

51516-REDFIELD & COMPANY, INC., OMAHA

PLAT
 Bay Hills Limited Partnership et al
 to
 Public
 (Filed in Plat Tube #3)

FILED: 10 October 1995 2:02 P.M.
 Patricia Meisinger, Register of Deeds
 \$ 45.00 Doc.#161

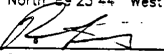
BUCCANEER BAY 1ST ADDITION

ADMINISTRATIVE REPLAT

LOTS 1R THROUGH 40R, INCLUSIVE, LOTS 6GR, 7GR, AND 8GR
 AND OUTLOTS V R AND W R, BEING AN ADMINISTRATIVE REPLATTING
 OF LOTS 1 THROUGH 10, INCLUSIVE, AND LOTS 18 THROUGH 58,
 INCLUSIVE, AND ALSO THAT PART OF DAVY JONES DRIVE, GALLEON
 CIRCLE AND CUTLASS CIRCLE ABUTTING THE ABOVE ALL IN BUCCANEER
 BAY 1ST ADDITION; LOTS 11R AND 17R IN LOT 2GR ADMINISTRATIVE
 REPLAT; TOGETHER WITH LOTS 1G AND 4A AND OUTLOTS B AND O IN BUCCANEER BAY,
 SUBDIVISIONS AS SURVEYED, PLATTED AND RECORDED IN CASS COUNTY, NEBRASKA
 AND A PLATTING OF PART OF GOVERNMENT LOTS 2 AND 3, IN
 SECTION 4, TOWNSHIP 12 NORTH, RANGE 13 EAST OF THE 6TH P.M., 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 angle points and ends of curves on the boundary of the plat and that a bond has been posted with Cass County, Nebraska, to ensure that permanent monuments will be placed at all corners, angle points and ends of curves on all Lots and Outlots in the subdivision to be known as BUCCANEER BAY 1ST ADDITION ADMINISTRATIVE REPLAT (LOTS 1R through 40R, inclusive; Lots 6GR, 7GR, and 8GR; AND Outlots V R and W R) being an administrative replatting of Lots 1 through 10, inclusive, AND Lots 18 through 58, inclusive, AND ALSO that part of Davy Jones Drive, Galleon Circle and Cutlass Circle abutting the above, all in BUCCANEER BAY 1ST ADDITION; Lots 11R and 17R, in LOT 2GR ADMINISTRATIVE REPLAT; TOGETHER WITH Lots 1G and 4A and Outlots B and O, in BUCCANEER BAY, subdivisions, as surveyed, platted and recorded in Cass County, Nebraska, AND a platting of the part of the Government Lots 2 and 3, in Section 4, Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska, the entire tract described by metes and bounds as follows: Beginning at the northwest corner of Lot 2A, BUCCANEER BAY; Thence North 06°47'48" West (bearings referenced to the BUCCANEER BAY Final Plat) for 215.21 feet along the east right of way line of Fairway Drive; Thence along a curve to the left (having a radius of 410.00 feet and a long chord bearing North 30°19'14" West for 327.29 feet) for an arc length of 336.67 feet to the northwest corner of Lot 1, BUCCANEER BAY 1ST ADDITION; Thence North 63°35'52" East for 668.78 feet along the south line of Lot 2GR, LOT 2GR ADMINISTRATIVE REPLAT; Thence North 85°25'42" East for 120.00 feet along the south line of Lot 2GR, LOT 2GR ADMINISTRATIVE REPLAT; Thence along a non-radial curve to the right (having a radius of 125.00 feet and a long chord bearing North 85°25'42" East for 129.88 feet) for an arc length of 136.58 feet along the south line of Lot 2GR, LOT 2GR ADMINISTRATIVE REPLAT; Thence non-radial North 85°25'42" East for 118.63 feet along the south line of Lot 2GR, LOT 2GR ADMINISTRATIVE REPLAT; Thence North 88°18'48" East for 261.61 feet along the south line of Lot 2GR, LOT 2GR ADMINISTRATIVE REPLAT; Thence North 25°33'21" East for 111.73 feet along the east line of Lot 2GR, LOT 2GR ADMINISTRATIVE REPLAT; Thence North 48°31'12" East for 210.76 feet along the east line of Lot 2GR, LOT 2GR ADMINISTRATIVE REPLAT; Thence North 17°43'07" West for 286.41 feet along the east line of Lot 2GR, LOT 2GR ADMINISTRATIVE REPLAT; Thence North 34°30'31" East for 194.16 feet along the east line of Lot 2GR, LOT 2GR ADMINISTRATIVE REPLAT and the west line of Lot 6C, BUCCANEER BAY; Thence South 42°48'49" East for 1773.11 feet along the west line of Lot 6C, BUCCANEER BAY; Thence South 00°05'28" East for 108.37 feet along the west line of Lot 6C, BUCCANEER BAY; Thence North 89°54'54" East for 600.62 feet along the south line of Lot 6C, BUCCANEER BAY to the west right of way line of Buccaneer Bay Boulevard (100' ROW); Thence South 00°05'28" East for 100.00 feet along said west right of way line of Buccaneer Bay Boulevard to the north right of way line of the county roadway (33' platted ROW); Thence South 89°54'54" West for 1015.48 feet along the north right of way line of the county roadway; Thence South 89°56'41" West for 198.05 feet along the north right of way line of the county roadway; Thence along a curve to the left (having a radius of 402.41 feet and a long chord bearing South 62°32'43" West for 229.81 feet) for an arc length of 233.05 feet along the north right of way line of the county roadway; Thence South 45°56'05" West for 299.37 feet along the north right of way line of the county roadway; Thence along a curve to the left (having a radius of 420.00 feet and a long chord bearing South 28°11'33" West for 256.24 feet) for an arc length of 250.39 feet along the north right of way line of the county roadway to the east line of Lot 1B, BUCCANEER BAY; Thence North 00°02'46" West for 492.71 feet to the northeast corner of said Lot 1B, BUCCANEER BAY; Thence North 89°23'44" West for 1286.35 feet to the Point of Beginning. Contains 51.72 acres.


 Robert D. Proett, L.S. # 379

Sept 5, 1995

DATE



MISCELLANEOUS RECORD NO. 14

51516-REDFIELD & COMPANY, INC., OMAHA

DEDICATION AND PETITION

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, BHG, INC., By Thomas R. Falcone, President, OWNERS, and the Small Business Administration and Plattsmouth State Bank, MORTGAGEES, being the sole owners and mortgagees 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 BUCCANEER BAY 1ST ADDITION REPLAT; 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 the 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, if said sixteen (16') foot easement is not occupied by utility facilities, and we do further grant a perpetual easement to Sanitary + Improvement District No. 5 of Cass County, NE and People's 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.

AND

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, BHG, INC., By Thomas R. Falcone, President, OWNERS, and the Small Business Administration and Plattsmouth State Bank, MORTGAGEES, being the sole owners and mortgagees of the land described within the Land Surveyor's Certificate and embraced within this plat, do hereby petition the County Board to vacate all of Davy Jones Drive, Galleon Circle and Cutlass Circle as they were platted and dedicated in the BUCCANEER BAY 1ST ADDITION, a subdivision, as surveyed, platted and recorded in Cass County, Nebraska.

BAY HILLS LIMITED PARTNERSHIP
DODGE LAND COMPANY, GENERAL PARTNER

for the Small Business Administration

W. L. Morrison, Jr.
W. L. Morrison, Jr., President

by: Donald D. Linn

BHG, INC, OWNER

for Plattsmouth State Bank

Thomas R. Falcone
Thomas R. Falcone, President

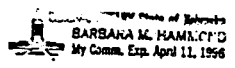
by: Barbara M. Hammond SVP

ACKNOWLEDGEMENTS OF NOTARIES

STATE OF NEBRASKA)
COUNTY OF DOUGLAS } ss

On this 14th day of SEPTEMBER, 1995, 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 his voluntary act and deed and the voluntary act and deed of said partnership. Witness my hand and official seal the date last aforesaid.

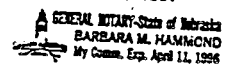
Barbara M. Hammond
NOTARY PUBLIC



STATE OF NEBRASKA)
COUNTY OF DOUGLAS } ss

On this 14th day of SEPTEMBER, 1995, before me a notary public, duly commissioned and qualified in and for said county, did appear THOMAS R. FALCONE, President, BHG, INC., 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 his 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

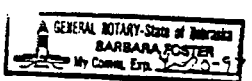


STATE OF NEBRASKA)
COUNTY OF } ss

On this 17th day of SEPT, 1995, before me a notary public, duly commissioned and qualified in and for said county, did appear

MORTGAGEE, 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 his voluntary act and deed and the voluntary act and deed of said Small Business Administration. Witness my hand and official seal the date last aforesaid.

Barbara Foster
NOTARY PUBLIC

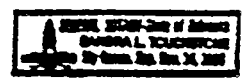


STATE OF NEBRASKA)
COUNTY OF } ss

On this 8 day of September, 1995, before me a notary public, duly commissioned and qualified in and for said county, did appear

MORTGAGEE, 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 his voluntary act and deed and the voluntary act and deed of said Plattsmouth State Bank. Witness my hand and official seal the date last aforesaid.

Sandra L. Toussaint
NOTARY PUBLIC



MISCELLANEOUS RECORD NO. 14

51516-REDFIELD & COMPANY, INC., OMAHA

APPROVAL OF BOARD OF TRUSTEES OF SID # 5

THIS IS TO GRANT THE VACATION of the streets cited in the above PETITION on this 13th day of SEPTEMBER, 1995

Chairman of the Board and Clerk of the Board signatures

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 23rd day of September, 1995. Norris Franzen, County Zoning Administrator

APPROVAL OF CASS COUNTY BOARD

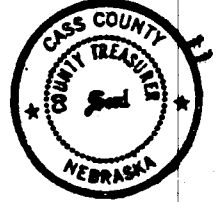
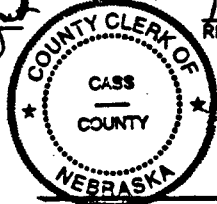
THIS IS TO GRANT THE VACATION of the streets cited in the above PETITION on this 19th day of September 1995

Chairman of the Board and County Clerk signatures

COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes against the properties described hereon and embraced within this plat, as shown by the records of this office, this 19th day of Sept 1995.

Richard Wassinger, County Treasurer



PLAT James M. Suchy et al to Public

(Filed in Plat Book 12, Page 25)

FILED: 19 October 1995 8:02 A.M. Patricia Meisinger, Register of Deeds \$ 15.00 Doc.#334

"REPLAT OF LOTS 466-A AND 467-A"

an ADMINISTRATIVE SUBDIVISION located in the NW 1/4 of the SW 1/4 of Section 17-T11N-R14E of the 6th P.M., Beaver Lake Subdivision, Cass County, Nebraska Replatted as Lot 467-A

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked "REPLAT OF LOTS 466-A AND 467-A", Beaver Lake Subdivision, located in the NW 1/4 of the SW 1/4 of Section 17-T11N-R14E of the 6th P.M., Cass County, Nebraska.

New Description: Lot 467-A, as replatted, Beaver Lake Subdivision, Cass County, Nebraska

Signed this 19th day of October, 1995. (NEBRASKA REGISTERED LAND SURVEYOR (LS-420) CHARLES P. JORDAN

Charles P. Jordan CHARLES P. JORDAN LS420

PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS:

that we, JAMES M. SUCHY and EVELYN J. STOTTS, (joint tenants and not tenants in common), being the sole owners of the tract of land described within the Surveyor's Certificate, do hereby approve of "REPLAT OF LOTS 466-A AND 467-A", as shown on this plat. We do further certify that the house is more than three (3) years old and is a habitable dwelling. This subdivision is also subject to any and all easements of record, as of the last date shown hereon.

James M. Suchy JAMES M. SUCHY

Evelyn J. Stotts EVELYN J. STOTTS

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska))ss COUNTY OF Cass)

On this 18 day of Oct., 1995, before me, a notary public, duly commissioned and qualified in and for said County, did appear JAMES M. SUCHY and EVELYN J. STOTTS, (joint tenants and not tenants in common), who are personally known by me to be the identical persons whose names appears on this plat, and they did acknowledge their execution of the foregoing plat approval to be their voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

(GENERAL NOTARY-State of Nebraska (CYNTHIA A. FENTON (My Comm. Exp. Sept. 23, 1997

Cynthia A. Fenton NOTARY PUBLIC

My commission expires 9-23-97.

APPROVAL OF BEAVER LAKE ASSOCIATION

This plat of "REPLAT OF LOTS 466-A AND 467-A", is hereby approved by the Beaver Lake Association, Cass County, Nebraska, this 18th day of Aug., 1995.

Arthur A. Stueber Secretary, Beaver Lake Association

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

Blue Border 100% LINEN LEDGER