

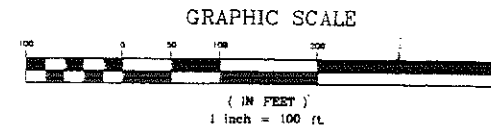
NW CORNER, SECTION 19, T11N, R14E AND POINT OF BEGINNING

NE CORNER, NW1/4 NW1/4, SECTION 19, T11N, R14E

FINAL PLAT OF AUTUMN MEADOW ESTATES

LOTS 1 THROUGH 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



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 _____ day of _____, 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.

Charles P. Jordan
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 _____ day of _____, 2005.

Richard Wassinger
Richard Wassinger, Cass County Treasurer

CASS COUNTY SURVEYOR'S APPROVAL

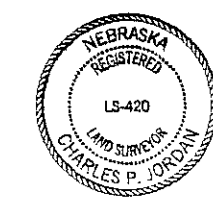
This plat of "AUTUMN MEADOW ESTATES" is hereby approved by the Surveyor of Cass County, Nebraska, this _____ day of _____, 2005.

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 _____ day of _____, 2005.

Barbara E. Wohlers
Barbara E. Wohlers, Clerk
Chairperson



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 _____ day of _____, 2005.

Secretary
Secretary

| CURVE | LENGTH | RADIUS | CHORD | CHORD BEARING |
|-------|---------|---------|---------|---------------|
| C1 | 98.48' | 230.58' | 97.73' | S11°56'21"W |
| C2 | 97.24' | 172.72' | 96.06' | N08°01'43"W |
| C3 | 40.61' | 200.00' | 40.54' | N13°56'03"E |
| C4 | 58.86' | 200.00' | 58.65' | N28°11'00"E |
| C5 | 32.29' | 100.00' | 32.15' | S27°21'57"W |
| C6 | 114.54' | 183.05' | 112.20' | S77°59'29"W |
| C7 | 261.62' | 200.00' | 243.36' | N42°23'58"W |
| C8 | 185.10' | 330.00' | 182.68' | N73°56'04"E |

NOTES

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT CORNERS SET: 5/8" x 1/4" REBAR WITH YELLOW CAP MARKED "LOUIS #21"

Building Setbacks

FRONT YARD - 5'; STREET SIDE YARD - 5'; INTERIOR SIDE YARD - 30'; REAR YARD - 30'

Contact Information

DEAN NICKELS
5312 12TH AVE.
MURRAY, NE 68409
335-3908
Dean Nickels
Public 3:00-6:00 Dec. 26/547
Cell 402-650-0922/05
Fax 402-650-1155
CASS COUNTY REGISTERED LAND SURVEYOR
FILED IN PLAT BOOK 16, PAGE 34

LEGEND

- SECTION CORNER, SET OR FOUND
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- RECORDED DISTANCE
- MEASURED DISTANCE

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: *Charles P. Jordan*
Date: 7/26/05 Reg. No. 421

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

