

40066-REDFIELD & COMPANY, INC., OMAHA

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PLAT
Francis L. Rotter
to:
Public

COMPARED

Filed: 3 April 1985 at: 2:17 P. M.
Betty Philpot, Register of Deeds
\$ 20.50

(PLAT FILED IN PLAT BOOK 10, PAGE 31)

SOUTHPARK TOWNHOME
A PLANNED DEVELOPMENT
SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed the exterior boundary and interior street and building lines of "SOUTH PARK TOWNHOME", the same as is shown on this plat.

Signed this 2nd day of April 1985.

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

Francis L. Rotter
FRANCIS L. ROTTER, L.S. NO. 253

A ROADWAY EASEMENT, BEGINNING ON THE EASTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD AND RUNNING THENCE EASTERLY THROUGH A 4.00 ACRE TRACT OF LAND KNOWN AS "SOUTH PARK TOWNHOME", LOCATED IN THE WEST 1/2 OF THE NE 1/4, (GOV'T LOT 2), SECTION 35, T 13 N, R 13 E OF THE 6TH P.M., CASS COUNTY, NEBRASKA, MORE FULLY DESCRIBED AS FOLLOWS:

Referring to the Center 1/4 corner of said Section 35; thence N 0° 00" E, (assumed bearing along the West line of the NE 1/4), 274.0'; thence N 90° E, 33.0', to the true point of beginning on the Easterly county road right-of-way line; thence N 0° 00" E, (along said right-of-way), 40.97'; thence N 77° 30' 27" E, 94.66'; thence N 87° 33' 37" E, 190.42', to a point of curvature; thence following the arc of a 268.55' radius curve to the right, 109.09', to a point of reverse curvature; thence following the arc of a 92.02' radius curve to the left, 46.39', to a point of tangency; thence N 81° 57' 00" E, 93.00', to a point of curvature; thence following the arc of a 10' radius curve to the left, 15.71', to a point of tangency; thence N 8° 03' 00" W, 137.09'; thence N 63° 30' 22" E, 21.08'; thence S 8° 03' 00" E, 380.62'; thence N 88° 45' 42" W, 20.27'; thence N 8° 03' 00" W, 130.00', to a point of curvature; thence following the arc of a 25' radius curve to the left, 33.60', to a point of tangency; thence N 85° 03' 00" W, 40.00', to a point of curvature; thence following the arc of a 143.33' radius curve to the right, 68.66', to a point of reverse curvature; thence following the arc of a 111.57' radius curve to the left, 67.83', to a point of tangency; thence S 87° 33' 37" W, 261.54'; thence S 77° 30' 27" W, 100.0' to the point of beginning.

BUILDING SITE LEGAL DESCRIPTION

A fractional part of the West 1/2 of the NE 1/4, (sometimes known as Gov't Lot 2), in Section 35, T 13 N, R 13 E of the 6th P.M., Cass County, Nebraska, more fully described as follows:

Referring to the Center 1/4 corner of said Section 35; thence running N 0° 00" E, (assumed bearing along the West line of the NE 1/4), 274.0'; thence N 90° E, 33.0', to the true point of beginning on the Easterly county road right-of-way line; thence N 0° 00" E, (along said right-of-way), 40.97'; thence N 77° 30' 27" E, 94.66'; thence N 87° 33' 37" E, 158.32'; thence N 22° 50' 28" W, 109.72'; thence N 19° 40' 26" E, 70.0'; thence S 61° 36' 38" E, 100.0'; thence S 79° 36' 40" E, 117.38'; thence N 63° 30' 22" E, 270.78'; thence S 7° 25' 00" E, 454.57'; thence N 88° 45' 42" W, 391.53'; thence N 22° 50' 28" W, 199.50'; thence S 87° 33' 37" W, 169.68'; thence S 77° 30' 27" W, 100.0', to the point of beginning containing 4.00 Acres.

COUNTY COMMISSIONERS APPROVAL

This plat of "SOUTH PARK TOWNHOME", is hereby approved by the Board of County Commissioners of the County of Cass, this 2nd day of April 1985.

ATTEST:

Alan D. Wohlfarth
ALAN _ WOHLFARTH, Clerk

Hilton Rogers
~~ALBERT ULRICH~~ Chairman
Hilton Rogers

(COUNTY CLERK OF CASS COUNTY)
(NEBRASKA)

COUNTY PLANNING BOARD APPROVAL

This plat of "SOUTH PARK TOWNHOME", is hereby approved by the County Planning Board, of the County of Cass, this 4th day of April 1985.

Charles Spangler by NF
CHAIRMAN by Norris Franzen
Secretary

COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular or special taxes due on the property described within the Surveyor's Certificate and embraced on this plat, as shown by the records of this office, as of this 30th day of May 1984.

(CASS COUNTY)
(COUNTY TREASURER)
(SEAL Nebraska)

Richard Wassinger
RICHARD WASSINGER, County Treasurer

Blue Border
100% LINEN LEDGER

MISCELLANEOUS RECORD, No. 12

40066-REDFIELD & COMPANY, INC., OMAHA

DESCRIPTION OF AN EASEMENT FOR THE PLACEMENT AND MAINTENANCE OF A SANITARY SEWER SYSTEM, BEING 5.0' EITHER SIDE OF A LINE, DESCRIBED AS FOLLOWS:

Referring to the Center 1/4 corner of Section 35-13-13; thence N 0°E, (assumed bearing along the West line of the NE 1/4), 403.26'; thence N 90° E, (perpendicular to the West line), 661.15', to the true point of beginning; thence N 5° 08' 53" W, 128.30', to the North line of "SOUTH PARK TOWNHOME", and the termination of this particular easement.

PLAT APPROVAL

GLORIA NADINE LOHMANN, formerly GLORIA NADINE MCKENZIE, owner of the fee title, together with HENRY J. LOHMANN, her husband, and RICHARD T. JOHNSON and IRENE O. JOHNSON, husband & wife, contract purchasers of the property described in the Surveyor's Certificate and included with this plat, have caused the same to be surveyed as shown and to be hereafter known as "SOUTH PARK TOWNHOME". We do hereby approve of the disposition of our property as shown herein.

Dated this 28th day of March 1985.

Gloria Nadine Lohmann
GLORIA NADINE LOHMANN, formerly
Nadine McKenzie

Henry J. Lohmann
HENRY J. LOHMANN

Richard T. Johnson
RICHARD T. JOHNSON

Irene O. Johnson
IRENE O. JOHNSON

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF Gage Douglas) ss

On this 28th day of March 1985, before me, a notary public, duly commissioned and qualified in and for said county, appeared, GLORIA NADINE LOHMANN, (formerly Gloria Nadine McKenzie), and HENRY J. LOHMANN, (Husband & wife), and RICHARD T. JOHNSON and IRENE O. JOHNSON, (husband & wife), who are personally known by me to be the identical persons whose names are affixed in this plat 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)
(PAMELA A. TRAMP)
(My Comm. Exp. Nov. 5, 1988)

Pamela A. Tramp

My commission expires 11-5-88

Blue Border
100% LINEN LEADER

PLAT
Francis L. Rotter, Surveyor
to:
Public

COMPARED

Filed: 30 April 1985 at: 11:55 A.M.
Betty Philpot, Register of Deeds
\$ 20.50

(PLAT FILED IN PLAT BOOK 10, PAGE 28-A)

SUBDIVISION OF LOT "A", A FRAC. PART
OF SUBLOT 3 OF LOT 17
IN THE NW 1/4 SW 1/4 SEC. 13, T-11-N, R-13-E OF THE 6th P.M. CASS CO. NEBR.

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed and monumented the corners of a fractional part of Lot "A", located in the NW 1/4 SW 1/4 of Section 13, T 11 N, R 13 E of the 6th P.M., more fully described as follows: Beginning at the SE corner of said Lot "A"; running thence North, 29.40' along the East line of Lot "A"; thence Southwesterly, 212.57', more or less, to a point 16.50' Easterly from the SW corner of Lot "A"; thence East, along the line common with Lot "A" and Lot "B", 210.53', to the point of beginning, containing 0.07 Acres, more or less I further certify that I placed a 5/8" rebar on the line common with Lot "B" and Lot "C" at a point 16.5' Easterly from the SW corner of Lot "B".

Signed this 28th day of Aug. 1984.

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

Francis L. Rotter
FRANCIS L. ROTTER, L.S. NO. 253

PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS:

that we, ROGER G. DAVIS and PATRICIA A. DAVIS, (husband & wife), being the sole owners of Lot "A", (a fractional