

Sarpy R & R Co.
 Co \$ 35.00
 Public Doc#470
 FILED FOR RECORD 12/23/92 AT 3:30 P.M.
 IN BOOK 14 OF M.L.S. PAGE 176
 REGISTER OF DEEDS, CASS COUNTY, NEBRASKA
 (Filed in Plat Book 6, Page 44A)

"HAPPY HILL SUBDIVISION"

located in Sections 20 and 29-T12N-R14E of the 6th P.M., Cass County, Nebraska

(FINAL PLAT)

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and marked the boundary of "HAPPY HILL SUBDIVISION", a subdivision which includes Lots or fractional Lots 13, 124, 125 and 65, located in Sections 20 and 29-T12N-R14E of the 6th P.M., Cass County, Nebraska, more fully described as follows:

Beginning at the S1/4 Corner of said Section 20, thence N 0°12'22" E, along the West line of the NE1/4 of Section 20, 265.34'; thence S 89°48'38" W, 66.00'; thence N 0°19'10" E, 835.19'; thence N 89°14'17" W, 167.09'; thence S 28°42'52" W, 370.85'; thence N 28°174'2" W, 481.93'; thence N 89°09'38" E, 278.44'; thence N 8°40'31" W, 98.73' to a point on the South right-of-way line of Waterstein Road, thence N 72°59'43" E, 29.47' to a point of curvature, thence following the arc of a 226.40' radius curve to the left, 114.57'; the long chord bears N 57°59'43" E, 113.303'; to a point of tangent, thence N 43°10'00" E, 375.00'; thence N 52°01'31" E, 155.59' to a point of curvature, thence following the arc of a 25.99' radius curve to the right, 77.43'; the long chord bears S 87°42'39" E, 71.211'; to a point of tangent, thence S 47°26'55" E, 472.60' to a point of curvature, thence following the arc of a 1305.04' radius curve to the left, 204.78'; the long chord bears S 51°55'51" E, 204.57'; to a point of tangent, thence S 59°29'21" E, 57.39' to a point of curvature, thence following the arc of a 559.07' radius curve to the right, 277.44'; the long chord bears S 42°13'18" E, 274.00'; to a point of tangent, thence S 28°10'18" E, 276.76'; thence S 19°11'17" E, 165.66' to a point on the South line of the NE1/4 of Section 29, thence S 19°33'24" E, 519.81'; thence N 89°43'42" W, 557.43'; thence N 0°10'10" W, 149.98'; thence N 89°03'34" W, 1315.44' to a point on the West line of the NE1/4 of Section 29, thence N 0°19'22" W, along said West line, 331.50' to the point of beginning. Contains 103.43 Acres, more or less [106.37 - 239-103-43 Acres]

[Note: This boundary description includes Tax Lot 34, (2.94 Acres), but it is not a part of this subdivision, as shown on this plat. That portion of Percy Lane is a 50' wide easement granted to Sarpy R & R Co., a Nebraska Corporation, from Clark Wilson.]

Signed this 21st day of December, 1992.

Charles P. Jordan
 CHARLES P. JORDAN, L.S. 429



DEDICATION

KNOW ALL MEN BY THESE PRESENTS.

That I, LOUIS RILLA, Jr., President of Sarpy R & R Co., a Nebraska Corporation, being the sole owner of the tract of land described in the Surveyor's Certificate, do hereby approve of my land being subdivided, as shown on this plat, to now be known as "HAPPY HILL SUBDIVISION". The Streets are 30' wide and are hereby dedicated to the public, for public use. I do also grant the following described easements: 10' 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. A 30' wide easement for ingress and egress across the most Southerly line of Lot 9, A 50' wide easement for ingress and egress being 15' either side of the line common to Lot 9 and Lot 10; an easement for and right of way, across the Northwesterly part of Lot 1, being described as follows: Beginning at the NE Corner of Lot 1, thence N 47°26'55" W, along the North line of Lot 1, 443.56'; thence S 50°13'35" W, 100.00'; thence S 59°33'01" E, 470.14' to the point of beginning. Lot 17 has a 10' wide easement for the purpose of maintaining, repairing or replacing of an existing water line and well situated thereon, that serves Tax Lot 133. This subdivision is also subject to any and all easements of record, as of the last date shown hereon.

Louis Rilla, Jr.
 LOUIS RILLA, JR. (President), Sarpy R & R Co., a Nebraska Corp.

ACKNOWLEDGEMENT OF NOTARY

STATE of Nebraska

COUNTY of Cass

On this 21st day of December, 1992, before me, a notary public, duly commissioned and qualified in and for said County, did appear LOUIS RILLA, Jr., (President), Sarpy R & R Co., a Nebraska Corp., 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 dedication to be his voluntary and un-aided act.

Witness my hand and official seal the day and date above.

Richard Court
 NOTARY PUBLIC

My commission expires on 3/9/95.

APPROVAL OF MAYOR AND CITY COUNCIL

This plat of "HAPPY HILL SUBDIVISION", is hereby approved by the Mayor and City Council of the City of Plattsmouth, Nebraska, this 7th day of December, 1992, pursuant to provisions of Section 11-119, of the Plattsmouth City Code 1984.

ATTEST:

Ronald C. Buehne
 RONALD C. BUEHNE, Mayor



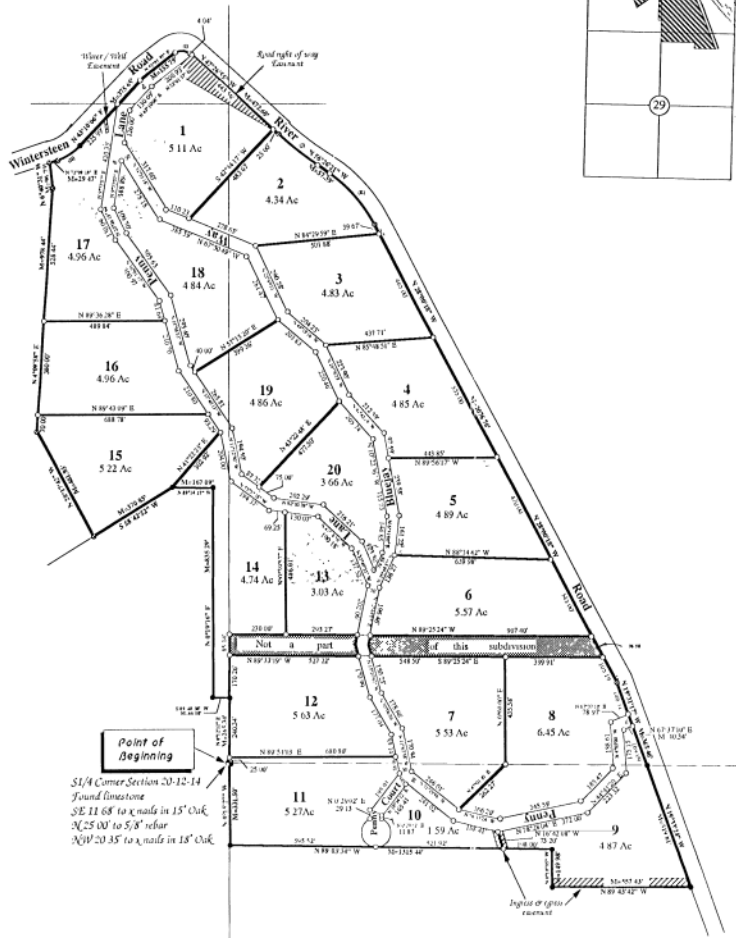
Richard Wassinger
 RICHARD WASSINGER, CO. CLERK



APPROVAL OF CITY PLANNING BOARD

This plat of "HAPPY HILL SUBDIVISION", is hereby approved by the City Planning Board of the City of Plattsmouth, Nebraska, this 17th day of December, 1992.

Marcus Nichols
 MARCUS NICHOLS, Chairman



CURVEND	RADIUS	DELTA	LENGTH	CHORD	BEARING
H	226.40	28°59'13"	114.57	113.35	N 57°59'43" E
I	55.09	80°31'28"	77.43	71.21	N 87°42'39" W
J	1305.04	8°59'26"	204.78	204.57	N 51°55'51" W
K	559.07	28°26'03"	277.44	274.00	N 42°13'18" W
10	60.00	156°17'16"	163.66	117.44	N 12°46'26" E
11	60.00	156°17'10"	163.66	117.44	N 11°48'30" W



Scale 1" = 300'
 P=Plat distance
 M=Measured dist.
 R=Record dist.
 * = Found iron pipe
 ** = Found 5/8" rebar
 o = Set 5/8" x 24" rebar



JORDAN SURVEYING COMPANY
 LAND SURVEYORS
 PLATTSMOUTH, NEBRASKA 68048 (402) 296-3750
 Drawn by C. Jordan
 Project No. _____
 Field Book page 18-75
 Date 15

(NEBRASKA REGISTERED LAND SURVEYOR)
(LS-420)
(CHARLES P. JORDAN)

PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS:

that we, CHARLES K. WEBER and GLORIA J. WEBER, (husband & wife), being the sole owners of the tract of land described within the Surveyor's Certificate, do hereby approve of "LOT 1295-A, BEAVER LAKE SUBDIVISION", being split as shown on this plat. This subdivision is also subject to any and all easements of record, as of the last date shown hereon.

Charles K. Weber
CHARLES K. WEBER

Gloria J. Weber
GLORIA J. WEBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska)
)ss
COUNTY OF Cass)

On this 11 day of December, 1992, before me, a notary public, duly commissioned and qualified in and for said County, did appear CHARLES K. WEBER and GLORIA J. WEBER, (husband & wife), 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)
(ALBERT T. SCHMUECKER)
(My Comm. Exp. May 26, 1995)
My commission expires May 26, 1995.

Albert T. Schmuecker
NOTARY PUBLIC

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 1983, including all amendments thereto.

Signed this 17th day of December, 1992.

Norris Franzen
NORRIS FRANZEN, 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 14th day of December, 1992.

(CASS COUNTY)
(COUNTY TREASURER SEAL)
(NEBRASKA)

Richard Wassinger
RICHARD WASSINGER, CO. TREASURER

APPROVAL OF BEAVER LAKE ASSOCIATION BOARD

This plat of "LOT 1295-A, BEAVER LAKE SUBDIVISION " is hereby approved by the Beaver Lake Association Board, with the lot split as shown hereon, this 15 day of December, 1992.

Robert E. Hague
Secretary

PLAT
Sarpy R & R Co.
to
Public

14-176

FILED: 23 December 1992 3:30 P.M.
Patricia Meisinger, Register of Deeds
\$ 35.00 Doc#470

(Filed in Plat Book 6, Page 44A)

"HAPPY HILL SUBDIVISION"

located in Sections 20 and 29-T12N-R14E of the 6th P.M., Cass County, Nebraska

(FINAL PLAT)

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked the boundary of "HAPPY HILL SUBDIVISION", a subdivision which includes Lots or fractional Lots 123, 124, 125 and 65, located in Sections 20 and 29-T12N-R14E of the 6th P.M., Cass County, Nebraska, more fully described as follows:

Beginning at the S½ Corner of said Section 20; thence N 0°12'12" E, along the West line of the SE¼ of Section 20, 265.34'; thence S 89°48'38" W, 66.00'; thence N 0°19'16" E, 835.29'; thence N 89°14'17" W, 167.09'; thence S 58°42'52" W, 370.85'; thence N 28°17'42" W, 481.93'; thence N 4°09'58" E, 978.44'; thence N 6°40'31" W, 96.73' to a point on the South right-of-way line of Wintersteen Road; thence N 72°09'19" E, 29.47' to a point of curvature; thence following the arc of a 226.46' radius curve to the left, 114.57', (the long chord bears N 57°39'43" E, 113.35') to a point of tangent; thence N 43°10'06" E, 375.65'; thence N 52°01'37" E, 155.79' to a point of curvature; thence following the arc of a 55.09' radius curve to the right, 77.43', (the long chord bears S 87°42'39" E, 71.21'), to a point of tangent; thence S 47°26'55" E, 472.60' to a point of curvature; thence following the arc of a 1305.04' radius curve to the left, 204.78', (the long chord bears S 51°55'51" E, 204.57'), to a point of tangent; thence S 56°26'21" E, 57.39' to a point of curvature; thence following the arc of a 559.07' radius curve to the right, 277.44', (the long chord bears S 42°13'18" E, 274.60'), to a point of tangent; thence S 28°00'18" E, 2076.76'; thence S 19°31'17" E, 365.46' to a point on the North line of the NE¼ of Section 29; thence S 19°33'24" E, 519.81'; thence N 89°43'42" W, 557.43'; thence N 0°10'05" W, 149.98'; thence N 89°03'34" W, 1315.44' to a point on the West line

51516-REGFIELD & COMPANY, INC., OMAHA

of the NE 1/4 of Section 29; thence N 0°15'27" W, along said West line, 331.50' to the point of beginning. Contains 103.43 Acres, more or less. [106.37-2.94=103.43 acres] [Note: This boundary description includes Tax Lot 34, (2.94 Acres), but it is not part of this subdivision, as shown on this plat. That portion of Penny Lane is a 50' wide easement granted to Sarpy R & R Co., a Nebraska Corporation, from Clark Wiles]

Signed this 21st day of December, 1992.

Charles P. Jordan
CHARLES P. JORDAN LS 420

(NEBRASKA REGISTERED LAND SURVEYOR)
(LS-420)
(CHARLES P. JORDAN)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

that I, LOUIS RIHA, Jr., President of Sarpy R & R Co., a Nebraska Corporation, being the sole owner of the tract of land described within the Surveyor's Certificate, do hereby approve of my land being subdivided, as shown on this plat, to now be known as "HAPPY HILL SUBDIVISION". The Streets are 50' wide and are hereby dedicated to the public, for public use. I do also grant the following described easements: 10' 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; A 30' wide easement for ingress and egress across the most Southerly line of Lot 9; A 30' wide easement for ingress and egress, being 15' eaither side of the line common to Lot 9 and Lot 10; an easement for road right of way, across the Northeasterly part of Lot 1, being described as follows: Beginning at the NE Corner of Lot 1; thence N 47°26'55" W, along the North line of Lot 1, 443.56'; thence S 52°01'35" W, 100.00; thence S 59°33'01" E, 470.48' to the point of beginning; Lot 17 has a 10' wide easement for the purpose of maintaining, repairing or replacing of an existing water line and well situated thereon, that serves Tax Lot 133. This subdivision is also subject to any and all easements of record, as of the last date shown hereon.

Louis Riha, Jr. Pres.
LOUIS RIHA, Jr. (President), Sarpy R & R Co., a Nebraska Corp.

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska)
)ss
COUNTY OF Cass)

On this 21st day of December, 1992, before me, a notary public, duly commissioned and qualified in and for said County, did appear LOUIS RIHA, Jr., (President), Sarpy R & R Co., a Nebraska Corp., 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 dedication to be his voluntary act and deed.

Witness my hand and official seal the date last aforesaid. Rosalyn Covert
NOTARY PUBLIC

(GENERAL NOTARY-State of Nebraska)
(ROSALYN COVERT)
(My Comm. Exp. Mar. 9, 1995)
My commission expires 3/9/95

APPROVAL OF MAYOR AND CITY COUNCIL

This plat of "HAPPY HILL SUBDIVISION", is hereby approved by the Mayor and City Council of the City of Plattsmouth, Nebraska, this 7th day of December, 1992, pursuant to provisions of Section 11-119, of the Plattsmouth City Code 1984.

ATTEST:

Rosalyn Covert
ROSALYN COVERT, CLERK

Ronald L. Buethe
RONALD L. BUETHE, MAYOR

(CITY OF PLATTSMOUTH)
(SEAL)
(NEBRASKA)

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 21st day of December, 1992.

(CASS COUNTY)
(COUNTY TREASURER'S SEAL)
(NEBRASKA)

Richard Wassinger
RICHARD WASSINGER, CO. TREASURER

APPROVAL OF CITY PLANNING BOARD

This plat of "HAPPY HILL SUBDIVISION", is hereby approved by the City Planning Board of the City of Plattsmouth, Nebraska, this 17 day of December, 1992.

Marcus Nichols
MARCUS NICHOLS, CHAIRMAN

PLAT
Kendall G. Dimmitt
to
Public

FILED: 23 December 92 3:32 P.M.
Patricia Meisinger, Register of Deeds
\$ 15.00 Doc.#471

(Filed in Plat Book 6, Page 46A)

"TAX LOT 25"

An ADMINISTRATIVE SUBDIVISION located in the SW 1/4 of the SE 1/4, (being a part of Tax Lot 2),

100% MINER LEDGER