

14-445

# BLOCK 27, BUCCANEER BAY

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

BY 31111 Ltd. Partnership et al  
Public: 1 41.00 Dec. 1990  
REVISION: 31111A - 218.00 A.M.  
DATE: 12 1990  
REVISION: 31111B - 218.00 A.M.  
DATE: 12 1990  
(Filed in Plat 704-11)

KNOW ALL MEN BY THESE PRESENTS: That we, Roy Hills Limited Partnership (BLLP) of Deeds Land Company, General Partner, by W. L. Morrison, Jr., President, OWNER, being the sole owners of the land described within the Lead Survey's Certificate and embraced within this plat, have caused this plat to be prepared, this plat, outlots and streets, to be numbered and named as shown, and submitted to be hereafter known as BLOCK 27, BUCCANEER BAY, and we do hereby certify and approve of the division 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 construct a Cable Television System in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair, and renew poles, wires, crossarms, power 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 adjoining front and side boundary of lots; an eight (8) foot wide strip of land adjoining the rear boundary line of all interior lots; and a sixteen (16) foot wide strip of land adjoining the rear boundary line of all exterior lots. The term "center line" is herein defined as those lines forming the outer perimeter of the above described subdivisions, said sixteen (16) foot wide easement will be returned to an eight (8) foot wide strip of land whenever the subdivision 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 S. D. F. 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 adjoining all streets. The personal buildings, trees, existing wells, or horse rack wells 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 intended uses or rights herein granted.

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

DEDICATION

Drawn by  
EAM  
Designed by  
EAM  
Fastened by  
EAM  
Revisions  
DATE/TITLE/NO  
12/19/90/218.00 A.M./31111A  
12/19/90/218.00 A.M./31111B

ACKNOWLEDGMENTS OF NOTARIES  
STATE OF NEBRASKA )  
COUNTY OF ) ss

On this 12th day of May, 1990, 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 individual 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.

NOTARY PUBLIC *Richard M. Hammond*  
A STATE WIDE NETWORK OF Notaries Public is available in Nebraska. Call 1-800-455-5555.

CASS COUNTY ZONING ADMINISTRATOR'S CERTIFICATION  
I hereby certify that the subdivision of land meets the criteria of an "ADMINISTRATIVE SUBDIVISION", as specified in the Cass County Zoning Ordinance updated in 1983, regarding of amendments thereto.  
Signed this 12th day of May, 1990.

COUNTY TREASURER'S CERTIFICATION  
This is to certify that I find no regular or special taxes against the properties described herein and embraced within this plat, shown by the records of this office, this 12th day of May, 1990.  
*Richard W. Wagoner*  
RICHARD WAGONER, COUNTY TREASURER

CENTERLINE OF STREET CURVE DATA

| NO. | RADIUS  | DELTA     | LENGTH  | CHORD   |
|-----|---------|-----------|---------|---------|
| 1   | 100.00' | 80°32'11" | 105.68' | 100.81' |
| 2   | 100.00' | 40°48'35" | 71.26'  | 68.78'  |
| 3   | 100.00' | 49°02'05" | 78.60'  | 76.59'  |
| 4   | 100.00' | 18°02'38" | 33.24'  | 33.09'  |
| 5   | 200.00' | 16°48'27" | 58.53'  | 58.34'  |
| 6   | 300.00' | 22°44'34" | 118.04' | 118.30' |
| 7   | 500.00' | 11°28'14" | 101.10' | 98.53'  |

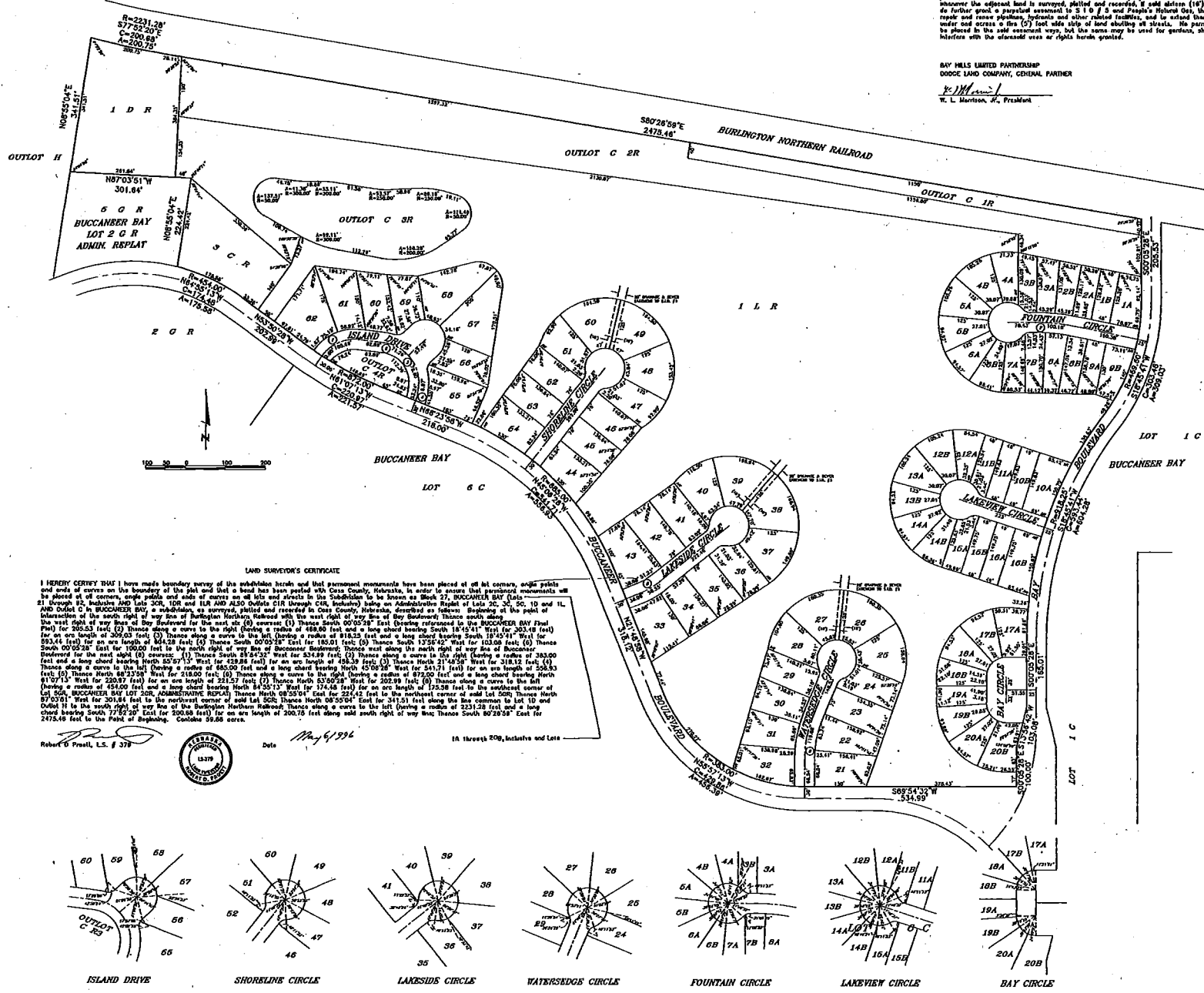
### NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE AND DISTANCES NOT SHOWN OTHERWISE.
3. ALL ANGLES ARE BY UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVE INTERSECT AT POINTS UNLESS OTHERWISE NOTED (M.P.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO CALCULATIONS.
6. ALL C&G-PC-S&G AREA ARE TO FEE UNLESS OTHERWISE NOTED.
7. ALL C&G-PC-S&G FRONT BOUND ARE 25 FEET UNLESS OTHERWISE NOTED.
8. BEST AVAILABLE LITHO FILE SHALL PREVAIL OVER THIS REVISION.

lamp, ryneason & associates, inc.  
1025 S. 10th Street  
Lincoln, Nebraska 68504-1975  
TEL: 402-461-2488  
FAX: 402-461-2535  
BLOCK 27, BUCCANEER BAY  
CASS COUNTY, NEBRASKA

ADMINISTRATIVE REPLAT

File number  
12817-1459  
book page  
date  
5/2/90  
sheet  
1 of 1



LAND SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT I have made boundary survey of the subdivision herein and that permanent monuments have been placed of 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 all 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 27, BUCCANEER BAY (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 north line of Burlington Northern Railroad with the west right of way line of Roy Boulevard, thence south along the west right of way line of Roy Boulevard for the east 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 (bearing a radius of 488.08 feet and a long chord bearing South 18°45'41" West for 305.48 feet) for an arc length of 305.48 feet; (3) thence along a curve to the left (bearing a radius of 818.23 feet and a long chord bearing South 18°45'41" West for 533.44 feet) for an arc length of 533.44 feet; (4) thence South 07°05'18" East for 185.61 feet; (5) thence South 12°56'52" West for 163.08 feet; (6) thence South 00°52'28" 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 east eight (8) courses: (1) thence South 88°45'34" West for 524.89 feet; (2) thence along a curve to the right (bearing a radius of 383.00 feet and a long chord bearing North 82°57'12" West for 428.88 feet) for an arc length of 428.88 feet; (3) thence North 21°42'58" West for 318.12 feet; (4) thence along a curve to the left (bearing a radius of 485.27 feet and a long chord bearing North 45°06'28" West for 541.71 feet) for an arc length of 541.71 feet; (5) thence North 88°23'58" West for 218.00 feet; (6) thence along a curve to the right (bearing a radius of 872.00 feet and a long chord bearing North 91°07'15" West for 220.87 feet) for an arc length of 220.87 feet; (7) thence North 83°00'48" West for 228.28 feet; (8) thence along a curve to the left (bearing a radius of 454.00 feet and a long chord bearing North 84°55'11" West for 374.48 feet) for an arc length of 374.48 feet to the southeast corner of Lot 50C, BUCCANEER BAY LOT 20R, ADMINISTRATIVE REPLAT, Thence North 50°51'04" East for 221.42 feet to the southeast corner of said Lot 50C, Thence North 08°25'04" East for 341.51 feet along the line common to Lot 1D and Outlot H to the north right of way line of the Burlington Northern Railroad; thence along a curve to the left (bearing a radius of 231.28 feet and a long chord bearing South 77°27'07" East for 200.68 feet) for an arc length of 200.68 feet along said curve to the east right of way line; thence South 80°24'58" East for 2473.49 feet to the Point of Beginning. Contains 99.88 acres.

Robert G. Pratt, L.S. # 378  
Date May 4, 1990

