

INSTRUMENT # 5251 INSTRUMENT DATE 8-30-11

TYPE Plat

FILING DATE: 11-10-11

TIME: 3:50PM

COMMENTS:

FEE: \$15.00

PLAT ~~18~~ Pg 33A

CK PD #3749

MISC ~~63~~ Pg 526

CASH PD _____

RETURN Vault

GRANTOR: Tincher Investments Co Inc / Tincher Investments Inc.

GRANTEE: Public

LEGAL: Tax Lot 127 (2.11A) ; Tax Lot 128(1.41A) SW4 SW4
12-12-13

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

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

LAND SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and staked the boundary of " Tax Lot 127 and Tax Lot 128 ", an ADMINISTRATIVE SUBDIVISION, being a part of Sublot 2 of Lot 65 located in the SW1/4 of the SW1/4 of Section 12-T12N-R13E of the 6th P.M., City of Plattsmouth, Cass County, Nebraska; more fully described as follows:

Referring to the SW Corner of the SW1/4 SW1/4; thence N 89°50'49" E, (assumed bearing), along the South line of the SW1/4, a distance of 823.40' to a point on the Easterly right of way line of State Highway No. 75; thence N 01°25'26" W, along said Easterly right of way line, a distance of 459.14' to the TRUE POINT OF BEGINNING; thence N 89°10'05" E, leaving said Easterly right of way line, a distance of 237.57'; thence continuing N89°10'04"E, a distance of 109.97'; thence N01°49'18"W, a distance of 440.96' to a point on the South right of way line of Fulton Avenue; thence N89°57'56"W, along the South right of way line of Fulton Avenue, a distance of 109.97'; thence continuing N 89°57'32" W, a distance of 234.60' to a point on the Easterly right of way line of State Highway No. 75; thence S 01°25'26" E, along said easterly right of way line, a distance of 446.15' to the POINT OF BEGINNING. Said described tract contains 3.52 Acres, more or less.
Signed this 30th day of August, A.D., 2011.

Charles P. Jordan
CHARLES P. JORDAN LS 420

PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS

that I/we, Tincher Investments Co, Inc. and Tincher Investments, Inc., being the sole owner(s) of the tract of land described within the Surveyor's Certificate, do hereby approve of " Tax Lot 127 and Tax Lot 128 ", being subdivided from my/our property, as shown on this plat. I/we do further certify that the building is more than three (3) years old and is a habitable dwelling. I/we do grant 10' wide easements along all lot lines for any and all public utilities. This subdivision is also subject to any and all easements, covenants and restrictions of record, as of the last date shown hereon.

Mark A. Tincher
Mark A. Tincher for
Tincher Investments Co, Inc. and Tincher Investments, Inc.

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska
COUNTY OF Cass

On this 30th day of August, A.D., 2011, before me, a notary public, duly commissioned and qualified in and for said County, personally appeared Mark A. Tincher of Tincher Investments Co, Inc. and Tincher Investments, Inc., 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.

My commission expires 9-12-2015.

Jeffrey D. Beal
NOTARY PUBLIC

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 November, A.D., 2011.

Richard Wassinger
RICHARD WASSINGER Co. Treasurer

APPROVAL OF CITY ADMINISTRATING OFFICIAL
This plat of " Tax Lot 127 and Tax Lot 128 ", is hereby approved by the City Administrating Official of the City of Plattsmouth, Nebraska, this 9th day of November, A.D., 2011.

Kevin Larson
KEVIN LARSON City Administrating Official

APPROVAL OF CITY PLANNING BOARD

This plat of " Tax Lot 127 and Tax Lot 128 ", is hereby approved by the City Planning Board of the City of Plattsmouth, Nebraska, this _____ day of _____, A.D., 2011.

WA Jarson
MARCUS NICHOLES, Chairman

APPROVAL OF MAYOR AND CITY COUNCIL

This plat of " Tax Lot 127 and Tax Lot 128 ", is hereby approved by the Mayor and City Council of the City of Plattsmouth, Nebraska, this 9th day of November, A.D., 2011, pursuant to the provisions of the Subdivision Chapter of the Land Development and Ordinance for the City of Plattsmouth.

ATTEST:
Sandra J. Meyer
SANDRA J. MEYER, Clerk

Michael C. Bowman
R-PAUL LAMBERT, Mayor
Michael C. Bowman gm

" Tax Lot 127 and Tax Lot 128 "

an ADMINISTRATIVE SUBDIVISION, being a part of Sublot 2 of Lot 65 located in the SW1/4 of the SW1/4 of Section 12-T12N-R13E of the 6th P.M., City of Plattsmouth, Cass County, Nebraska



Tincher Investments Co, Inc. et al
To: Public \$ 15.00 Doc # 5251
Filed for Record 11-10-11 at 3:50PM Scale 1" = 100'
In Book 63 of Misc Page 526 LEGEND
Register of Deeds, Cass Co., NE R= Record Distance
M= Measured Distance
Filed in Plat Book 1B Page 35A MARKING THE FUTURE

Tract added to TAX LOT 128
Referring to the SW Corner of the SW1/4 SW1/4; thence N 89°50'49" E, (assumed bearing), along the South line of the SW1/4, a distance of 823.40' to a point on the Easterly right of way line of State Highway No. 75; thence N 01°25'26" W, along said Easterly right of way line, a distance of 459.14'; thence N89°10'04"E, a distance of 109.97'; thence N01°49'18"W, a distance of 440.96' to the TRUE POINT OF BEGINNING; thence N89°57'56"W, a distance of 109.97' to a point on the South right of way line of Fulton Avenue; thence N89°57'32" W, along the South right of way line of Fulton Avenue, a distance of 109.97'; thence continuing N 89°57'32" W, a distance of 234.60' to a point on the Easterly right of way line of State Highway No. 75; thence S 01°25'26" E, along said Easterly right of way line, a distance of 446.15' to the POINT OF BEGINNING. Said described tract containing 0.30 Acres, more or less.

JORDAN SURVEYING COMPANY
LAND SURVEYORS 1501 James Street
PLATTSMOUTH, NEBRASKA 68048 (402) 296-3750
Drawn By: C. Jordan
Project No. GPS; Platts central
Field Book-page Final Plat
Disc 008 Final Plat

Scanner