

FUXA ADDITION

LOTS 1 THROUGH 9, INCLUSIVE BEING A PLATTING OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 12 EAST AND PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA.

Bob L. Fuxa et ux to Public \$30.00 #356

Plat No. 08-22-90 of 11-12 of 14
 Date of Plat 8/11/88
 Filed in Plat Book 10, Page 49

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein and that permanent corners have been set at all angle points and all ends of curves on the boundary of the plat and all lot and street corners, angle points and ends of curves in said subdivision to be known as FUXA ADDITION (Lots 1 through 9, inclusive) being a platting of that part of the Northwest 1/4 of Section 5, Township 12 North, Range 12 East and part of the Southwest 1/4 of Section 32, Township 13 North, Range 12 East of the 6th P.M., Cass County, Nebraska, described as follows: Commencing at the Northeast corner of Lot 224, CEDAR CREEK LAKES, a subdivision as surveyed, platted and recorded in Cass County, Nebraska; thence S10°01'45"E (bearing based on the Cedar Creek Lakes (final) plat) for 30.53 feet along the East line of said Lot 224; thence N70°58'15"E for 40.00 feet to the East right-of-way line of Platte View Drive and the TRUE POINT OF BEGINNING; thence N10°01'45"W for 331.50 feet along said East right-of-way line; thence along a curve to the left (having a radius of 256.72 feet and a long chord bearing N20°17'18"W for 126.00 feet) for an arc distance of 126.97 feet along said East right-of-way line; thence S20°32'50"W for 543.42 feet along said East right-of-way line; thence S20°32'50"W for 250.00 feet; thence S20°16'38"E for 56.75 feet; thence S30°59'33"E for 95.25 feet; thence S2°55'02"E for 86.19 feet; thence S52°02'18"E for 88.74 feet; thence S21°01'17"E for 161.34 feet; thence S9°59'29"E for 131.75 feet; thence S7°42'26"E for 88.68 feet; thence S7°03'39"E for 137.79 feet; thence S32°32'18"E for 113.63 feet; thence S50°17'45"W for 207.00 feet to the TRUE POINT OF BEGINNING. Contains 4.40 acres.



Gerald B. Rager, Jr., L.S. #222

Date 7-27-88

DEDICATION

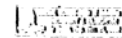
KNOW ALL MEN BY THESE PRESENTS: That we, BOB L. FUXA and PATRICIA L. FUXA (husband and wife), being the sole Owners of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots, to be numbered as shown, said subdivision to be hereafter known as FUXA ADDITION, and we do hereby ratify and approve of the disposition of our property as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District and the Lincoln Telephone and Telegraph Company, and to any company which has been granted a franchise to provide a cable television system in the area to be subdivided, 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 of and transmission of electric current for light, heat and power, and for the transmission of signals and sounds of all kinds, including signals provided by a cable television system, and the reception thereon, over, through, under and across a five (5') foot wide strip of land adjoining all front and 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 easements are granted upon the specific condition that if any of said utility companies fail to utilize said 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 these easements 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 permanently built upon. 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.

Bob L. Fuxa

Patricia L. Fuxa

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF CASS)
 On this 7th day of August, 1988, before me, a Notary Public, duly commissioned and qualified, in and for said county, appeared BOB L. FUXA and PATRICIA L. FUXA, who are personally known to me to be the identical persons whose names are affixed to the above instrument, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed.
 WITNESS my hand and official seal the date last aforesaid.



Notary Public

COUNTY SURVEYOR'S CERTIFICATE

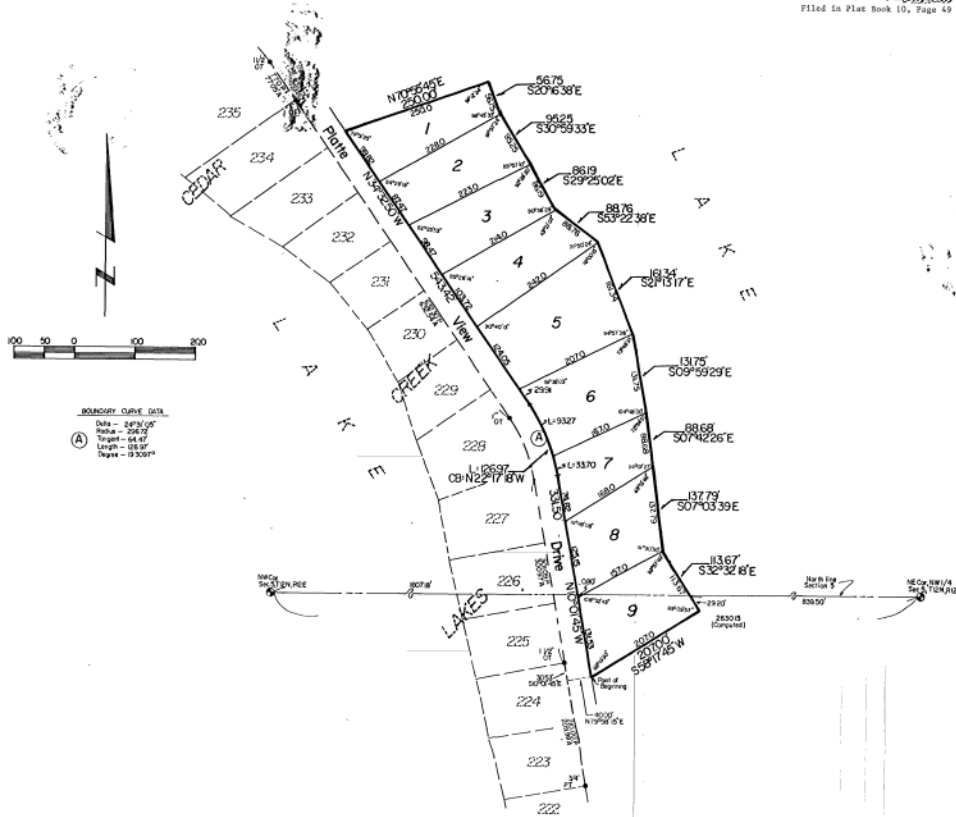
This plat of FUXA ADDITION was approved and accepted by the County Surveyor of Cass County, Nebraska, this 14th day of August, 1988.

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 August 7, 1988/1990.

APPROVAL OF VILLAGE BOARD

This plat of FUXA ADDITION was approved by the Village Board of Cedar Creek, Nebraska this 4th day of August, 1988.
 Chairman, Village Board of Cedar Creek, Nebraska



BOUNDARY CURVE DATA
 Data - 2873/20'
 Radius - 2860'
 Length - 64.47'
 Chord - 133.81'
 Delta - 93.309°

- NOTES:
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
 2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
 3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED. (N.R.)

NOTE:
 LOCATION OF LAND CORNERS SHOWN
 WAS COMPUTED FROM PREVIOUS SURVEYS



FINAL PLAT

lamp, rymearson & associates, inc.
 ENGINEERS ARCHITECTS SURVEYORS
 1402 - 4TH ST. - OMAHA, NEBRASKA 68102

FUXA ADDITION
 CASS COUNTY, NEBRASKA

designer
 draftsmen
 BEO

revisions

job number
 83 00 69
 date
 8-30-88

sheet
 1 of 1

MISCELLANEOUS RECORD NO. 14

51516-REDFIELD & COMPANY, INC., OMAHA

FLEXIBLE BINDER
100% LINEN LEAFLET

APPROVAL OF MAYOR AND CITY COUNCIL

This plat of "SIEH'S REPLAT" is hereby approved by the Mayor and City Council of the City of Plattsmouth, Nebraska, this 1st day of June, 1987.

ATTEST:
Rosalyn Covert
ROSALYN COVERT, CITY CLERK

Ronald L. Buethe
RONALD BUETHE, MAYOR

CITY OF PLATTSMOUTH)
SEAL)
NEBRASKA)

APPROVAL OF PLANNING COMMISSION

This plat of "SIEH'S REPLAT" is hereby approved by the City Planning Commission of the City of Plattsmouth, Nebraska, this 21 day of January, 1987.

Marcus Nichols
MARCUS NICHOLS, CHAIRMAN

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 5th day of June, 1990.

CASS COUNTY)
COUNTY TREASURER)
SEAL)
NEBRASKA)

Richard Wassinger
RICHARD WASSINGER, CO. TREASURER

Blue Border
100% LINEN LEAFLET

PLAT & DEDICATION
Bob L. Fuxa et ux
to
Public

Filed: August 22, 1990 at 11:17 a.m.
Patricia Meisinger, Register of Deeds
\$30.00 Doc #356

(FILED IN PLAT BOOK 10, PAGE 49)

FUXA ADDITION

Lots 1 through 9, inclusive being a platting of that part of the NW 1/4 of Section 5-T12N-R12E and part of the SW 1/4 of Section 32-T13N-R12E of the 6th P.M., Cass County, Nebraska

SURVEYOR'S CERTIFICATE

I hereby certify that I have made a boundary survey of the subdivision herein and that permanent corners have been set at all angle points and all ends of curves on the boundary of the plat and all lot and street corners, angle points and ends of curves in said subdivision to be known as FUXA ADDITION (Lots 1 through 9, inclusive) being a platting of that part of the Northwest 1/4 of Section 5, Township 12 North, Range 12 East and part of the Southwest 1/4 of Section 32, Township 13 North, Range 12 East of the 6th P.M., Cass County, Nebraska, described as follows:

Commencing at the Northeast corner of Lot 224, CEDAR CREEK LAKES, a subdivision as surveyed, platted and recorded in Cass County, Nebraska; thence S10°01'45"E (bearings based on the Cedar Creek Lakes final plat) for 30.53 feet along the East line of said Lot 224; thence N79°58'15"E for 40.00 feet to the East right-of-way line of Platte View Drive and the TRUE POINT OF BEGINNING; thence N10°01'45"W for 331.50 feet along said East right-of-way line; thence along a curve to the left (having a radius of 296.72 feet and a long chord bearing N22°17'18"W for 126.00 feet) for an arc distance of 126.97 feet along said East right-of-way; thence N34°32'50"W for 543.42 feet along said East right-of-way line; thence N70°55'45"E for 250.00 feet; thence S20°16'38"E for 56.75 feet; thence S30°59'33"E for 95.25 feet; thence S29°25'01"E for 86.19 feet; thence S53°22'38"E for 88.76 feet; thence S21°13'17"E for 161.34 feet; thence S9°59'29"E for 131.75 feet; thence S7°42'26"E for 88.68 feet; thence S7°03'39"E for 137.79 feet; thence S32°32'18"E for 113.67 feet; thence S58°17'45"W for 207.00 feet to the TRUE POINT OF BEGINNING. Contains 4.40 acres.

Signed this 7th day of July, 1988.

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

Gerald B. Rager, Jr.
GERALD B. RAGER, JR. L.S. #222

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

that we, BOB L. FUXA and PATRICIA L. FUXA (Husband and Wife), being the sole Owners of the land described within the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into lots, to be numbered as shown, said subdivision to be hereafter known as FUXA ADDITION, and we do hereby ratify and approve of the disposition of our property as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District and the Lincoln Telephone and Telegraph Company, and to any company which has been granted a franchise to provide a cable television system in the area to be subdivided, 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 of and transmission of electric current for light, heat and power, and for the transmission of signals and sounds of all kinds,

MISCELLANEOUS RECORD NO. 14

SISIG-REDFIELD & COMPANY, INC., OMAHA

including signals provided by a cable television system, and the reception thereon, over, through, under and across a five (5') foot wide strip of land adjoining all front and 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 easements are granted upon the specific condition that if any of said utility companies fail to utilize said 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 these easements 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, tree, 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.

Bob L. Fuxa
BOB L. FUXA

Patricia L. Fuxa
PATRICIA L. FUXA

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) ss
COUNTY OF CASS)

On this 6th day of August, 1990, before me, a Notary Public, duly commissioned and qualified, in and for said county, appeared BOB L. FUXA and PATRICIA L. FUXA, who are personally known to me to be the identical persons whose names are affixed to the above instrument, and they did acknowledge their execution of the foregoing Dedication to be their voluntary act and deed. Witness my hand and official seal the date last aforesaid.

GENERAL NOTARY-STATE OF NEBRASKA)
HERBERT J. ELWORTH)
My Comm Exp. Nov. 21, 1992)

Herbert J. Elworth
NOTARY PUBLIC

COUNTY SURVEYOR'S CERTIFICATE

This plat of FUXA ADDITION was approved and accepted by the County Surveyor of Cass County, Nebraska, this 13th day of August, 1990.

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

Charles P. Jordan
COUNTY SURVEYOR

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 August 7, 1990.

CASS COUNTY)
COUNTY TREASURER)
SEAL)
NEBRASKA)

Richard Wassinger
COUNTY TREASURER

APPROVAL OF VILLAGE BOARD

This plat of FUXA ADDITION was approved by the Village Board of Cedar Creek, Nebraska this 4th day of October, 1988.

VILLAGE OF CEDAR CREEK,)
NEBRASKA)
OFFICIAL SEAL)

Richard H. Harner
CHAIRMAN, VILLAGE BOARD OF
CEDAR CREEK, NEBRASKA

PLAT
Delphine L. Glup et al
to:
Public

Filed: 4 September 1990 at: 3:00 P.M.
Patricia Meisinger, Register of Deeds
\$ 15.00

(PLAT FILED IN BOOK2, Page 37-A)

GLUP'S 1ST SUBDIVISION
A SUBDIVISION OF SUBLLOT 1 OF 17, SUBLLOT 1 OF 84,
PART OF LOT 17, LOCATED IN THE SE 1/4 OF THE SW 1/4
OF SECTION 18-T12N-R14E OF THE 6th P.M. CITY OF
PLATSMOUTH, CASS COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and staked the boundary of "GLUP'S 1ST SUBDIVISION," which includes Sublot 1 of 17, Sublot 1 of 84 and a part of Lot 17, located in the SE 1/4 of the SW 1/4 of Section 18-T12N-R14E of the 6th P.M., City of Plattsmouth, Cass County, Nebraska, more fully described as follows:

BEGINNING at the NE Corner of the West 42' of Lot 17, (said point also being 42.07' East of the NW Corner of the SE 1/4 SW 1/4); thence S 89°48'15" E, 57.00', thence S 0°45'28"E, 164.04', thence N 89°53'35" E, 115.82' to the NE Corner of Sublot 1 of 84; thence S 0°02'58" W, 59.82' to the SE Corner of Sublot 1 of 84; thence S 89°56'00" W, 171.99' to the SE Corner of the West 42' of Lot 17; thence N 0°45'28" W, 224.04' to the point of beginning. Contains a calculated area of 0.45 Acres, more or less.

Blue Border
100% LINEN HEDGE