

INSTRUMENT # 2258 INSTRUMENT DATE 03-02-09

TYPE Plat

FILING DATE: 05-05-09 TIME: 2:58 PM

COMMENTS:

Plat BK 17-42A

Misc BK 63-390

FEE: \$15.00

CK PD #1685 by Lyn Owens

CASH PD _____

RETURN Vault

GRANTOR: David A. Oas + David P. Oas

GRANTEE: Public

LEGAL: Replat of Lot 3 CR - BIK 27 Buccaneer Bay Sub

⊙: Lot 1 of 3 CR - BIK 27 Bucc. Bay
Lot 2 of 3 CR - BIK 27 u 9
Lot 3 of 3 CR - BIK 27 u 6

(for computer input on documents such as plats, tax liens, etc.)

Note: Instrument Data on Plat will be when Chuck signs (or Surveyor signs)

15-30-09
CPS

LAND SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked the boundary of "Replat of Lot 3 C R - Block 27", an ADMINISTRATIVE SUBDIVISION, of Lot 3 C R, Block 27 - Buccaneer Bay, a subdivision as surveyed, planned and recorded, located in the NE1/4 of the SW1/4 of Section 33-T13N-R13E of the 6th P.M., Cass County, Nebraska, more fully described as follows:

BEGINNING at the SE Corner of said Lot 3 C R; thence N 53°50'28" W, (assumed bearing), a distance of 55.38' to a point of curve; thence following the arc of a 454.00' radius curve to the left, 175.58' (the long chord bears N 64°55'13" W, 174.48'); thence N 08°55'05" E, a distance of 224.42'; thence S 49°19'20" E, a distance of 350.46'; thence S 36°12'33" W, a distance of 139.96' to the POINT OF BEGINNING. Said described tract contains 45,471.81 square feet, more or less.

Signed this 2nd day of March, A.D., 2009.

Charles P. Jordan
CHARLES P. JORDAN L.S. 420

PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS, that I/we, DAVID A. OAS and DAVID P. OAS, (as General Partnership), being the sole owner(s) of the tract of land described within the Surveyor's Certificate, do hereby approve of "Replat of Lot 3 C R - Block 27", being replatted from my/our property, as shown on this plat. I/we do further certify that there are no existing improvements on said lot(s). I/we do grant 10' wide easements along all lot lines for any and all public utilities, as shown on this plat. This subdivision is also subject to any and all easements, covenants and restrictions of record, as of the last date shown hereon.

David A. Oas
DAVID A. OAS
David P. Oas
DAVID P. OAS

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
COUNTY OF _____)
On this 11th day of March, A.D., 2009, before me, a notary public, duly commissioned and qualified in and for said County, personally appeared DAVID A. OAS and DAVID P. OAS, (as General Partnership), who (is/are personally known-to-me, (as proved to me on the basis of satisfactory evidence), to be the identical person(s), whose name(s) (is/are) subscribed to the within instrument, and acknowledged to me that (he/she/they) executed the same in (his/her/their) authorized capacity(ies), and that (by/his/her/their signature(s)-on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. Witness my hand and official seal the date last aforesaid.

My commission expires 10/28/2012
SANITARY AND IMPROVEMENT DISTRICT #5 BOARD APPROVAL
This plat of "Replat of Lot 3 C R - Block 27" is hereby approved by the Sanitary and Improvement District #5, this 21 day of April, A.D., 2009.

David McCartney
DAVID MCCARTNEY
Chairman Sanitary and Improvement District #5

COUNTY TREASURER'S CERTIFICATE
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 12 day of May, A.D., 2009.

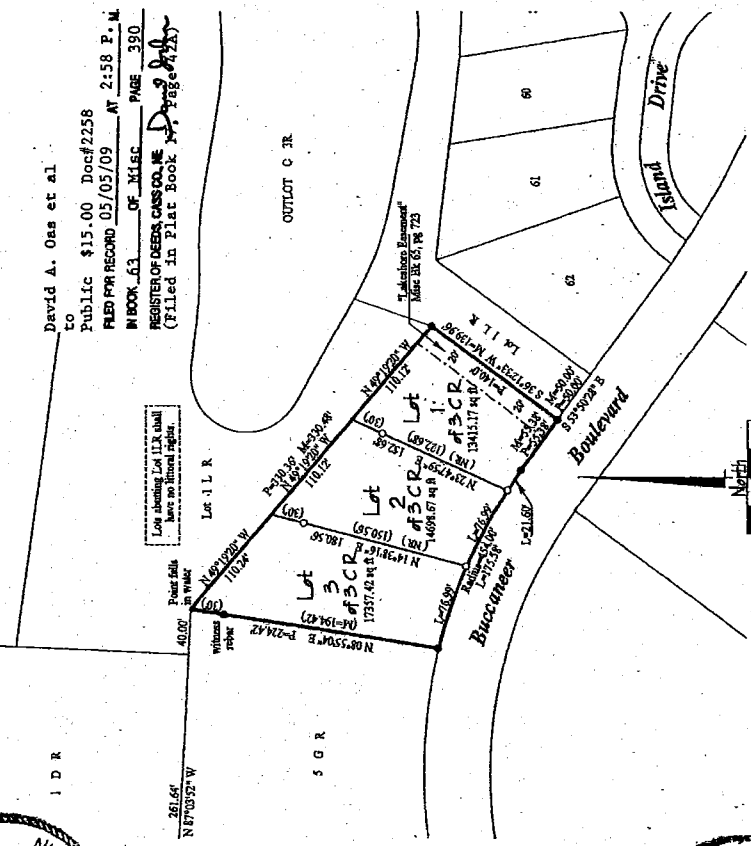
COUNTY ZONING ADMINISTRATOR'S CERTIFICATE
I hereby certify that this subdivision of land meets the criteria of an "ADMINISTRATIVE SUBDIVISION", as specified in the Cass County Zoning Ordinance, updated in 1999, including all amendments thereto.

Signed this 5 day of May, A.D., 2009.
JAMES R. RICE
JAMES R. RICE, Co. Zoning Administrator

"Replat of Lot 3 C R - Block 27"
an ADMINISTRATIVE SUBDIVISION, of Lot 3 C R, Block 27-Buccaneer Bay, a subdivision as surveyed, planned and recorded, located in the NE1/4 of the SW1/4 of Section 33-T13N-R13E of the 6th P.M., Cass County, Nebraska

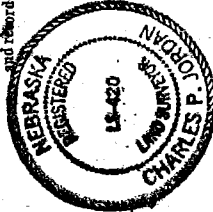
Lot Description: Lot 1 of 3 C R, Block 27-Buccaneer Bay Subdivision
Lot Description: Lot 2 of 3 C R, Block 27-Buccaneer Bay Subdivision
Lot Description: Lot 3 of 3 C R, Block 27-Buccaneer Bay Subdivision

David A. Oas et al.
Public \$15.00 Doc#2258
FILED FOR RECORD 05/05/09 AT 2:58 P.M.
BOOK 63 OF PLAT PAGE 350
REGISTER OF DEEDS, CASS CO., NE
(Filed in Plat Book Page 350)



Scale 1" = 100'
LEGEND
○ Set 5/8" x 24" rebar w/LS Cap 420 (plastic)
● Round 5/8" rebar
P = Plat Distance
M = Measured distance
R = Record distance
C = Computed distance
FB

JORDAN SURVEYING COMPANY
PLATSMOULDER LAND SURVEYORS
PLATTSMOULDER, NEBRASKA 68444 (402) 296-1758
Drawn By: C. Klein
Field Book # 10108
Date: 05/05/09
025



All-purpose Acknowledgment

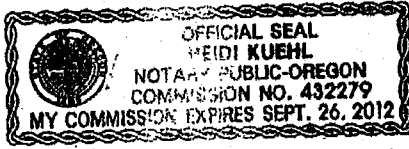
STATE OF Oregon, COUNTY OF Jackson

On March 16, 2009 before me, the undersigned, a Notary Public
in and for said State, personally appeared
David A. OAS

personally known to me -OR- proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Heidi Kuehl
Name (type or printed): Heidi Kuehl
My commission expires: September 26, 2012



(Seal)

Replat of lot 3CR-
Block 27

PLAT
David A. Oas et al
to
Public

FILED: 05 May 2009 2:58 P.M.
David Jordan, Register of Deeds
\$ 15.00 Doc.#2258

(Filed in Plat Book 17, Page 42A)

"REPLAT OF LOT 3 CR - BLOCK 27"

an ADMINISTRATIVE SUBDIVISION, of Lot 3 CR, Block 27-Buccaneer Bay, a subdivision as surveyed, platted and recorded, located in the NE 1/4 of the SW 1/4 of Section 33-T13N-R13E of the 6th P.M., Cass County, Nebraska

Lot Description: Lot 1 of 3CR, Block 27-Buccaneer Bay Subdivision

Lot Description: Lot 2 of 3CR, Block 27-Buccaneer Bay Subdivision

Lot Description: Lot 3 of 3CR, Block 27-Buccaneer Bay Subdivision

LAND SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked the boundary of "Replat of Lot 3 C R - Block 27", an ADMINISTRATIVE SUBDIVISION, of Lot 3 C R, Block 27 - Buccaneer Bay, a subdivision as surveyed, platted and recorded, located in the NE 1/4 of the SW 1/4 of Section 33-T13N-R13E of the 6th P.M., Cass County, Nebraska, more fully described as follows:

BEGINNING at the SE Corner of said Lot 3 C R; thence N 53°50'28" W, (assumed bearing), a distance of 55.38' to a point of curve; thence following the arc of a 454.00' radius curve to the left, 175.58', (the long chord bears N 64°55'13" W, 174.48'); thence N 08°55'05" E, a distance of 224.42'; thence S 49°19'20" E, a distance of 330.48'; thence S 36°12'33" W, a distance of 139.96' to the POINT OF BEGINNING. Said described tract contains 45,471.81 square feet, more or less.

Signed this 2nd day of March, A.D., 2009.

Charles P. Jordan
CHARLES P. JORDAN LS 420



PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS,

that I/we, DAVID A. OAS and DAVID P. OAS, (as General Partnership), being the sole owner(s) of the tract of land described within the Surveyor's Certificate, do hereby approve of "Replat of Lot 3 C R - Block 27", being replatted from my/our property, as shown on this plat. I/we do further certify that there are no existing improvements on said lot(s). I/We do grant 10' wide easements along all lot lines for any and all public utilities, as shown on this plat. This subdivision is also subject to any and all easements, covenants and restrictions of record, as of the last data shown hereon.

David A. Oas
DAVID A. OAS

David P. Oas
DAVID P. OAS

ACKNOWLEDGEMENT OF NOTARY

STATE OF

COUNTY OF

On this 11th day of March, A.D., 2009, before me, a notary public, duly commissioned and qualified in and for said County, personally appeared DAVID A. OAS and DAVID P. OAS, (as General Partnership), who ~~is/are~~ personally known to me, (or proved to me on the basis of satisfactory evidence), to be the identical person(s) whose name(s) ~~is/are~~ subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. Witness my hand and official seal the date last aforesaid.



(Official Seal)
(Heidi Kuehl)
(Notary Public-Oregon)
(Commission No.432279)

(My Commission Expire Sept.26, 2012)

My commission expires 10/28/2012

NOTARY PUBLIC

SANITARY AND IMPROVEMENT DISTRICT #5 BOARD APPROVAL

This plat of "Replat of Lot 3 C R - Block 27" is hereby approve by the Sanitary and Improvement District #5, this 21 day of April, A.D., 2009.

ATTEST:

Janet McCartney
Clerk

Kurt W. M...
Chairman Sanitary and Improvement District #5

COUNTY TREASURER'S CERTIFICATE

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 4th day of May, A.D., 2009.

Richard Wassinger
RICHARD WASSINGER, Co. Treasurer



Cass County)
(County Treasurer Seal)
(Nebraska)

COUNTY ZONING ADMINISTRATOR'S CERTIFICATE

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 1999, including all amendments thereto.

Signed this 5th day of May, A.D., 2009.

James Rughie
JAMES RUGHIE, Co. Zoning Administrator

All-purpose Acknowledgment

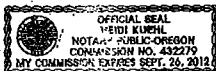
STATE OF Oregon, COUNTY OF Jackson

On March 11, 2009 before me, the undersigned, a Notary Public in and for said State, personally appeared David A. Oas.

Who personally known to me -OR- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Heidi Kuehl
Name (type or print)
Heidi Kuehl
My commission expires
September 26, 2012



(Seal)

Replat of lot 3 C.R.
Block 27