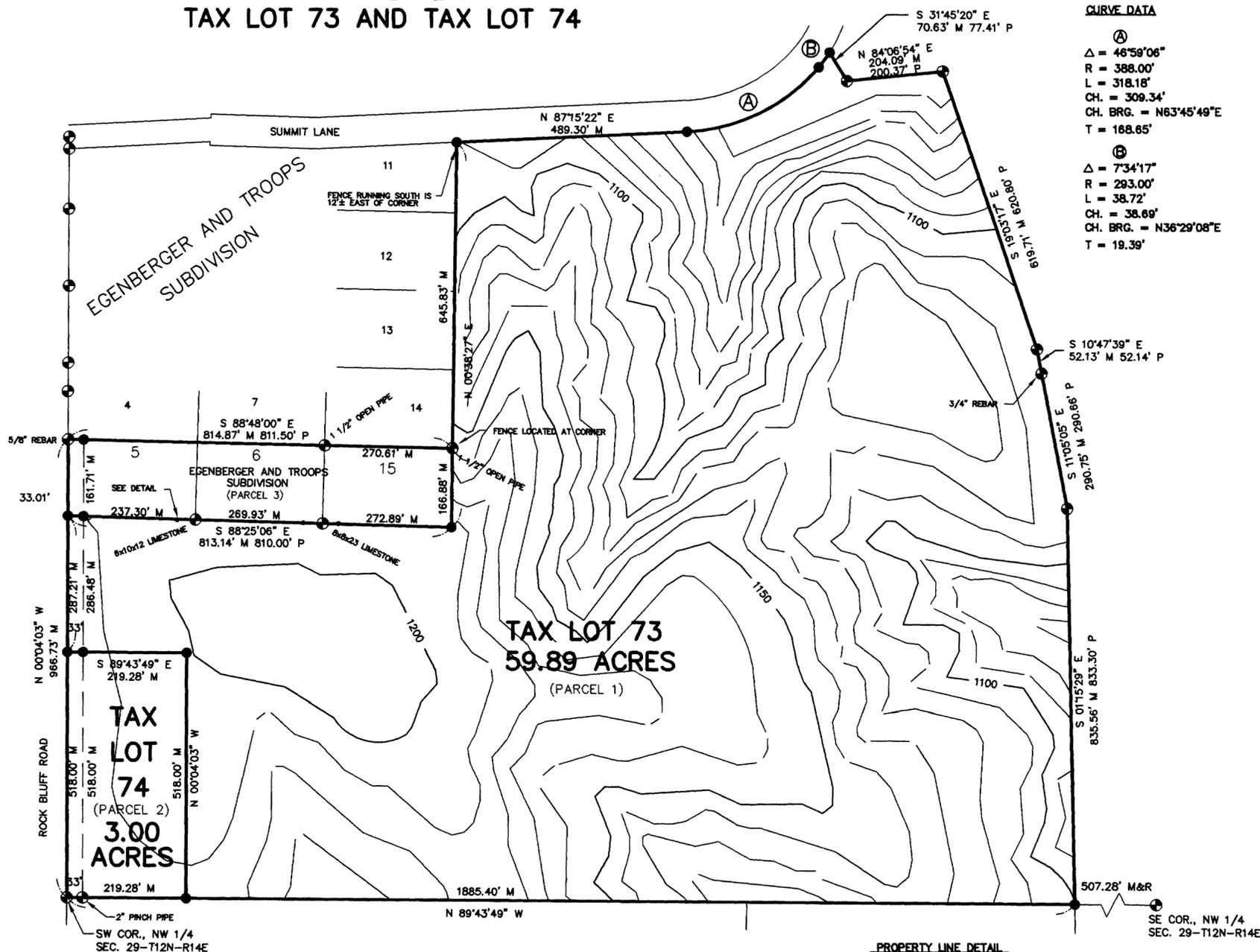


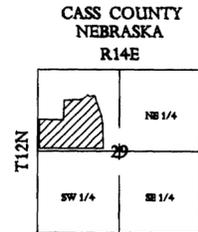
**"FINAL PLAT"  
TAX LOT 73 AND TAX LOT 74**



**CURVE DATA**

**(A)**  
 $\Delta = 46^{\circ}59'06''$   
 $R = 388.00'$   
 $L = 318.18'$   
 $CH. = 309.34'$   
 $CH. BRG. = N63^{\circ}45'49''E$   
 $T = 188.65'$

**(B)**  
 $\Delta = 7^{\circ}34'17''$   
 $R = 293.00'$   
 $L = 38.72'$   
 $CH. = 38.69'$   
 $CH. BRG. = N36^{\circ}29'08''E$   
 $T = 19.39'$



NOTE: ALL BEARINGS ARE ASSUMED

- ⊙ MONUMENT FOUND
- MONUMENT SET
- TEMPORARY POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

**ACKNOWLEDGEMENT OF NOTARY:**

COUNTY OF \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED IN AND FOR SAID COUNTY, DID APPEAR \_\_\_\_\_

WHO ARE PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THIS PLAT, AND THEY DID ACKNOWLEDGE THEIR EXECUTION OF THE FOREGOING PLAT APPROVAL TO BE THEIR VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

STATE OF \_\_\_\_\_ NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

**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 \_\_\_\_\_, 2002.

\_\_\_\_\_  
 CASS COUNTY TREASURER

**PLAT APPROVAL:**

KNOW ALL MEN BY THESE PRESENTS: THAT WE, \_\_\_\_\_

BEING THE SOLE OWNERS OF THE TRACT OF LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE, DO HEREBY APPROVE OF "TAX LOT 73 AND TAX LOT 74", BEING SUBDIVIDED FROM OUR PROPERTY AS SHOWN ON THIS PLAT. THIS SUBDIVISION IS ALSO SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, AS OF THE LAST DATE SHOWN HEREON.

**APPROVAL OF ADMINISTRATING OFFICIAL:**

THIS PLAT OF "TAX LOT 73" AND "TAX LOT 74" IS HEREBY APPROVED BY THE CITY ADMINISTRATING OFFICIAL OF THE CITY OF PLATTSMOUTH, NEBRASKA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002.

\_\_\_\_\_  
 KEVIN LARSON, CITY ADMINISTRATING OFFICIAL

**ZONING INFORMATION:**

THIS PROPERTY IS CURRENTLY ZONED RR - RURAL RESIDENTIAL RESIDENTIAL DWELLING REQUIREMENTS ARE AS FOLLOWS:  
 LOT AREA - 3 ACRES  
 SETBACKS: 75' FRONTYARD  
 25' SIDEYARD  
 25' REARYARD  
 MAXIMUM HEIGHT - 35'

**SECTION CORNER TIES:**

**SW COR., NW 1/4 SEC. 29-12-14**  
 FOUND, 1 1/2" OPEN PIPE

SE 61.20' TO CROSS NAILS IN POWER POLE  
 E 35.53' TO CROSS NAILS IN CORNER FENCE POST  
 W 33.11' TO TAG NAIL IN FENCE POST  
 NW 46.41' TO SE COR. CONCRETE WITNESS POST

**SE COR., NW 1/4 SEC. 29-12-14**  
 FOUND, 2" OPEN PIPE

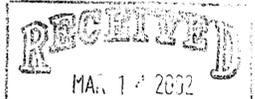
N 29.98' TO TAG NAIL IN 10" TREE  
 W 7.09' TO CROSS NAILS IN CORNER FENCE POST  
 E 15.03' TO TAG NAIL IN FENCE POST  
 WNW 17.31' TO TAG NAIL IN 10" TREE

**LEGAL DESCRIPTION PARCEL 1:**  
 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 NORTH, RANGE 14 EAST OF THE SIXTH P.M., CASS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N00°04'03"W, ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 518.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N00°04'03"W ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 287.21 FEET; THENCE S88°25'06"E ON THE SOUTH LINE OF LOTS FIVE, SIX AND FIFTEEN OF EGENBERGER AND TROOPS SUBDIVISION, A DISTANCE OF 813.14 FEET; THENCE N00°38'27"E, ON THE EAST LINE OF LOTS FIFTEEN, FOURTEEN, THIRTEEN, TWELVE AND ELEVEN OF SAID SUBDIVISION, A DISTANCE OF 812.71 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SUMMIT LANE; THENCE N87°15'22"E, ON SAID RIGHT OF WAY, A DISTANCE OF 489.30 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 388.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 318.18 FEET, THE CHORD OF SAID CURVE BEARS N63°45'49"E, 309.34 FEET; THENCE NORTHWESTERLY ON A 293.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 38.72 FEET, THE CHORD OF SAID CURVE BEARS N36°29'08"E, 38.69 FEET; THENCE S31°45'20"E, A DISTANCE OF 70.63 FEET; THENCE N84°06'54"E, A DISTANCE OF 204.09 FEET; THENCE S19°03'17"E, 619.71 FEET; THENCE S10°47'39"E, A DISTANCE OF 52.13 FEET; THENCE S11°05'05"E, A DISTANCE OF 290.75 FEET; THENCE S01°15'29"E, A DISTANCE OF 835.56 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE N89°43'49"W, ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1885.40 FEET; THENCE N00°04'03"W, A DISTANCE OF 518.00 FEET; THENCE N89°43'49"W, A DISTANCE OF 252.28 FEET TO THE POINT OF BEGINNING, CONTAINING 59.89 ACRES, MORE OR LESS, OF WHICH 0.22 ACRES ARE PUBLIC RIGHT-OF-WAY.

**SURVEYOR'S CERTIFICATE:**  
 I, JEFFREY J. SERAFIN, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

  
 JEFFREY J. SERAFIN, L.S. #534



  
 SURVEY RECORD REPOSITORY  
 558 421  
 422

**TAX LOT 73 & TAX LOT 74**  
**DUANE LONDON, 14015 24TH AVE.**  
**SEC. 29, T12N, R14E**  
**CASS CO., NEBRASKA**

**JEO Consulting Group, Inc.**  
 402873-6766 P.O. BOX 160 NEBRASKA CITY, NEBRASKA 68410

DATE	8-29-01
SCALE	1"=200'
DRAWN	BJB
JOB NO.	13SU1
FIELD BOOK	CASS CO. #6
FIELD CREW	BB/MC
REVISIONS	
SHEET	1 of 1