



MISCELLANEOUS RECORD NO. 14

81516-REDFIELD & COMPANY, INC., OMAHA

FLEXIBLE HINGE  
LET BROWN CO. PATENTED  
LITHO IN U.S.A.

PLAT  
James M. Buel  
to  
Public

FILED: 04 December 1995 9:30 A.M.  
Patricia A. Meisinger, Register of Deeds  
\$ 35.00 Doc.#17

(Filed in Plat Book 12, Page 30)

**BUEL'S 3RD SUBDIVISION**

**FINAL PLAT**

**CLASS C RESIDENTIAL**

**Raymond Leavitt**

This subdivision is located in the SW $\frac{1}{4}$  SW $\frac{1}{4}$ , SE $\frac{1}{4}$  SW $\frac{1}{4}$ , NE $\frac{1}{4}$  SW $\frac{1}{4}$  and the NW $\frac{1}{4}$  SW $\frac{1}{4}$ , which includes Lot 5, Buel's First Subdivision and Sublot 2 of Tax Lot 5, all in Section 29-10-9.

**SURVEYOR'S CERTIFICATE**

I hereby certify that I have accurately surveyed and staked the boundary of "BUEL'S 3RD SUBDIVISION", located in the SW $\frac{1}{4}$  of Section 29, T.10 N., R. 9 E. of the 6th P.M., Cass County, Nebraska, more fully described as follows; commencing at the west  $\frac{1}{4}$  corner of said Section 29 and extending S. 89°53'24" E, 584.49 feet along the east-west centerline of said Section 29 to the point of beginning; thence continuing along said east-west centerline, S. 89°53'24" E, 1,388.25 feet; thence S. 00°13'53" E, 2,642.40 feet to the south line of said Section 29; thence N. 89°41'47" W, 50.00 feet along said south line; thence N 00° 13'20" W, 388.44 feet; thence N 89°37'55" W, 368.26 feet; thence S. 00°01'33" E, 388.41 feet to the south line of said Section 29; thence N. 89°41'53" W, 370.12 feet along said south line; thence N. 00°01'40" E, 571.20 feet; thence S. 74°43'14" W, 413.87 feet; thence N. 00°00'45" E, 635.98 feet; thence N 89°41'52" W, 795.00 feet to the west line of said Section 29; thence N. 00°01'42" E, 60.00 feet along said west line; thence S. 89°41'52" E, 395.30 feet; thence N. 00°00'18" E, 735.43 feet; thence S. 89°52'00" E, 189.20 feet; thence N. 00°00'00" E, 745.23 feet to the point of beginning, containing an area of 75.14 acres.

Signed this 20th day of June, 1995.

Lyle L. Loth  
Lyle L. Loth, L.S. 314

(Nebraska Registered Land Surveyor )  
(LS - 314 )  
(LYLE L. LOTH )

**Separate Attachments:**

I, Lyle L. Loth, hereby state that the Mylar copy of Buel's Third Subdivision is accurate.

Lyle L. Loth  
Lyle L. Loth Nebraska L.S. 314

November 17, 1995  
(Nebraska Registered Land Surveyor )  
(LS - 314 )  
(LYLE L. LOTH )

**BUEL'S 3RD SUBDIVISION CONSISTS OF:**

- Lots 1 thru 12 Block 1
- Lot 1 Block 2
- Lots 1 thru 6 Block 3
- Lots 1 thru 4 Block 4

**PLAT APPROVAL**

KNOW ALL MEN BY THESE PRESENTS:

that I, James M. Buel, (a single person) being the sole owner of the tract of land hereon described, do hereby approve of my land being subdivided, to now be known as "BUEL'S 3RD SUBDIVISION", with lots numbered as shown on this plat. I do also grant 10' easements along all lots lines for the placement and maintenance of any and all public utilities, on over, through, under and across said easements. This subdivision is also subject to any and all easements of record, as of the last date shown hereon. The streets shown hereon are hereby dedicated to the public.

James M. Buel  
JAMES M. BUEL

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA  
COUNTY OF CASS

On this 26 day of August, 1995, before me, a notary public, duly commissioned and qualified in and for said County, did appear, James Buel, (a single person), 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 approval to be his voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

Jeff Buel  
NOTARY PUBLIC

(GENERAL NOTARY-State of Nebraska )  
(JEFF BUEL )  
(My Comm. Exp. June 7, 1999 )

My commission expires 6-7-1999.

**APPROVAL OF EAGLE PLANNING BOARD**

This plat of "BUEL'S 3RD SUBDIVISION", is hereby approved by the Planning Board of the Village of eagle, Nebraska this 14 day of November, 1995.

Roger K. LaPage  
CHAIRMAN

**APPROVAL OF EAGLE BOARD OF TRUSTEES**

This plat of BUEL'S 3RD SUBDIVISION", is hereby approved by the Board of Trustees of the Village of Eagle, Nebraska this 14 day of November, 1995.

Blue Border  
100% LINEN LEDGER

51516-REDFIELD & COMPANY, INC., OMAHA

ATTEST:

Mary J. Gaston  
CLERK

Patrick E. Danley  
CHAIRMAN, BOARD OF TRUSTEES

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 16th day of November, 1995.

Richard Wassinger  
COUNTY TREASURER

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

PLAT  
V. Kathleen Mullis, Trustee  
to  
Public

FILED: 04 December 1995 11:00 A.M.  
Patricia Meisinger, Register of Deeds  
\$ 15.00 Doc.#37

(Filed in Plat Book 12, Page 31)

"TAX LOT 18"

an ADMINISTRATIVE SUBDIVISION located in the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 34-T10N-R13E of the 6th P.M., Cass County, Nebraska

A 30' wide easement for the purposes of repairing, replacing and maintaining a well and water line located in the NE 1/4 of the SW 1/4 of Section 34-T10N-R13E of the 6th P.M., Cass County, Nebraska, described as follows: Beginning at a point 256.90' West of the SE Corner and on the South line of Tax Lot 18; thence S 8°33'33" W, 465.00'; thence N 81° 26'27" W, 30.00'; thence N 8°33'33" E, 460.48'; thence N 90°00'00" E, 30.34' to the point of beginning .....

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked the boundary of "TAX LOT 18", located in the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 34-T10N-R13E of the 6th P.M., Cass County, Nebraska, more fully described as follows: [also includes a part of Lot 8 and a part of Lot 17] ....

Referring to the N 1/4 Corner of said Section 34; thence S 0°09'23" E, (assumed bearing), along the North/South half Section line, 2297.94' to the true point of beginning; thence continuing S 0°09'23" E, 366.07'; thence N 90°00'00" W, 454.88'; thence N 2°00'00" E, 361.22'; thence N 89°20'29" E, 441.30' to the point of beginning. Contains a calculated area of 3.73 Acres, more or less, of which 0.28 acres lie within the County Road right of way). Signed this 1st day of December, 1995.

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

Charles P. Jordan  
CHARLES P. JORDAN

PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS:

that I, V. KATHLEEN MULLIS, (Trustee of the V. Kathleen Mullis Revocable Trust dated May 23, 1995), being the sole owners of the tract of land described within the Surveyor's Certificate, do hereby approve of "TAX LOT 18", subdivided from my property, as shown on this plat. I do further certify that the house is more than three (3) years old and is a habitable dwelling. This subdivision is also subject to any and all easements of record, as of the last date shown hereon.

V. Kathleen Mullis  
V. KATHLEEN MULLIS  
(Trustee of the V. Kathleen Mullis Revocable Trust dated May 23, 1995),

ACKNOWLEDGEMENT OF NOTARY

STATE OF Nebraska )  
) ss  
COUNTY OF Cass )

On this 1 day of Dec., 1995, before, a notary public, duly commissioned and qualified in and for said County, did appear V. KATHLEEN MULLIS, (Trustee of the V. Kathleen Mullis Revocable Trust dated May 23, 1995), who is personally known by me to be the identical person whose name appears on this plat, and she did acknowledge her execution of the foregoing plat approval to be her voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

(GENERAL NOTARY-State of Nebraska )  
(CYNTHIA A. FENTON )  
(My Comm. Exp. Sept. 23, 1997 )

Cynthia A. Fenton  
NOTARY PUBLIC

My commission expires 9-23-97.

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 1 day of Dec., 1995.

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

Richard Wassinger by Cynthia A. Fenton  
RICHARD WASSINGER, CO. TREASURER

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 1st day of December, 1995.

Norris Franzen  
NORRIS FRANZEN, CO. ZONING ADMIN

Blue Border  
100% LINEN LEDGER