Board  
attest: *Jim P. Swindle* Clerk of the Board

### COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes against the properties described in the hereon and embraced within this plat, as shown by the records of this office, this 15th day of April, 2004.  
*Richard Wassinger*  
RICHARD WASSINGER, COUNTY TREASURER

### APPROVAL OF COUNTY BOARD OF COMMISSIONERS

This plat of BUCCANEER BAY was approved by the Cass County Board of Commissioners this 15th day of May, 2004.  
by: *Robert W. Chace* Chairman of the Board  
attest: *Sheridan L. Johnson* County Clerk

### APPROVAL OF COUNTY PLANNING COMMISSION

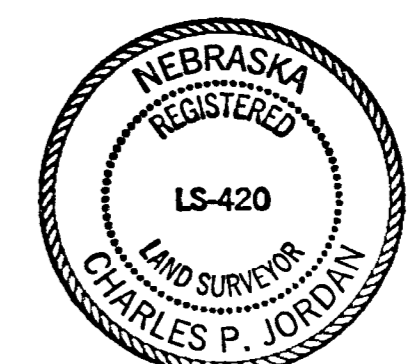
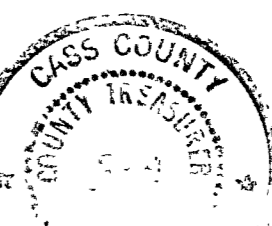
This plat of BUCCANEER BAY was approved by the Planning Commission of Cass County this 19th day of April, 2004.  
*Madeline Allen*  
Secretary, County Planning Commission

### APPROVAL OF CASS COUNTY SURVEYOR

I HEREBY APPROVE this plat of BUCCANEER BAY (BLOCK 28, 29 & 30), inclusive, this 2nd day of April, 2004.  
*Charles P. Jordan*  
Cass County Surveyor

### NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL SIDE LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.).



This drawing is being made available by Ingham Associates Inc. for use on this project in accordance with the agreement for professional services. Ingham Associates Inc. assumes no liability for any use of this drawing or any part thereof except in accordance with the terms of the above agreement.

**Ingham**  
ASSOCIATES INC.  
ENGINEERING ARCHITECTURE SURVEYING  
council bluffs iowa

BAB drawn  
CAC designed  
MGS approved  
MAR\_04 date  
revision

project BUCCANEER BAY  
BLOCK 28, BLOCK 29 AND BLOCK 30  
client BAY HILLS LIMITED PARTNERSHIP  
BY: DODGE LAND COMPANY  
sheet FINAL PLAT

project no. 71104  
sheet 1 OF 1