

PLAT
Dean Nickels
to
Public

FILED: 27 September 2005 2:38 P.M.
Patricia Meisinger, Register of Deeds
\$ 30.00 Doc.#6547

(Filed in Plat Book 16, Page 34)

"AUTUMN MEADOW ESTATES"

LOTS 1 THRU 16 INCLUSIVE

BEING A PLATTING OF TAX LOT 14 OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER, ALONG WITH THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER, ALL IN SECTION 19, TOWNSHIP 11 NORTH, RANGE 14
EAST OF THE SIXTH P.M., CASS COUNTY, NEBRASKA

LEGAL DESCRIPTION:

TAX LOT 14, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER, ALL IN SECTION 19, TOWNSHIP 11 NORTH, RANGE 14 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the Northwest Corner of said Section 19;

thence along the northerly line of said Northwest Quarter of the Northwest Quarter, and along the centerline of Murray Road,
South 89 degrees 42 minutes 14 seconds East, a distance of 1286.55 feet to the Northeast Corner of said Northwest
Quarter of the Northwest Quarter;

thence along the easterly line of said Northwest Quarter of the Northwest Quarter, South 00 degrees 14 minutes 54 seconds
East, a distance of 1326.49 feet to the Southeast Corner of said Northwest Quarter of the Northwest Quarter, and also the
Northeast Corner of said Lot 14 of the Southwest Quarter of the Northwest Quarter;

thence along the easterly line of said Lot 14, South 00 degrees 14 minutes 54 seconds East, a distance of 478.20 feet to
the Southeast Corner of said Lot 14;

thence along the southerly line of said Lot 14, North 89 degrees 46 minutes 14 seconds West, a distance of 1294.46 feet
to the Southwest Corner of said Lot 14, said corner also being on the westerly line of the Northwest Quarter of said Section
19, and on the centerline of 12th Avenue;

thence along said westerly line and along the centerline of said 12th Avenue, North 00 degrees 00 minutes 11 seconds East,
a distance of 478.98 feet to the Northwest Corner of said Lot 14, said corner also being the Southwest Corner of said
Northwest Quarter of the Northwest Quarter;

thence continuing along the westerly line of said Northwest Quarter, and along the centerline of said 12th Avenue, North 00
degrees 00 minutes 11 seconds East, a distance of 1327.19 feet to the POINT OF BEGINNING.

Subject parcel contains 53.49 acres, more or less. The northerly 33.00 feet and the westerly 33.00 feet of said parcel is to
be dedicated to the county for public right-of-way purposes for Murray Road and 12th Avenue respectively with this plat.
Said dedication contains 2.32 acres, more or less.

Note: The Northerly line of the Northwest Quarter of the Northwest Quarter of said Section 19 is assumed to bear South 89
degrees 42 minutes 14 seconds East for this description.

CASS COUNTY
PLANNING COMMISSION

I hereby certify that this subdivision of land meets the criteria of a "MAJOR
SUBDIVISION" as specified in the Cass County Zoning Ordinance, updated in
1983, including all amendments thereto.

Signed this 6th day of September, 2005:

Maureen J. ...
Secretary - Recording

LAND SURVEYOR'S CERTIFICATE:

I hereby certify that this plat, map, survey or
report was made by me or under my direct
personal supervision and that I am a duly
Registered Land Surveyor under the laws of
the State of Nebraska.

Signature *Louis R. Whisonant*
Date: 7/26/05 Reg.No. 421



Louis Surveying
12100 West Center Road, Suite 523A
Omaha, NE. 68144 (402-334-7982)



PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS: that I, Dean Nickels, being the owner of the property described with the Surveyor's Certificate, do hereby approve of "AUTUMN MEADOW ESTATES", being platted as shown on this plat. We do grant permanent 33' wide easements along all front lot lines for placement, maintenance, and repair of any and all public roads & utilities, and a 12' wide easements along all side & rear lot lines for the placement, maintenance, and repair of 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.

Dean Nickels
Dean Nickels

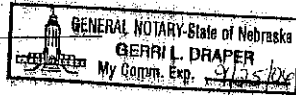
ACKNOWLEDGMENT OF NOTARY

STATE OF Nebraska)
COUNTY OF CASS) ss

On this 14th day of September, 2005, before me, a notary public, duly commissioned and qualified in and for said County, did appear Dean Nickels 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 plat approval to be his voluntary act and deed.

Witness my hand and official seal the date last aforesaid.

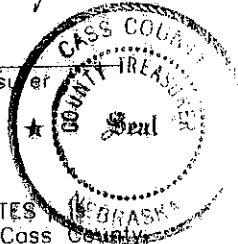
Geri L. Draper
NOTARY PUBLIC



CASS COUNTY TREASURER'S CERTIFICATE

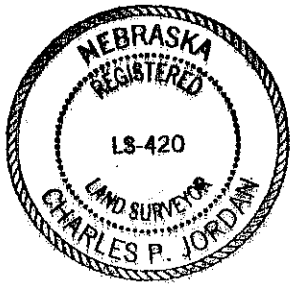
This is to certify that I find no regular nor special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced within this plat as shown by the records of this office this 14th day of September, 2005.

Richard Wassinger
Richard Wassinger, Cass County Treasurer



CASS COUNTY SURVEYOR'S APPROVAL

This plat of "AUTUMN MEADOW ESTATES" hereby approved by the Surveyor of Cass County, Nebraska, this 8th day of September, 2005.



Charles P. Jordan
Charles P. Jordan, Cass County Surveyor

CASS COUNTY BOARD OF COMMISSIONERS APPROVAL

This plat of "AUTUMN MEADOW ESTATES" is hereby approved by the Board of Commissioners of Cass County, Nebraska, this 14th day of Sept, 2005.

ATTEST:

Barbara E. Wohlers

BARBARA E. WOHLERS, Clerk
Robert W. Clancy
Chairperson