

40066-REDFIELD & COMPANY, INC., OMAHA

IN MY OFFICE, THIS 4 DAY OF September 1974.

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

Gwen S. Schanot
CASS COUNTY TREASURER

APPROVAL OF CASS COUNTY COMMISSIONERS

THIS PLAT OF BUCCANEER BAY WAS APPROVED BY THE CASS COUNTY BOARD OF COMMISSIONERS ON THE
2nd DAY OF July, 1974.

Melvin R. Todd
Vice CHAIRMAN

(SEAL OF CASS COUNTY)
(NEBRASKA)

APPROVAL OF CASS COUNTY PLANNING DIRECTOR

THIS PLAT OF BUCCANEER BAY WAS APPROVED BY THE CASS COUNTY PLANNING DIRECTOR ON THIS 2nd DAY
OF July, 1974.

Norris Franzen
PLANNING DIRECTOR

CENTRAL PLAINS ENGINEERING

PLAT William P. Dorner, Surveyor To: Public LAS LOMAS COMPARED Filed 17 October 1974 at 3:00 P. M. Book 12 page 446 Plat #9 page 8 Betty Philpot, Register of Deeds \$27.00

LAS LOMAS

I herby certify that I have made a boundary survey of the subdivision herein, and that permanent markers have been placed at all corners on the Boundary of this Plat and that permanent markers will be placed at all corners of all Lots, Streets, angle points, and ends of all curves in Las Lomas, Lots 1 through 35, inclusive, being a Platting of Sublots 1 and 2 of Lot 41, together with part of Lot 42, all in the SE $\frac{1}{4}$ of Section 24, T12N, R13E of the 6th P.M., Cass County, Nebraska, more particularly described as follows: Beginning at the Northwest corner of Sublot 1 of said Lot 41; thence N 89° 49' 31" E (assumed bearing) on the North Line of said Lot 41, 740.85 feet to the North-East corner of Sublot 2 of said Lot 41; thence S 00° 15' 56" W on the East line of Sublot 2 of said Lot 41, 225.03 feet to the Southeast corner of Sublot 2 of said Lot 41; thence N 89° 59' 04" W on the South line of Sublot 2 of said Lot 41, 48.60 feet to the Northwest corner of Lot 1, Block 1, Hoppe Heights Addition, an Addition as surveyed, Platted and Recorded in Cass County, Nebraska; thence S 00° 02' 08" E on the West Line of Block 1, said Hoppe Heights Addition, 177.52 feet to the Southwest corner of Lot 2, Block 1, said Hoppe Heights Addition; thence S 89° 55' 47" E on the South Line of Lot 2, Block 1, said Hoppe Heights Addition, 79.99 feet to a point on the East Line of said Lot 42, said point being on the West R.O.W. Line of Lincoln Avenue; thence S 23° 52' 27" W on the East line of said Lot 42, 82.02 feet to the Southeast corner of said Lot 42; thence S 89° 54' 58" W on the South line of said Lot 42, 618.07 feet; thence N 00° 00' 15" W on a line 120.00 feet East of and parallel to the West Line of said Lot 42, 102.00 feet; thence N 41° 02' 51" W, 30.46 feet; thence S 89° 54' 58" W on a line 125.00 feet North of and parallel to the South Line of said Lot 42, 100.00 feet to a point on the West Line of said Lot 42, said point also being on the East R.O.W. Line of U.S. Highway No. 34; thence N 00° 00' 15" W on the West Line of said Lot 42, 351.45 feet to the point of beginning.

March 8, 1974

William P. Dorner
Registered Land Surveyor

Blue Border
100% LINEN EDDGER

40066-RENFIELD & COMPANY, INC., OMAHA

FLEXIBLE HINGE
 PAT. 2,712,000
 L. L. BROWN & COMPANY, INC., OMAHA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, BARRY LARSON COMPANY, A Nebraska Corporation, Owners; and Church of the Holy Spirit, Inc., A Nebraska Non-Profit Corporation, Mortgage Holders; being the sole owners and mortgage holders respectively of the land described within the Surveyor's Certificate and embraced within this Plat, have caused said land to be subdivided into Lots and Streets, to be numbered and named as shown, said Subdivision to be hereafter know_ as LAS LOMAS, and we do hereby ratify and approve of the disposition of our property as shown on this Plat, and we do hereby dedicate to the public, for public use, the Streets and Easements as shown on this Plat. We do further grant a perpetual easement to the Nebraska Public Power District, and Lincoln Telephone and Telgraph Company, their successors and assigns to erect, operate, maintain, repair and renew, poles, wires, crossarms, down guys and anchors, conduits and other related facilities and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sounds of all kinds and the reception thereof, on, over, through, under and across a five (5') foot wide strip of land adjoining all side boundary lot lines; an eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots, provided however that said side lot easements are granted upon the specific condition that if either of said utility companies fail to utilize said side lot easements within sixty (60) months of the date hereof, or if any poles, wires or conduits are constructed but hereafter removed without replacement within sixty (60) days after their removal, then this side lot easement shall automatically terminate and become void as to such unused or abandoned easement ways. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described addition. Said Sixteen (16') foot wide easement will be reduced to an Eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said sixteen (16') foot easement is not occupied by utility facilities and if requested by the owner. No permanent buildings, trees, retaining walls, or loose rock walls shall be placed in the said easement way but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

CHURCH OF THE HOLY SPIRIT, INC.
 Glennon P. Flavin, President
 Paul E. Sheehy, Secretary

BARRY LARSON COMPANY
 Barry L. Larson President
 Ira R. Smith Secretary

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
)SS
 COUNTY OF LANCASTER)

On this 11 day of March, 1974, before me, a notary public, duly commissioned and qualified in and for said County, appeared Glennon P. Flavin and Paul E. Sheehy who are personally known by me to be, respectively, the President and Secretary, of CHURCH OF THE HOLY SPIRIT, INC., and they did acknowledge their execution of the foregoing dedication to be their voluntary act and deed, and the voluntary act and deed of said corporation.

Witness my hand and official seal on the date last aforesaid.

My Commission Expires August 1, 1976.
 (T.M. KEALY)

Notary Public T. M. Kealy

Blue Border
 100% LINEN LEDGER

MISCELLANEOUS RECORD, No. 12

40056-REDFIELD & COMPANY, INC., OMAHA

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS ON THIS 8 DAY OF March, 1974, BEFORE ME, A NOTARY PUBLIC, DULY
 COUNTY OF DOUGLAS)
 COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, APPEARED Barry L. Larson AND Ira R. Smith,
 WHO ARE PERSONALLY KNOWN TO ME TO BE, RESPECTIVELY, THE President AND Secretary, OF BARRY LARSON
 COMPANY, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING DEDICATION TO BE THEIR
 VOLUNTARY ACT AND DEED, AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.
 WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST AFORESAID.
 MY COMMISSION EXPIRES Oct 31, 1976.

(ROBERT W. WEHNER) NOTARY PUBLIC
 (GENERAL NOTARY - State of Nebraska)
) Robert W. Wehner
 (My Commission Expires)
 (October 31, 1976)

APPROVAL OF CITY COUNCIL AND MAYOR

THIS PLAT OF LAS LOMAS IS APPROVED BY THE CITY COUNCIL AND THE MAYOR OF THE CITY OF PLATTSMOUTH,
 NEBRASKA, THIS 11th DAY OF March 1974.

Virginia Bunch) Clayton J. Rhylander
 CITY CLERK) MAYOR

APPROVAL OF CITY PLANNING COMMISSION

THE PRELIMINARY PLAT OF LAS LOMAS WAS APPROVED BY THE CITY OF PLATTSMOUTH PLANNING COMMISSION THIS
 13 DAY OF SEPT., 1974 3.

Charles Warga
 CHAIRMAN

COUNTY SURVEYOR'S CERTIFICATE

THIS PLAT OF LAS LOMAS IS APPROVED BY THE CASS COUNTY SURVEYOR THIS 11th DAY OF March, 1974.

(NEBRASKA REGISTERED LAND SURVEYOR) F. L. Rotter
 (LS-253) COUNTY SURVEYOR
 (FRANCIS L. ROTTER)

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DELINQUENT AGAINST THE PROPERTY
 DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF
 THIS OFFICE, THIS 8 DAY OF March, 1974.

(CASS COUNTY) Gwen S. Schanot
 (COUNTY TREASURER SEAL) CASS COUNTY TREASURER
 (NEBRASKA)

Lots 1 thru 35, Inclusive

Being a Platting of Sublots 1 & 2 of Lot 41, together with part of Lot 42, All in the SE $\frac{1}{4}$
 of Section 24, T 12 N, R 13 E of the 6th P.M., Cass County, Nebraska

 CORRECTIVE SURVEY Filed: 18 October 1974 at: 1:30 P.M.
 F. L. Rotter, Surveyor COMPARED Betty Philpot, Register of Deeds
 To: \$ NO FEE
 Public
 (SURVEY FILED IN PLAT BOOK 9, PAGE 9)

 On the railroad map (C. B. & Q.) the N-S measurement of the East line of Lot 2, Block 91,
 Original Town is 61.0'; the N-S measurement of the West line of Lot 6, Block 90, Original Town
 is 56.8'. If this rate of change is proportion West to the West line of Section 18, it would
 make Fractional Lot 4 in Block 84, Original Town to be 42.25'. On the original map of Micklewaite
 Addition to Plattsmouth the N-S measurement of the East line of Lot 1, Block 4 is 81.2'. On the
 original map of White's Addition to Plattsmouth the N-S measurement of the West line of Lot 4,

RECEIVED
 11-10-74
 Blue Border
 100% LINEN LEDGER

EASEMENT FOR UNDERGROUND ELECTRIC FACILITIES

KNOW ALL MEN BY THESE PRESENTS:

That Barry Larson Co. of Douglas County, Nebraska, the Promoter, Developer, Builder or Contractor, hereinafter known as the Grantor, in consideration of the benefits to accrue to the area hereinafter described from the installation of facilities to provide underground electrical service, the covenants, conditions and agreements herein contained, and other good and valuable consideration, does hereby grant, sell, and convey unto the Nebraska Public Power District, a public corporation and political subdivision of the State of Nebraska, hereinafter called "District", and to its lessees, successors, and assigns, the permanent right, privilege and easement of a right-of-way to enter upon and to install, construct, operate, maintain, and remove its facilities for providing underground electrical service to the area referred to as Las Lomas and located in (city) (village) of Plattsmouth, Cass County, Nebraska, these facilities including all necessary equipment and material used in connection therewith, on, over, under and across the area referred to as Las Lomas and located in (city) (village) of Plattsmouth, Cass County, Nebraska, these facilities including all necessary equipment and material used in connection therewith, on, over, under and across the area referred to as Las Lomas and located in (city) (village) of Plattsmouth, Cass County, Nebraska.

As used herein, the following definitions shall apply: The underground distribution system shall refer to all the facilities, including poles, conductors, transformers, risers, pedestals and other equipment, necessary to serve said area with the exception of the underground lateral service which shall include the conductors, meter and facilities required to serve one individual residence and connecting the above defined underground distribution system to such one residence.

The easement right-of-way shall be described as follows:

1. The easement right-of-way for the underground distribution system on, over, under and across said area shall be as shown on the plat which is attached hereto, marked Exhibit "A", and incorporated herein by reference.
2. The easement right-of-way for underground lateral service to individual residential buildings shall be 16 feet in width, being 8 feet on each side of the centerline of said right-of-way, and shall extend from the aforementioned underground distribution system to each residential building along centerlines designated by the District, said centerlines being established by the location of the aforementioned underground lateral service conductors as actually installed.

The Grantor agrees to exercise due care and diligence at all times to avoid damage or injury to the property and electrical facilities of the District, and the Grantor further agrees to not perform or authorize any acts or activities which interfere with or disturb or result in contact with said property and electrical facilities of the District.

The District shall have the right to remove or trim and keep trimmed any trees, shrubs or saplings that interfere with or threaten to interfere with any of the property and electrical facilities of the District. Permanent buildings or appurtenances or trees shall not be placed on said easement right-of-way, and shrubs or other forms of screening shall not be placed closer than three feet to surface mounted transformers or service pedestals; provided, however, said easement right-of-way may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or the rights herein granted to the District.

The District shall also have the right of ingress and egress across the area to its officers and employees for any purpose necessary in connection with the construction, operation, maintenance, inspection and removal of said underground distribution system and underground lateral services.

4:10
FILED FOR RECORD 5-16-75 AT P. M. IN BOOK 17 OF Misc
PAGE 343 REGISTER OF DEEDS, CASS CO., NEBR.

Betty Phipps

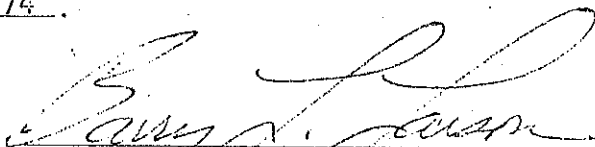
\$
Fee 6.50
Doc # 114

COMPARED

In the event that all or part of the facilities comprising the underground distribution system or underground lateral service installed on said easement right-of-way becomes defective or unserviceable in the sole judgment of the District, the District shall have the right, without additional payment or consideration to the Grantor or their successors in title for any damage or loss occasioned thereby, to maintain, repair or replace such facilities; provided, if improvements to the property make the installation of such replacements impractical at the location of the original easement granted hereby, the Grantor or their successors in title shall grant and convey to the District, for the same consideration as given herein, an easement for such further installation at a location on said property which is mutually satisfactory to the parties. If the parties fail to agree upon any such new location for the underground distribution system, the District shall have the right to determine the most suitable location for the easement therefor and the Grantor agrees to convey such easement; and if the parties fail to agree upon any such new location for underground lateral service, the District shall have no obligation to replace or provide the underground lateral service across or to any such property. In determining the locations for further installation the District shall at all times exercise due care and diligence to avoid injury or damage to the property of the Grantor or their successors.

This easement and all covenants herein contained shall inure to the benefit of and be binding upon the heirs, successors, legal representatives and assigns of the parties hereto.

Dated the 16 day of October, 19 74.



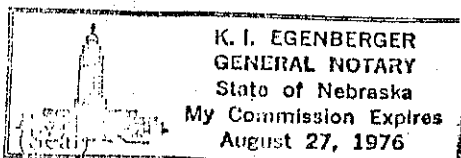
 Barry Larson Co. Grantor Barry L. Larson
 President

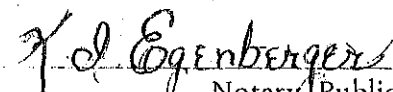
 Grantor

STATE OF NEBRASKA)
 COUNTY OF Cass) SS:

On this 16th day of October, 19 74, before me the undersigned, a notary public in and for said county and state, personally appeared Barry L. Larson and Pres. Barry Larson Co. personally known to me to be the identical person(s) who signed the foregoing instrument as Grantor and who each acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed.

WITNESS my hand and notarial seal the date last above written.





 Notary Public

My Commission Expires: 8/27/76

6.50
 City & Dist. Mch. P.A.
 Rev 1165 P.A.