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SURVEY RECORD REPOSITORY

Cass County

439-817

# Buccaneer Bay Administrative Replat

Lots 2 through 9, inclusive-Block 14, Lots 6 through 14, inclusive-Block 7, a portion of Outlot T and a portion of Buccaneer Boulevard, Buccaneer Bay Subdivision, Cass County, Nebraska

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
)ss  
COUNTY OF )  
On this 18 day of February, 2003, before me, a notary public, duly commissioned and qualified in and for said County, did appear W.L. MORRISON, JR., PRESIDENT OF DODGE LAND CO. a NEBRASKA CORPORATION, who is/are personally known by me to be the identical person(s) whose name(s) appears on this plat, and he/she/they did acknowledge his/her/their execution of the foregoing plat approval to be his/her/their voluntary act and deed. Witness my hand and official seal the date last aforesaid.

Janet M. McCartney  
NOTARY PUBLIC

My commission expires Aug. 20, 2007

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
)ss  
COUNTY OF )  
On this 18 day of February, 2003, before me, a notary public, duly commissioned and qualified in and for said County, did appear MICHAEL SCHULMAN, CHAIRMAN OF SANITARY AND IMPROVEMENT DISTRICT #5 OF CASS COUNTY, NEBRASKA, who is/are personally known by me to be the identical person(s) whose name(s) appears on this plat, and he/she/they did acknowledge his/her/their execution of the foregoing plat approval to be his/her/their voluntary act and deed. Witness my hand and official seal the date last aforesaid.

Janet M. McCartney  
NOTARY PUBLIC

My commission expires Aug. 20, 2007

FILED

MAY 26 2004

CASS COUNTY SURVEYOR'S OFFICE

### SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed the boundary of this "BUCCANEER BAY ADMINISTRATIVE REPLAT", being a replat of Lots 2 through 9, inclusive-Block 14, Lots 6 through 14, inclusive-Block 7, a portion of Outlot "T" and a portion of Buccaneer Boulevard, Buccaneer Bay Subdivision, Cass County, Nebraska, more fully described as follows:  
**BEGINNING** at the NE Corner of Lot 1-Block 14, Buccaneer Bay Subdivision; thence N 79°45'06" W, 124.56' to the NW Corner of said Lot 1; thence N 1°27'00" E, 166.97' to the Northwest Corner of Lot 3 - Block 14; thence N 10°15'00" E, 75.07' to the NW Corner of Lot 4 - Block 14; thence N 21°18'20" E, 212.97'; thence N 51°15'43" E, 215.11'; thence S 78°40'47" E, 115.23'; thence S 11°43'38" E, 83.65' to the NW Corner of Lot 9 - Block 14; thence S 58°03'22" E, 83.65' to the NW Corner of Lot 5 - Block 7; thence S 72°56'29" W, 57.25'; thence S 17°45'44" W, 367.23' to the NW Corner of Lot 15-Block 7; thence S 7°02'23" W, 149.10'; thence N 82°57'37" W, 217.54'; thence on a 771.73' radius curve to the right having an arc length of 18.19', (long chord bears N 9°38'21" E, 18.19') to a point of tangent; thence N 10°18'52" E, 201.77' to the point of beginning. Contains 5.94 acres, more or less.

Signed this 12th day of August, 2003.

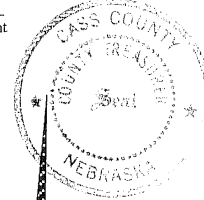
Charles P. Jordan  
CHARLES P. JORDAN LS#420

| Boundary | CURVE DATA |                    | Bearing       |
|----------|------------|--------------------|---------------|
|          | Radius     | Delta Length Chord |               |
| 771.73'  | 1°21'01"   | 18.19'             | N 9°38'21" E  |
| Block 14 |            |                    |               |
| 6R       | 250.20'    | 7°09'33"           | N 21°20'38" E |
| 7R       | 250.20'    | 15°45'20"          | N 32°47'57" E |
| 8R       | 250.20'    | 14°41'31"          | N 48°01'23" E |
| 9R       | 250.20'    | 13°35'37"          | N 62°09'56" E |
| Block 7  |            |                    |               |
| 6R       | 190.20'    | 38°22'41"          | S 65°07'39" W |
| 7R       | 190.20'    | 28°10'35"          | S 31°51'04" W |
| 14R      | 25.00'     | 90°00'00"          | S 37°57'37" E |

GENERAL NOTARY - State of Nebraska  
JANET M. MCCARTNEY  
APPROVED FOR AUG 20, 2007

**KNOW ALL MEN BY THESE PRESENTS:**  
that I/we, Bay Hills Limited Partnership and Sanitary and Improvement District #5 of Cass County, Nebraska, being the sole owner(s) of the tract of land described within the Surveyor's Certificate, do hereby approve of this "ADMINISTRATIVE REPLAT". I/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, covenants and restrictions of record, as of the last date shown hereon.

Bay Hills Limited Partnership, Sanitary and Improvement District #5 of Cass County, Nebraska  
by: Dodge Land Co., a Nebraska Corporation, the sole General Partner  
Michael Schulman, Chairman  
W.L. Morrison, Jr., President



**SANITARY AND IMPROVEMENT DISTRICT #5 BOARD APPROVAL**  
This "ADMINISTRATIVE REPLAT", is hereby approved by the Sanitary and Improvement District #5, this \_\_\_\_ day of \_\_\_\_\_, 2003.  
Michael Schulman  
Chairman of Sanitary and Improvement District #5

**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 9th day of March, 2003.  
Ken Riddle  
KEN RIDDLE, CO. ZONING ADMIN.

**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 9th day of March, 2003.  
Richard Wassinger  
RICHARD WASSINGER, CO. TREASURER

### MARKING THE FUTURE



North  
0 50 100'  
Scale 1" = 100'  
P=Plat distance  
M=Measured dist.  
R=Record dist.  
C=Computed dist.  
● = Found rebar  
○ = Set 5/8" x 24" rebar

**JORDAN SURVEYING COMPANY**  
LAND SURVEYORS  
PLATTSMOUTH, NEBRASKA 68048 (402) 296-3750  
Drawn by: C Jordan  
Project No. 080303  
Field Book-page 40,05  
Disc 105

NP Dodge Development Co.

Book 53 Page 513  
March 9, 2009

