

INSTRUMENT # 4301 INSTRUMENT DATE 9.19.18

TYPE Plat

FILING DATE: 9.20.18 TIME: 9:30 am

COMMENTS: FEE: \$20

Plat Bk 21 Pg 4a CK PD # 6961

Misc Bk 75 Pg 262 CASH PD —

RETURN Vault

GRANTOR: Dwane C. McFerrin Sue A. McFerrin et ux

GRANTEE: Public

LEGAL: "Replat of lots 117 & 117-A, 118 & 118A, 119 & 119A"
an admin Sub located in Lots 117 & 117-a, 118 & 118-A, 119 & 119-A
Lake Wacanda sub CC NE

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

NKA 117R, 118R, 119R

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

130193402
130193305

201803777, 6,
201504028

REPLAT OF LOTS 117 & 117-A, 118 & 118-A, & 119 & 119-ASHERWIN REAL ESTATE
2151-006
(MCFERRIN)AN "ADMINISTRATIVE SUBDIVISION" LOCATED IN LOTS 117 & 117-A, 118 & 118-A, & 119 & 119-A,
LAKE WACONDA SUBDIVISION, CASS COUNTY, NEBRASKA**SURVEYOR'S CERTIFICATE**

I hereby certify that I have surveyed and staked the boundaries of Lot 117R, Lot 118R, and Lot 119R, Lake WaConDa Subdivision, Cass County, Nebraska, being more particularly described as follows:

LEGAL DESCRIPTION OF LOT 117R

A tract of land located in Part of Lots 117, 117-A, 118 & 118-A, Lake WaConDa Subdivision, Cass County, Nebraska, being more particularly described as follows: Considering the Westerly line of Lot 117R as bearing N26°33'10"W and with all bearings contained herein relative thereto:

Commencing at the S.W. Corner of said Lot 117-A, said point being the True Point of Beginning; thence northwesterly along the Westerly line, N26°33'10"W 79.24 feet to a point; thence leaving said line and continuing northeasterly N61°28'44"E 115.6 feet; thence southeasterly S29°43'42"E 5.14 feet; thence continuing southeasterly S29°38'26"E 80.5 feet; thence continuing southwesterly S64°33'07"W 120.18 feet to the True Point of Beginning. The above-described Lot 117R contains 9710 square feet which is subject to all easements or rights-of-way now on record or indicated on this subdivision plat.

LEGAL DESCRIPTION OF LOT 118R

A tract of land located in Part of Lots 118, 118-A, 119 & 119-A, Lake WaConDa Subdivision, Cass County, Nebraska, being more particularly described as follows: Considering the Westerly line of Lot 118R as bearing N26°33'10"W and with all bearings contained herein relative thereto:

Commencing at the S.W. Corner of said Lot 117-A, thence northwesterly along the said Westerly line, N26°33'10"W 79.24 feet to a point, said point being the True Point of Beginning; thence continuing northwesterly along the Westerly line, N26°33'10"W 61.92 feet to a point; thence leaving said line and continuing northeasterly N59°55'51"E 112.41 feet; thence southeasterly S29°43'42"E 5.14 feet; thence continuing southwesterly S61°28'44"W 115.6 feet to the True Point of Beginning.

The above-described Lot 118R contains 7227 square feet which is subject to all easements or rights-of-way now on record or indicated on this subdivision plat.

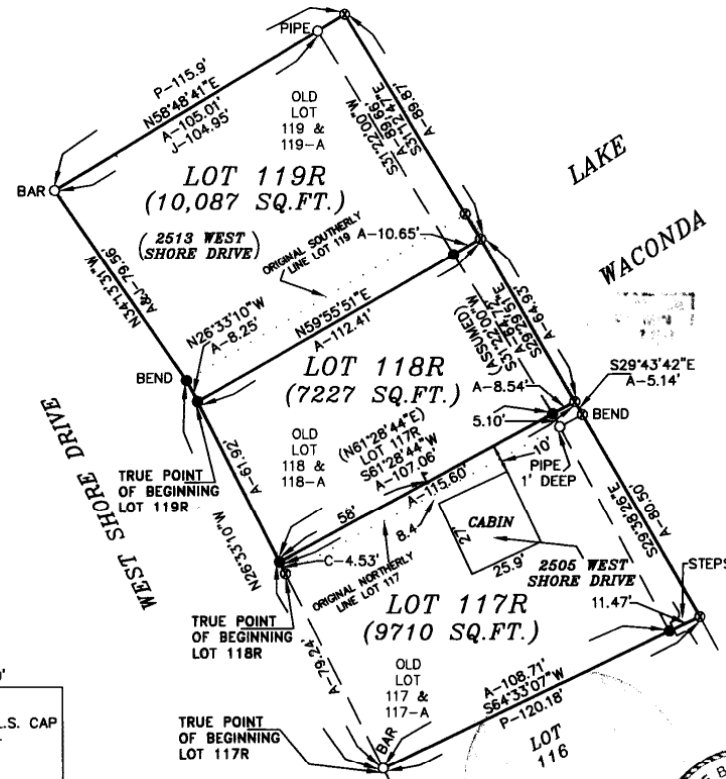
LEGAL DESCRIPTION OF LOT 119R

A tract of land located in Part of Lots 118, 118-A, 119 & 119-A, Lake WaConDa Subdivision, Cass County, Nebraska, being more particularly described as follows: Considering the Westerly line of Lot 118R as bearing N26°33'10"W and with all bearings contained herein relative thereto:

Commencing at the S.W. Corner of said Lot 117-A, thence northwesterly along the said Westerly line, N26°33'10"W 141.16 feet to a point, said point being the True Point of Beginning; thence continuing northwesterly along the Westerly line, N26°33'10"W 8.25 feet to a point; thence continuing northwesterly N34°13'31"W 79.56 feet to a point; thence northeasterly along the Northerly line of Lots 119 & 119A, N58°48'41"E 115.9 feet; thence continuing southeasterly S31°12'47"E 89.87 feet; thence southwesterly S59°55'51"W 112.41 feet to the True Point of Beginning.

The above-described Lot 119 R contains 10,087 square feet which is subject to all easements or rights-of-way now on record or indicated on this subdivision plat.

Signed this 15th day of September, 2018.



Scale : 1" = 40'

- FOUND CORNER
- SET 1/2" BAR & L.S. CAP
- ⊗ CALCULATED POINT
- A- ACTUAL DISTANCE
- P- PLAT DISTANCE



SCHMITZ
LAND
SURVEYING, INC.
406 PINEWOOD DRIVE
NEBRASKA CITY, NE
(402) 873-5907/9548

DRAWN BY J. Hughes



David L. Schmitz
David L. Schmitz, Registered Land Surveyor
Nebraska Reg. No. 391

PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS:

That I/WE, Dwane C. McFerrin and Sue A. McFerrin, husband and wife, being the owner's of the tract of land described within the Surveyor's Certificate, do hereby approve of "Replat of Lots 117 & 117-A, 118 & 118-A, & 119 & 119-A, Lake WaConDa Subdivision", being subdivided from our property, as shown on this plat.

Dwane C. McFerrin
Dwane C. McFerrin

Sue A. McFerrin
Sue A. McFerrin

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA

COUNTY OF CASS

On this 19 day of September, 2018, before me a Notary Public, duly commissioned and qualified in and for said County, did appear Dwane C. McFerrin and Sue A. McFerrin, husband and wife, 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 November 7, 2018

NOTARY PUBLIC

**COUNTY ZONING ADMINISTRATIVE 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 2015, including all amendments thereto.

Signed this 19th day of September, 2018.

Michael J. Jensen
MICHAEL J. JENSEN, CO. ZONING ADMIN.

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against the property described within the Surveyor's Certificate and embraced within this plat as shown by the records of this office as of this 19 day of September, 2018.

Richard Wassinger
RICHARD WASSINGER, CO. TREASURER

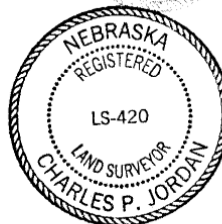
COUNTY SURVEYOR CERTIFICATE

The foregoing plat was reviewed and approved by the Cass County Surveyor

this 19th day of September, 2018.Dwane C. McFerrin

Charles P. Jordan
CASS COUNTY SURVEYOR

To: Public \$ 20.00 Doc # 4301
Filed for Record 9.20.18 at 9:30 am
In Book 75 of Misc Page 263
Register of Deeds, Cass Co., NE Amos J. Jordan
Filed in Plat Book 21 Page 4a



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