

LAND SURVEYOR'S CERTIFICATE

I hereby certify that I have prepared this plat, (as per the recorded plats), of the boundary of " Duke's Addition, Lot 7-Replatted ", an ADMINISTRATIVE SUBDIVISION, being all of Lot 7-Block 15, (and the East half of vacated Spring Avenue), Duke's Addition, City of Plattsmouth, along with a part of Tax Lot 1, all located in the SW1/4 of the NE1/4 of Section 13-T12N-R13E of the 6th P.M., Cass County, Nebraska, more fully described as follows:

RECORD DESCRIPTION (Deed Bk 184, pg 494): Commencing at a point in the North line of Main Street at the center of Spring Street; thence running West on the North line of Main Street, 77 feet; thence running North, 218 feet; thence East, 44 feet to the West line of Spring Street; thence South, on the West line of Spring Street, 65 feet; thence West, 5 feet; thence South, 13 feet to the South line of the alley through Blocks 14 and 15 in Duke's Addition to the City of Plattsmouth; thence East, 38 feet to the center of Spring Street; thence South, on the center line of Spring Street, to the place of beginning, situated in the SW1/4 of the NE1/4 of Section 13, Township 12 North, Range 13 East of the 6th P.M.; also Lot 7 in Block 15 in Duke's Addition to the City of Plattsmouth, together with the vacated East half of Spring Street adjoining said Lot on the West, all in Cass County, Nebraska.

Signed this 13th day of October, A.D., 2010.

Charles P. Jordan
 CHARLES P. JORDAN LS 420

PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS:

that I/we, ROARIE L. LYONS and LISA B. LYONS, (husband & wife), being the sole owner(s) of the tract of land described within the Surveyor's Certificate, do hereby approve of " Duke's Addition, Lot 7-Replatted ", being subdivided from my/our property, as shown on this plat. I/we do further certify that the building is more than three (3) years old and is a habitable dwelling. I/We do grant 5' wide easements along all lot lines for any and all public utilities. This subdivision is also subject to any and all easements, covenants and restrictions of record, as of the last date shown hereon.

ROARIE L. LYONS

LISA B. LYONS

ACKNOWLEDGEMENT OF NOTARY

STATE OF _____)
) ss
 COUNTY OF _____)

On this _____ day of _____, A.D., 2010, before me, a notary public, duly commissioned and qualified in and for said County, personally appeared ROARIE L. LYONS and LISA B. LYONS, (husband & wife), who is/are personally known to me, (or proved to me on the basis of satisfactory evidence), to be the identical person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. Witness my hand and official seal the date last aforesaid.

My commission expires _____ NOTARY PUBLIC

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 _____ day of _____, A.D., 2010.

RICHARD WASSINGER Co. Treasurer

APPROVAL OF CITY ADMINISTRATING OFFICIAL

This plat of " Duke's Addition, Lot 7-Replatted ", is hereby approved by the City Administrating Official of the City of Plattsmouth, Nebraska, this _____ day of _____, A.D., 2010.

KEVIN LARSON, City Administrating Official

APPROVAL OF CITY PLANNING BOARD

This plat of " Duke's Addition, Lot 7-Replatted ", is hereby approved by the City Planning Board of the City of Plattsmouth, Nebraska, this _____ day of _____, A.D., 2010.

MARCUS NICHOLS, Chairman

APPROVAL OF MAYOR AND CITY COUNCIL

This plat of " Duke's Addition, Lot 7-Replatted ", is hereby approved by the Mayor and City Council of the City of Plattsmouth, Nebraska, this _____ day of _____, A.D., 2010, pursuant to the provisions of the Subdivision Chapter of the Land Development and Ordinance for the City of Plattsmouth.

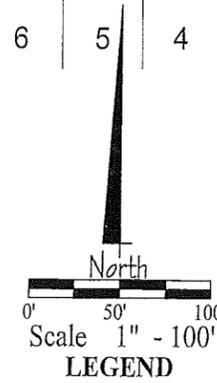
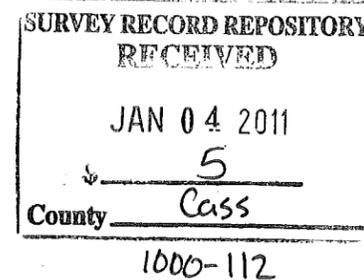
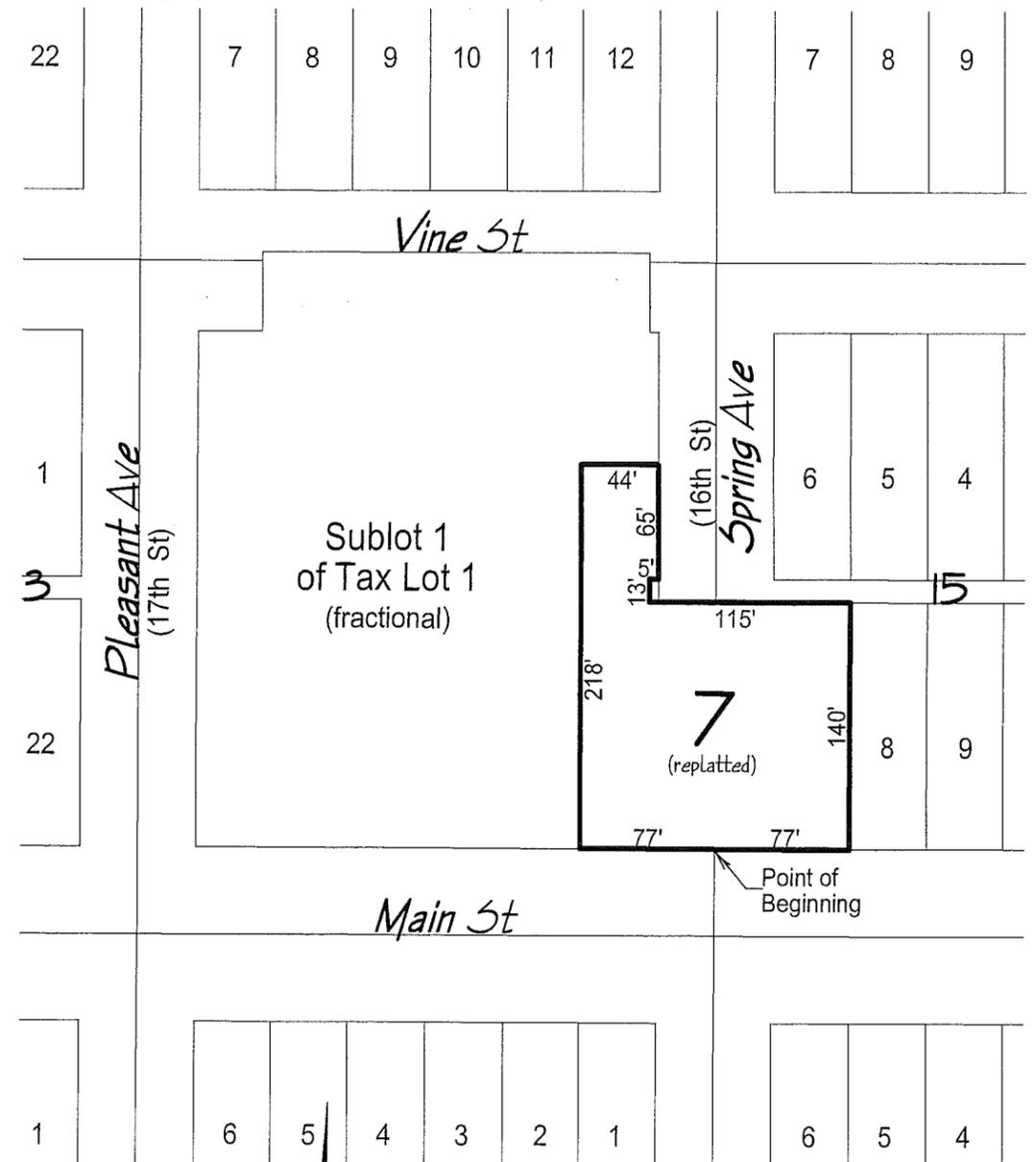
ATTEST:

SANDRA J. MEYER Clerk

R. PAUL LAMBERT, Mayor

" Duke's Addition, Lot 7-Replatted "

an ADMINISTRATIVE SUBDIVISION, being all of Lot 7-Block 15, (and the East half of vacated Spring Avenue), Duke's Addition, City of Plattsmouth, along with a part of Tax Lot 1, all located in the SW1/4 of the NE1/4 of Section 13-T12N-R13E of the 6th P.M., Cass County, Nebraska



LEGEND
 NOTE: Distances shown are as per original plat or per deed description.



JORDAN SURVEYING COMPANY
 LAND SURVEYORS 1501 James Street
 PLATTSMOUTH, NEBRASKA 68048 (402) 296-3750
 Drawn By: C. Jordan
 Project No. _____
 Field Book-page _____
 Disc 007 Final Plat

MMX CPJ/LS
 Lyons