

# COPPER DOLLAR COVE

LOTS 38 THRU 66, INCLUSIVE AND LOT A  
BEING A PLATTING OF PART OF THE SOUTHEAST 1/4 OF SECTION 19 AND  
PART OF THE SOUTHWEST 1/4 OF SECTION 20 ALL IN T12N, R13E  
OF THE 6TH P.M. CASS COUNTY, NEBRASKA

LOT LINE CURVE DATA					
LOT	Δ	L.C.	L.C. Bearing	LOT	L.C.
38	42°00'00"	107.51	N20°56'25"W	53	04°59'32"
40	78°50'00"	75.95	N31°21'25"W	54	14°07'46"
41	64°40'00"	54.95	S45°53'35"W	55	14°07'46"
42	63°44'48"	52.80	S00°01'11"W	56	14°07'46"
43	70°45'12"	57.90	S40°38'49"E	57	14°07'46"
43	48°00'00"	71.47	S20°04'26"E	58	04°39'24"
44	11°43'45"	39.40	N05°48'17"W	59	06°00'14"
46	08°07'57"	27.53	N15°44'07"W	60	25°42'02"
47	25°23'12"	85.30	N32°27'41"W	61	28°13'54"
48	14°30'09"	47.88	N52°16'22"W	62	06°13'50"
49	11°30'45"	38.93	N45°06'49"W	63	93°58'00"
50	21°15'14"	71.59	N81°29'49"W	64	08°21'00"
51	18°18'07"	41.74	S78°43'31"W	66	11°43'43"
52	08°53'34"	12.04	S61°47'40"W		

Dec #124 COMPARED  
FILED FOR RECORD 4.00 29 page 14  
PAGE 4664 REGISTER OF DEEDS, CASS CO., NEBR.  
Betty Chilpat 4/19/25

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY that I have accurately surveyed and staked, with Iron pipe, all corners of all lots, streets, angle points, and ends of all curves in COPPER DOLLAR COVE; Lots 38 thru 66, inclusive, and Lot A, being a platting of part of the Southeast 1/4 of Section 19 and part of the Southwest 1/4 of Section 20, all in T 12 N, R 13 E of the 6th P.M., Cass County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of said Section 19; thence S 89° 50' 52" W (assumed bearing) for 671.67 feet along the South line of said Southeast 1/4 of Section 19; thence North for 1457.04 feet to the centerline of Eight Mile Creek; thence S 71° 48' 30" E for 731.57 feet along the centerline of said Eight Mile Creek; thence N 71° 43' 22" E for 573.96 feet along the centerline of said Eight Mile Creek; thence S 86° 11' 10" E for 16.95 feet along the centerline of said Eight Mile Creek to an existing 16" Northern Natural Gas pipe line; thence S 20° 05' 44" E for 81.87 feet along said pipe line; thence S 71° 27' 02" W for 25.18 feet along said pipe line; thence S 20° 04' 26" E for 555.04 feet along said pipe line; thence S 22° 44' 05" E for 189.65 feet along said pipe line; thence S 77° 00' 19" W for 61.55 feet to the shoreline of the existing lake; thence (the next eight courses, being along said existing shoreline) (1) N 22° 44' 10" W for 113.85 feet; thence (2) W 41° 11' 09" W for 31.89 feet; thence (3) N 83° 09' 26" W for 176.26 feet; thence (4) N 89° 11' 35" W for 142.01 feet; thence (5) N 73° 44' 23" W for 100.00 feet; thence (6) S 8° 25' 37" E for 27.29 feet; thence (7) S 15° 15' 18" E for 91.21 feet; thence (8) S 26° 10' 06" W for 30.99 feet; thence S 25° 50' 20" E for 120.25 feet; thence N 74° 53' 35" E for 175.00 feet; thence S 81° 46' 30" E for 230.12 feet; thence S 40° 50' 39" E for 152.77 feet; thence S 24° 22' 29" E for 154.61 feet; thence S 8° 20' 48" E for 214.52 feet to the North R.O.W. line of the county road; thence S 0° 03' 35" W for 33.00 feet to the South line of the Southwest 1/4 of said Section 20; thence N 89° 56' 25" W for 947.15 feet along said South line of the Southwest 1/4 to the point of beginning.

2-25-76  
Data  
Gerald B. Rager, Jr., Registered Land Surveyor No. 222  
DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That W-N FARMS, INCORPORATED (a Nebraska corporation), being the sole Owner of the land described within the Surveyor's Certificate and embraced within this plat, has caused said land to be subdivided into lots and streets, to be numbered and named as shown, said subdivision to be hereafter known as COPPER DOLLAR COVE, and does hereby ratify and approve of the disposition of its property as shown on this plat; and it does hereby dedicate to the public, for public use, the streets and easements as shown on this plat; it does further grant a perpetual Easement to the Omaha Public Power District and the Lincoln Telephone and Telegraph Company, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, down guys and anchors, cables, 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 except Lot A; 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 subdivision. 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 wide 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 ways, 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.

W-N FARMS, INCORPORATED  
By *Wayne Meisinger*, President  
By *Herbert Elworth*, Secretary

**ACKNOWLEDGMENTS OF NOTARIES**  
STATE OF NEBRASKA  
COUNTY OF Cass  
On this 26 day of February, 1976, before me, a Notary Public, duly commissioned and qualified, in and for said county, appeared WAYNE MEISINGER and HERBERT ELWORTH, who are personally known to me to be, respectively, the President and Secretary of W-N Farms, Incorporated (a Nebraska corporation), 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 the date last aforesaid.

My commission expires on 2-22-77  
Notary Public  
*Shirley Spick*

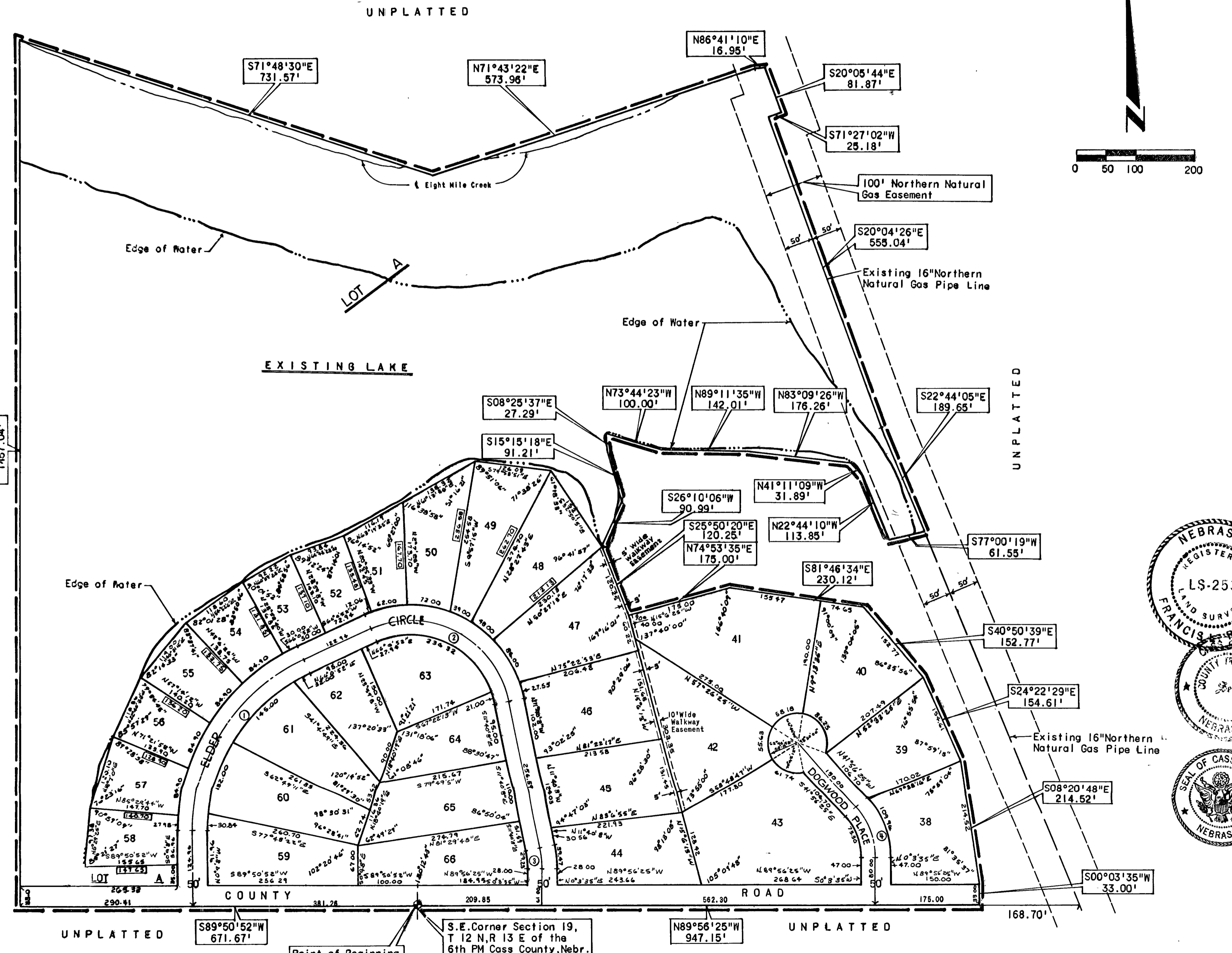
**COUNTY SURVEYOR'S CERTIFICATE**  
This plat of COPPER DOLLAR COVE was approved and accepted by the County Surveyor of Cass County, Nebraska, this 10th day of March, 1976.  
County Surveyor  
*Francis S. Rorer*

**COUNTY TREASURER'S CERTIFICATE**  
I HEREBY CERTIFY that the records of my office show no taxes due or delinquent upon the property described in the Surveyor's Certificate on this plat as of 2-25-76, 1976.  
County Treasurer  
*Tony Jacobel*

**APPROVAL OF BOARD OF COMMISSIONERS**  
This plat of COPPER DOLLAR COVE was approved by the Board of Commissioners of Cass County, Nebraska, this 2 day of March, 1976.  
County Clerk  
*Mrs. McDonald*

**APPROVAL OF CASS COUNTY PLANNING COMMISSION**  
This plat of COPPER DOLLAR COVE was approved by the Cass County Planning Commission, Cass County, Nebraska, this 26 day of February, 1976.  
Chairman, Cass County Planning Commission  
*Charles Spang*

**APPROVAL OF ZONING ADMINISTRATOR**  
This plat of COPPER DOLLAR COVE was approved by the Cass County Zoning Administrator this 29 day of March, 1976.  
Cass County Zoning Inspector  
*Norris Brown*



**Notes:**

- Distances shown on curves are arc distances not chord distances.
- All angles on plat are 90° unless otherwise designated.
- It is intended that lake frontage lots shall include all ground to the adjacent waters edge.
- Distances shown in boxes on side lot lines of lake frontage lots are distances from street R.O.W. to witness corners set at the top of bank. Dimensions shown not in boxes are intended to be distances to the waters edge.

**CURVE DATA**

Δ	R	L	T	L.C.
① Δ = 66°10'00"	R = 319.27	L = 368.71	T = 208.00	L.C. = 348.58
② Δ = 102°19'00"	R = 169.10	L = 301.97	T = 210.00	L.C. = 263.41
③ Δ = 11°43'43"	R = 167.80	L = 34.35	T = 17.24	L.C. = 34.29
④ Δ = 42°00'00"	R = 125.00	L = 91.63	T = 47.98	L.C. = 89.59

FINAL PLAT (PHASE 1)

FORTY-SIX TIN DOGGE STREET  
OMAHA, NEBRASKA 68102  
TELEPHONE 462-3333  
TELEFAX 462-3333

LAMP RYNEARSON & ASSOCIATES, INC.  
DESIGNER  
DRAFTSMAN  
REVISIONS  
Δ 3-2-76 CN  
JOB NUMBER  
74-03  
DATE  
SHEET  
1 of 1

40066-REDFIELD & COMPANY, INC., OMAHA

Signed this 7th day of January 1976.

Gene M. Backemeyer  
GENE M. BACKEMEYER (Husband)

Bette A. Backemeyer  
BETTE A. BACKEMEYER (Wife)

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF NEBRASKA )  
                          )  
COUNTY OF CASS    )-

On this 7th day of January 1976, before me, a notary public, duly commissioned and qualified in and for said county, appeared Gene M. Backemeyer and Bette A. Backemeyer (husband and wife) who are personally known by me to be the identical persons who executed the foregoing dedication and they did acknowledge that they executed said dedication as their voluntary act and deed.

My commission expires August 6 1977  
(BRIAN EDWIN McHUGH        )  
(GENERAL NOTARY            )  
(State of Nebraska         )  
(My Commission Expires    )  
(August 6, 1977            )

Brian Edwin McHugh  
NOTARY PUBLIC

APPROVAL OF VILLAGE BOARD OF TRUSTEES AND CHAIRMAN

This plat of "BACKEMEYER'S ADDITION" is approved by the Murdock Village Board of Trustees and the Chairman of the Board on this 6 day of January 1976.

ATTEST:  
W.J.B. McDonald  
VILLAGE CLERK

Earl Knop  
CHAIRMAN

(VILLAGE OF MURDOCK        )  
(SEAL                        )  
(CASS COUNTY, NEBRASKA    )

CASS COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced within this plat as shown by the records in my office on this 20 day of January 1976.

Terry Gaebel  
CASS COUNTY TREASURER

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

\*\*\*\*\*  
PLAT  
Gerald B. Rager, Jr., Surveyor  
To:  
Public

COMPARED

\*\*\*\*\*  
Filed: 13 April 1976 at: 4:00 P.M.  
Betty Philpot, Register of Deeds  
\$ 19.25

(PLAT FILED IN BOOK 9, PAGE 14)

COPPER DOLLAR COVE

LOTS 38 THRU 66, INCLUSIVE AND LOT A  
BEING A PLATTING OF PART OF THE SOUTHEAST 1/4 OF SECTION 19 AND  
PART OF THE SOUTHWEST 1/4 OF SECTION 20 ALL IN T12N, R13E  
OF THE 6TH P.M. CASS COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have accurately surveyed and staked, with iron pipe, all corners of all lots, streets, angle points, and ends of all curves in COPPER DOLLAR COVE; Lots 38 thru 66, inclusive, and Lot A, being a platting of part of the Southeast 1/4 of Section 19 and part of the Southwest 1/4 of Section 20, all in T 12 N, R 13 E of the 6th P.M., Cass County, Nebraska, more particularly described as follows: Beginning at the Southeast corner of said Section 19; thence S 89° 50' 52" W (assumed bearing) for 671.67 feet along the South line of said Southeast 1/4 of Section 19; thence North for 1457.04 feet to the centerline of Eight Mile Creek; thence S 71° 48' 30" E for 731.57 feet along the centerline of said Eight Mile Creek; thence N 71° 43' 22"E for 573.96 feet along the centerline of said Eight Mile Creek; thence N 86° 41' 10" E

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for 16.95 feet along the centerline of said Eight Mile Creek to an existing 16" Northern Natural Gas pipe line; thence S 20° 05' 44" E for 81.87 feet along said pipe line; thence S 71° 27' 02"W for 25.18 feet along said pipe line; thence S 20° 04' 26" E for 555.04 feet along said pipe line; thence S 22° 44' 05" E for 189.65 feet along said pipe line; thence S 77° 00' 19" W for 61.55 feet to the shoreline of the existing lake; thence (the next eight courses, being along said existing shoreline) (1) N 22° 44' 10" W for 113.85 feet; thence (2) N 41° 11' 09" W for 31.89 feet; thence (3) N 83° 09' 26"W for 176.26 feet; thence (4) N 89° 11' 35" W for 142.01 feet; thence (5) N 73° 44' 23" W for 100.00 feet; thence; (6) S 8° 25' 37" E for 27.29 feet; thence (7) S 15° 15' 18" E for 91.21 feet; thence (8) S 26° 10' 06" W for 90.99 feet; thence S 25° 50' 20"E for 120.25 feet; thence N 74° 53' 35" E for 175.00 feet; thence S 81° 46' 34" E for 230.12 feet; thence S 40° 50' 39"E for 152.77 feet; thence S 24° 22' 29" E for 154.61 feet; thence S 8° 20' 48" E for 214.52 feet to the North R.O.W. line of the county road; thence S 0° 03' 35" W for 33.00 feet to the South line of the Southwest 1/4 of said Section 20; thence N 89° 56' 25" W for 947.15 feet along said South line of the Southwest 1/4 to the point of beginning.

2-25-76

Gerald B. Rager, Jr.  
Gerald B. Rager, Jr., Registered Land  
Surveyor No. 222

(NEBRASKA REGISTERED )  
(LAND SURVEYOR )  
(LS-222 )  
(GERALD B. RAGER, JR. )

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That W-M FARMS, INCORPORATED (a Nebraska corporation), being the sole Owner of the land described within the Surveyor's Certificate and embraced within this plat, has caused said land to be subdivided into lots and streets, to be numbered and named as shown, said subdivision to be hereafter known as COPPER DOLLAR COVE, and does hereby ratify and approve of the disposition of its property as shown on this plat; and it does hereby dedicate to the public, for public use, the streets and easements as shown on this plat. It does further grant a perpetual Easement to the Omaha Public Power District and the Lincoln Telephone and Telegraph Company, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, crossarms, down guys and anchors, cables, 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 except Lot A; 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 subdivision. 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

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FLEXIBLE HINGE  
LL HOOKS  
NEW DESIGN

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or loose rock walls shall be placed in the said Easement ways, 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.

W-M FARMS, INCORPORATED

By Wayne Meisinger, President  
Wayne Meisinger

By Herbert J. Elworth  
Herbert \_ Elworth, Secretary

ACKNOWLEDGMENTS OF NOTARIES

STATE OF NEBRASKA )  
                          )ss  
COUNTY OF Cass    )

On this 26 day of February, 1976, before me, a Notary Public, duly commissioned and qualified, in and for said county, appeared WAYNE MEISINGER and HERBERT ELWORTH, who are personally known to me to be, respectively, the President and Secretary of W-M Farms, Incorporated (a Nebraska corporation), 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 the date last aforesaid.

Sheila Speck  
Notary Public

My commission expires on 12-28-79  
(SHEILA SPECK )  
(GENERAL NOTARY )  
(State of Nebraska )

COUNTY SURVEYOR'S CERTIFICATE

This plat of COPPER DOLLAR COVE was approved and accepted by the County Surveyor of Cass County, Nebraska, this 10th day of Mar., 1976.

Francis L. Rotter  
County Surveyor

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

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY that the records of my office show no taxes due or delinquent upon the property described in the Surveyor's Certificate on this plat as of 2-25-76, 1976.

Terry Gaebel  
County Treasurer

(CASS COUNTY )  
(COUNTY TREASURER )  
(Seal )  
(NEBRASKA )

APPROVAL OF BOARD OF COMMISSIONERS

This plat of COPPER DOLLAR COVE was approved by the Board of Commissioners of Cass County, Nebraska, this 2 day of March, 1976.

WJB McDonald  
County Clerk

Martin A. Zoz  
Vice Chairman, Board of Commissioners

(SEAL OF CASS COUNTY )  
(NEBRASKA )

APPROVAL OF CASS COUNTY PLANNING COMMISSION

This plat of COPPER DOLLAR COVE was approved by the Cass County Planning Commission, Cass County, Nebraska, this 26 day of February, 1976.

Charles E. Spangler  
Chairman, Cass County Planning Commission

APPROVAL OF ZONING ADMINISTRATOR

This plat of COPPER DOLLAR COVE was approved by the Cass County Zoning Administrator this 29 day of March, 1976.

Norris Franzen  
Cass County Building Inspector

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