

KENDEL HEIGHTS

LOTS 1 THRU 44 INCLUSIVE & OUTLOT "A", BEING A REPLATTING OF SUBLOTS 1, 2 & 3 OF LOT 46 IN THE SE 1/4 OF THE NE 1/4 OF SECTION 24, T 12 N, R 13 E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision described herein, and that temporary monuments have been placed at all angle points on the boundary of the plat, and that a bond has been posted with the City of Plattsmouth, Nebraska, in order to insure that permanent monuments will be placed; said subdivision is known as KENDEL HEIGHTS, Lots 1 thru 44, inclusive and Outlot "A", being a replatting of Sublots 1, 2 and 3 of Lot 46 in the SE 1/4 of the NE 1/4 of Section 24, T 12 N, R 13 E of the 6th P.M., Cass County, Nebraska, more particularly described as follows (The East line of the SE 1/4 of the NE 1/4 of said Section 24, being assumed N 0° 26' 15" E): Commencing at a point 47.8 feet N 0° 26' 15" E and 156.0 feet West of the East Quarter Corner of said Section 24, being the true point of beginning, said point being on the North R.O.W. line of 17th Avenue; thence West of the East Quarter Corner of said Section 24, being the true point of beginning, said point being on the North R.O.W. line of 17th Avenue; thence N 0° 26' 15" E, 1219.48 feet; thence S 89° 30' 04" W, 128.03 feet to a point on the East curved R.O.W. line of James Street; thence on a curve to the left, an arc length of 60.28 feet (radius being 361.04 feet; chord bearing, N 4° 17' 03" E; a long chord distance of 60.21 feet), said point being the intersection of the East R.O.W. line of James Street with the centerline of 13th Avenue; thence S 89° 30' 04" W, 314.43 feet on the North line of said SE 1/4 of the NE 1/4 of Section 24; thence S 0° 20' 48" W, 280 feet; thence S 89° 30' 04" W, 44.0 feet; thence S 0° 20' 48" W, 995.27 feet to a point on the North R.O.W. line of 17th Avenue; thence East, 480.34 feet to the point of beginning.

2/3/73
Date

William L. Ryneason
William L. Ryneason, Registered Land Surveyor No. 63

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That we, KENDEL CORPORATION (a Nebraska corporation), OWNER, and EUGENE M. CONRIN and LOIS N. CONRIN (husband and wife) and JACK S. MARKS (single), MORTGAGEES, being, respectively, sole owner and mortgage holders of the land described within the Surveyor's Certificate and embraced within this plat, have caused the same to be subdivided into lots and streets, to be numbered and named as shown, said subdivision to be hereafter known as KENDEL HEIGHTS, 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 as shown on this plat.

Eugene M. Conrin
Eugene M. Conrin
Lois N. Conrin
Lois N. Conrin
Jack S. Marks
Jack S. Marks

KENDEL CORPORATION
Kenneth L. Stahl
Kenneth L. Stahl President
Eleanor Stahl
Eleanor Stahl Secretary

ACKNOWLEDGMENTS OF NOTARIES

STATE OF NEBRASKA)
COUNTY OF SARPY) ss

On this 12th day of FEBRUARY, 1973, before me, a notary public, duly commissioned and qualified, in and for said county, appeared Kenneth L. Stahl and Eleanor Stahl (husband and wife), who are personally known by me to be, respectively, the President and Secretary of Kendel Corporation (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 March 24, 1975

Harold H. Aebert
Harold H. Aebert Notary Public

STATE OF NEBRASKA)
COUNTY OF CASS) ss

On this 12th day of FEBRUARY, 1973, before me, a notary public, duly commissioned and qualified, in and for said county, appeared Eugene M. Conrin and Lois N. Conrin (husband and wife), who are personally known by me to be the identical persons whose names are affixed above, 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.
My commission expires on March 24, 1975

Harold H. Aebert
Harold H. Aebert Notary Public

STATE OF NEBRASKA)
COUNTY OF CASS) ss

On this 12th day of FEBRUARY, 1973, before me, a notary public, duly commissioned and qualified, in and for said county, appeared Jack S. Marks, who is personally known by me to be the identical person whose name is affixed above, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed.

WITNESS my hand and official seal, the date last aforesaid.
My commission expires on March 24, 1975

Harold H. Aebert
Harold H. Aebert Notary Public

APPROVAL OF CITY COUNCIL AND MAYOR

This plat of KENDEL HEIGHTS is approved by the City Council and the Mayor of the City of Plattsmouth, Nebraska, this 11th day of February, 1974

Virginia Bunch
Virginia Bunch City Clerk

Charles J. Kunkler
Charles J. Kunkler Mayor

APPROVAL OF CITY PLANNING BOARD

This plat of KENDEL HEIGHTS is approved by the City Planning Board of the City of Plattsmouth, this 12th day of March, 1973

Chairman
Chairman, City Planning Board

COUNTY SURVEYOR'S CERTIFICATE

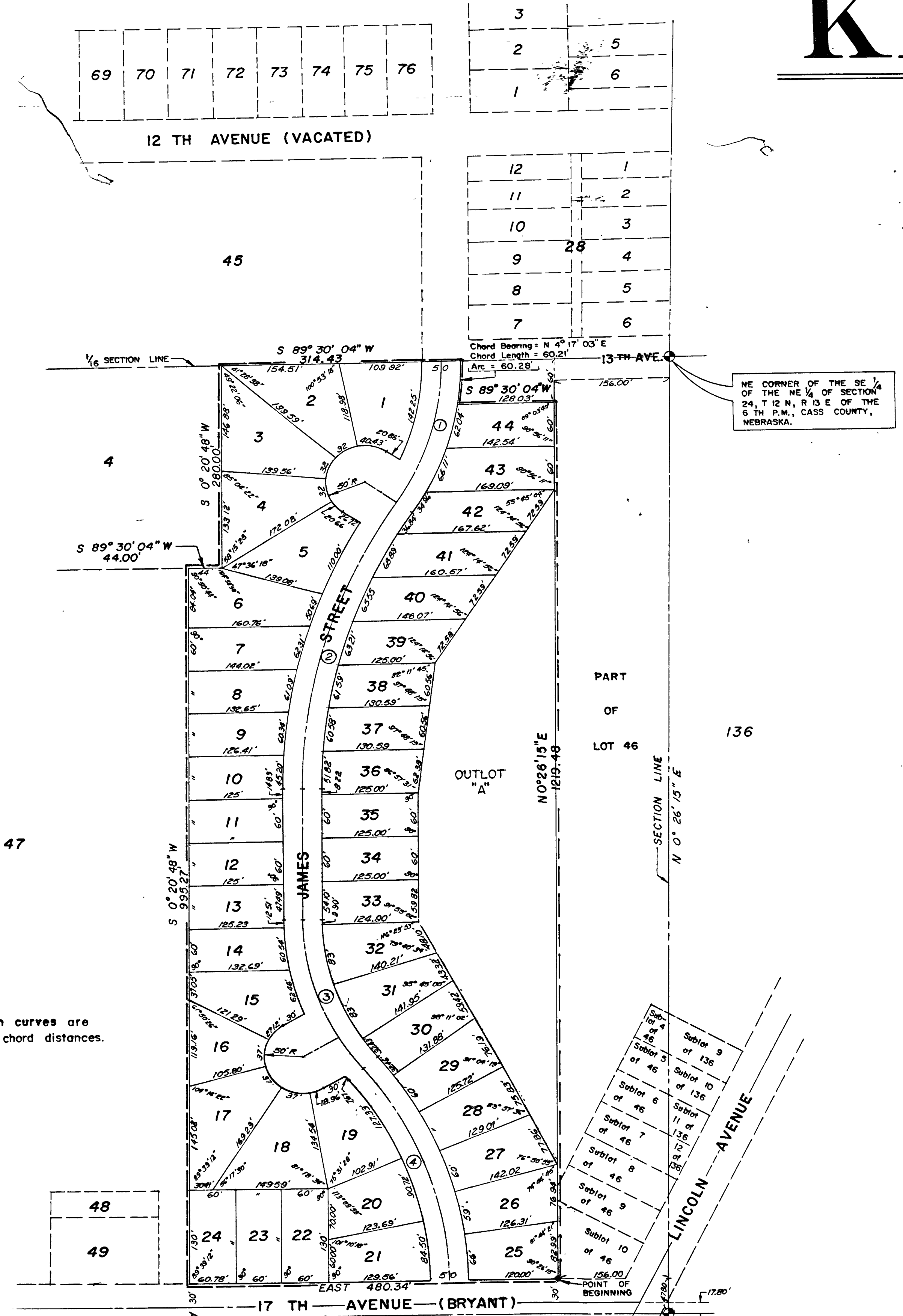
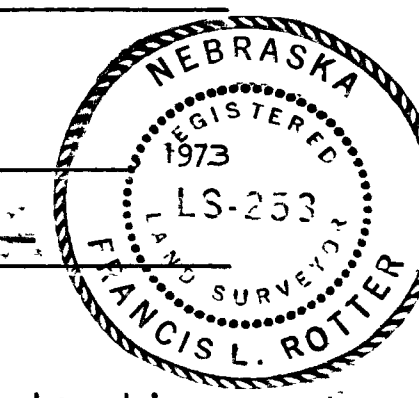
This plat of KENDEL HEIGHTS is approved by the Cass County Surveyor this 16th day of February, 1973

County Surveyor
County Surveyor

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 9th day of November, 1973.

Dean S. Schmitt
Dean S. Schmitt Cass County Treasurer



NOTE:
Distances shown on curves are arc distances, not chord distances.

CURVE DATA			
①	A = 35° 27' 05"	③	A = 40° 20' 48"
	D = 17.05029		D = 17.85754
	T = 107.41		T = 117.88
	L = 207.92		L = 225.94
	R = 336.04		R = 320.85
②	A = 34° 36' 21"	④	A = 40° 00' 00"
	D = 8.16433		D = 12.50000
	T = 218.62		T = 166.83
	L = 423.87		L = 220.00
	R = 701.78		R = 458.37

THE STATE OF NEBRASKA)
CASS COUNTY)
Platted in accordance with and filed for record in the Register of Deeds Office of said County, this 15th day of February, 1974.
at 3 o'clock and 30 minutes of said day of February, 1974.
of record 4322
Witness my hand and official seal of said County, this 15th day of February, 1974.
Francis L. Rotter
Francis L. Rotter
6/12/25

COMPARED

FINAL PLAT

KENDEL HEIGHTS

LAMP RYNEARSON AND TILLY
engineers
architects

REVISIONS

JOB NUMBER
72-08
DATE
10-27-72

SHEET
1 OF 1

40066-REDFIELD & COMPANY, INC., OMAHA

PLAT AND DEDICATION
William L. Rynearson, Surveyor
To:
Public

COMPARED
(PLAT FILED IN PLAT BOOK 8, PAGE 56)

Filed: 15 February 1974 at: 3:20 P.M.
Betty Philpot, Register of Deeds
\$ 19.25

KENDEL HEIGHTS

LOTS 1 THRU 44 INCLUSIVE & OUTLOT "A", BEING A REPLATTING OF SUBLOTS 1, 2 & 3 OF LOT 46 IN THE SE¼ OF THE NE¼ OF SECTION 24, T 12 N, R 13 E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision described herein, and that temporary monuments have been placed at all angle points on the boundary of the plat, and that a bond has been posted with the City of Plattsmouth, Nebraska, in order to insure that permanent monuments will be placed; said subdivision is known as KENDEL HEIGHTS, Lots 1 thru 44, inclusive and OUTLOT "A", being a replatting of Sublots 1, 2 and 3 of Lot 46 in the SE 1/4 of the NE 1/4 of Section 24, T 12 N, R 13 E of the 6th P.M., Cass County, Nebraska, more particularly described as follows (The East line of the SE 1/4 of the NE 1/4 of said Section 24 being assumed N 0° 26' 15" E): Commencing at a point 47.8 feet N 0° 26' 15" E and 156.0 feet West of the East Quarter Corner of said Section 24, being the true point of beginning, said point being on the North R.O.W. line of 17th Avenue; thence N 0° 26' 15" E, 1219.48 feet; thence S 89° 30' 04" W, 128.03 feet to a point on the East curved R.O.W. line of James Street; thence on a curve to the left, an arc length of 60.28 feet (radius being 361.04 feet; chord bearing, N 4°17'03"E; a long chord distance of 60.21 feet), said point being the intersection of the East R.O.W. line of James Street with the centerline of 13th Avenue; thence S 89° 30'04"W, 314.43 feet on the North line of said SE 1/4 of the NE 1/4 of Section 24; thence S 0° 20' 48"W, 280 feet; thence S 89° 30' 04" W, 44.0 feet; thence S 0° 20' 48"W, 995.27 feet to a point on the North R.O.W. line of 17th Avenue; thence East, 480.34 feet to the point of beginning.

2/3/73
Date

William L. Rynearson
William L. Rynearson, Registered Land Surveyor
No. 63

DEDICATION

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Eugene M. Conrin
Eugene M. Conrin

Lois N. Conrin
Lois N. Conrin

Jack S. Marks
Jack S. Marks

KENDEL CORPORATION

Kenneth L. Stahl
Kenneth L. Stahl

Eleanor Stahl
Eleanor Stahl

President

Secretary

(KENDEL CORPORATION)
(CORPORATE SEAL)
(NEBRASKA)

Blue Border
100% LINEN LEDGER

40066-REDFIELD & COMPANY, INC., OMAHA

ACKNOWLEDGMENTS OF NOTARIES

STATE OF NEBRASKA)
COUNTY OF SARPY)ss

On this 12th day of February, 1973, before me, a notary public, duly commissioned and qualified, in and for said county, appeared Kenneth L. Stahl and Eleanor Stahl (husband and wife), who are personally known by me to be, respectively, the President and Secretary of Kendel Corporation (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 March 24, 1975
Harold G. Arehart
Notary Public

(HAROLD G. AREHART)
(GENERAL NOTARY)
(STATE OF NEBRASKA)

STATE OF NEBRASKA)
COUNTY OF CASS)ss

On this 12th day of February, 1973, before me, a notary public, duly commissioned and qualified, in and for said county, appeared Eugene M. Conrin and Lois N. Conrin (husband and wife), who are personally known by me to be the identical persons whose names are affixed above, 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.

My commission expires on March 24, 1975
Harold G. Arehart
Notary Public

(HAROLD G. AREHART)
(GENERAL NOTARY)
(STATE OF NEBRASKA)

STATE OF NEBRASKA)
COUNTY OF CASS)ss.

On this 12th day of February, 1973, before me, a notary public, duly commissioned and qualified, in and for said county, appeared Jack S. Marks, who is personally known by me to be the identical person whose name is affixed above, and he did acknowledge his execution of the foregoing Dedication to be his voluntary act and deed.

WITNESS my hand and official seal, the date last aforesaid.

My commission expires on March 24, 1975
Harold G. Arehart
Notary Public

(HAROLD G. AREHART)
(GENERAL NOTARY)
(STATE OF NEBRASKA)

APPROVAL OF CITY COUNCIL AND MAYOR

This plat of KENDEL HEIGHTS is approved by the City Council and the Mayor of the City of Plattsmouth, Nebraska, this 11 day of February, 1974

Virginia Bunch
City Clerk

Clayton J. Rhylander
Mayor

(CITY OF PLATTSMOUTH)
(SEAL)
(NEBRASKA)

APPROVAL OF CITY PLANNING BOARD

This plat of KENDEL HEIGHTS is approved by the City Planning Board of the City of Plattsmouth, this 14 day of March, 1973.

Blue Border
100% LINEN LEDGER

40066-REDFIELD & COMPANY, INC., OMAHA

Charles Waga
Chairman, City Planning Board

COUNTY SURVEYOR'S CERTIFICATE

This plat of KENDEL HEIGHTS is approved by the Cass County Surveyor this 16th day of February, 1973.

Francis L. Rotter
County Surveyor

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

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

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes ~~delinquent~~ delinquent against the property described in the Surveyor's Certificate and embraced in this plat, as shown by the records of this office, this 9 day of November, 1973.

Gwen S. Schanot
Cass County Treasurer

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

REPLAT
F. L. Rotter, Surveyor
To:
Public
COMPARED
Filed: 4 March 1974 at: 3:15 P.M.
Betty Philpot, Register of Deeds
\$ 9.25
(PLAT FILED IN PLAT BOOK 9, PAGE 1)

REPLAT OF BLK 35 YOUNG & HAYES ADD.

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed Block 35, Young & Hayes Addition to Plattsmouth, Nebraska, in Section 13-12-13, and have set iron markers at the corners of Replat Lots 1 thru 6 as indicated on this drawing. All measurements are based on chiseled X's which were found in the centerline intersections of all adjacent streets. All street rights of way are maintained exactly as in the original plat. The alley was vacated by City Ordinance # 1215. Signed this 5th day of December 1973.

F. L. Rotter
F. L. ROTTER L.S. # 253

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we, Plattco, a partnership, being the sole owners of Lots 1 thru 6 in Block 35, Young & Hays Addition to the City of Plattsmouth, Nebraska, do hereby dedicate to the public this Replat of all of said Block 35 into lots, the dimensions to be as indicated on this plat and certified by the above Registered Land Surveyor. All utility easements of record are to be retained for the benefit of the public.

Signed this 18th day of December 1973.

Stephen M. Davis
Plattco partner, Stephen M. Davis

FLEXIBLE HINGE
11 BUREAU OF RECORDS
Blue Border
100% LINEN LEDGER