

INSTRUMENT # 4045

INSTRUMENT DATE 8.29.18

TYPE Plat

FILING DATE: 9.5.18

TIME: 8:35 AM

COMMENTS:

FEE: \$20-

Plat Bk 21 Pg 3a

CK PD # 5363

Misc Bk 75 Pg 259

CASH PD -

RETURN Vault

GRANTOR: Westside Development Inc

GRANTEE: Public

"
LEGAL: Westside Commercial Subdivision Replat 2"
(Lots 1-3 inclusive)

Replating of L. 4-6 Westside Commercial Sub. SW NW
(for computer input on documents such as plats, tax liens, etc.)

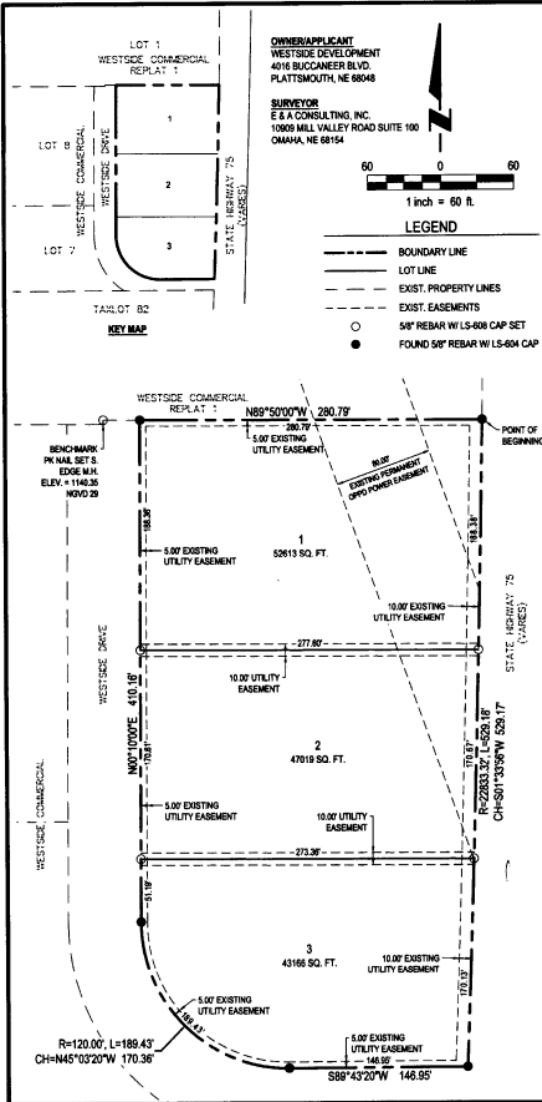
13.12.13 (City Platts)

(3.278 ac +/-)

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

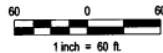
Book 13.12.13

130324442, 130324450, 130324469



OWNER/APPLICANT
WESTSIDE DEVELOPMENT
4016 BUCCANEER BLVD.
PLATTSMOUTH, NE 68048

SURVEYOR
E & A CONSULTING, INC.
10009 MILL VALLEY ROAD SUITE 100
OMAHA, NE 68154



LEGEND

- BOUNDARY LINE
- LOT LINE
- EXIST. PROPERTY LINES
- EXIST. EASEMENTS
- 5/8" REBAR W/ LS-608 CAP SET
- FOUND 5/8" REBAR W/ LS-604 CAP

KEY MAP

WESTSIDE COMMERCIAL SUBDIVISION REPLAT 2

LOTS 1 THRU 3 INCLUSIVE

BEING AN ADMINISTRATIVE REPLATTING OF LOTS 4 THRU 6, WESTSIDE COMMERCIAL SUBDIVISION, A SUBDIVISION LOCATED IN THE SW1/4 OF THE NW1/4 OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 13 EAST OF THE 6TH P.M., AN ADDITION TO THE CITY OF PLATTSMOUTH, AS SURVEYED, PLATTED AND RECORDED IN CASS COUNTY, NEBRASKA.

OWNER'S & MORTGAGEE CERTIFICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED ARE OWNERS AND MORTGAGEES OF THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, AND HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT.

WESTSIDE DEVELOPMENT, INC., A NEBRASKA CORPORATION, OWNER

STEVE WILLEY
PRESIDENT

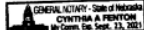
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF _____)

ON THIS 20 DAY OF August, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME STEVE WILLEY, PRESIDENT OF WESTSIDE DEVELOPMENT, INC., A NEBRASKA CORPORATION, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Cynthia A. Fenlon
NOTARY PUBLIC



COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

Sandy J. Meyer DATE 8-27-18
CASS COUNTY TREASURER

APPROVAL OF MAYOR AND CITY COUNCIL

THIS PLAT OF WESTSIDE COMMERCIAL SUBDIVISION REPLAT 2 WAS REVIEWED AND APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PLATTSMOUTH, NEBRASKA ON THIS 29th DAY OF August, 2018, PURSUANT TO PROVISIONS OF THE LAND DEVELOPMENT ORDINANCE OF THE CITY OF PLATTSMOUTH, AUGUST 2008.

Sandy J. Meyer *R. Paul Lambert*
SANDY J. MEYER, CLERK R. PAUL LAMBERT, MAYOR



CITY ZONING ADMINISTRATOR APPROVAL

THIS PLAT OF WESTSIDE COMMERCIAL SUBDIVISION REPLAT 2 WAS REVIEWED AND APPROVED BY THE CITY OF PLATTSMOUTH ZONING ADMINISTRATOR ON THIS 29 DAY OF August, 2018.

Kevin Larson
CITY OF PLATTSMOUTH ZONING ADMINISTRATOR

ZONING

EXISTING: GC - GENERAL COMMERCIAL DISTRICT

PROPOSED: GC - GENERAL COMMERCIAL DISTRICT

POWER: NEBRASKA PUBLIC POWER DISTRICT
611 CHICAGO AVENUE
PLATTSMOUTH, NE 68048

SANITARY & WATER: CITY OF PLATTSMOUTH PUBLIC WORKS DEPARTMENT
1236 N. 5TH STREET
PLATTSMOUTH, NE 68048

GAS: BLACK HILLS ENERGY
P.O. BOX 83008
LINCOLN, NE 68501

LEGAL DESCRIPTION

A TRACT OF LAND BEING LOTS 4 THRU 6, WESTSIDE COMMERCIAL SUBDIVISION, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 13 EAST OF THE 6TH P.M., CITY OF PLATTSMOUTH, CASS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

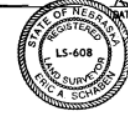
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4, WESTSIDE COMMERCIAL SUBDIVISION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, WESTSIDE COMMERCIAL SUBDIVISION REPLAT 1, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 13, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 75; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOTS 4 THRU 6, WESTSIDE COMMERCIAL SUBDIVISION, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 75 ON A CURVE TO THE RIGHT WITH A RADIUS OF 22,833.32 FEET, A DISTANCE OF 529.18 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S01°33'56"W (ASSUMED BEARING), A DISTANCE OF 529.17 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, WESTSIDE COMMERCIAL SUBDIVISION; SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 75 AND THE EASTERLY RIGHT-OF-WAY LINE OF WESTSIDE DRIVE; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 6, WESTSIDE COMMERCIAL SUBDIVISION, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF WESTSIDE DRIVE ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE S89°43'20"W, A DISTANCE OF 146.85 FEET; (2) THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 120.00 FEET, A DISTANCE OF 189.43 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N45°03'22"W, A DISTANCE OF 170.38 FEET; THENCE N00°17'00"E ALONG THE WESTERLY LINES OF SAID LOTS 4 THRU 6, WESTSIDE COMMERCIAL SUBDIVISION, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF WESTSIDE DRIVE, A DISTANCE OF 410.18 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, WESTSIDE COMMERCIAL SUBDIVISION; SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LOT 4, WESTSIDE COMMERCIAL SUBDIVISION; SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 75 AND THE EASTERLY RIGHT-OF-WAY LINE OF WESTSIDE DRIVE; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 4, WESTSIDE COMMERCIAL SUBDIVISION, SAID LINE ALSO BEING SAID SOUTHERLY LINE OF SAID LOT 1, WESTSIDE COMMERCIAL SUBDIVISION REPLAT 1, A DISTANCE OF 280.79 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 142,769 SQUARE FEET OR 3.278 ACRES, MORE OR LESS.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLACED PERMANENT MONUMENTS AT ALL CORNERS AND ENDS OF CURVES AS DESCRIBED ABOVE ON ALL LOTS BEING PLATTED.

Eric Schaben August 28, 2018
ERIC SCHABEN LS-608



COUNTY SURVEYOR'S REVIEW

THIS PLAT OF WESTSIDE COMMERCIAL SUBDIVISION REPLAT 2 WAS REVIEWED BY THE CASS COUNTY SURVEYOR'S OFFICE THIS 29th DAY OF August, 2018.

Charles P. Jordan
COUNTY SURVEYOR / ENGINEER



NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

Proj No:	P1966.136.004
Date:	08-21-2018
Designed By:	JRS
Drawn By:	JRS
Scale:	1" = 60'
Sheet:	1 of 1

Revisions	
Date	Description

ADMINISTRATIVE SUBDIVISION

WESTSIDE COMMERCIAL SUBDIVISION REPLAT 2
PLATTSMOUTH, NEBRASKA

E & A CONSULTING GROUP, INC.
Engineering Answers

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

10009 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
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