" Beaver Cove Subdivision "

an ADMINISTRATIVE SUBDIVISION located in the SW1/4 of the SW1/4 of Section 7-T11N-R14E of the 6th P.M., Cass County, Nebraska

SURVEYOR'S CERTIFICATE

I hereby certify that I have accurately surveyed " BEAVER COVE SUBDIVISION ", located in the SW1/4 of the SW1/4 of Section 7-T11N-R14E of the 6th P.M., Cass County, Nebraska, more fully described as follows:

Beginning at the NE Corner of the SW1/4 of the SW1/4 of said Section 7; thence S 0°04'59" E, (assumed bearing), along the East line of said SW1/4 SW1/4, 639.98' to a point on the Northerly right of way of Rock Bluff Road; thence N 44°34'07" W, along said Northerly right of way, 297.88' to a point of curvature; thence following the arc of a 803.81' radius curve to the left, 307.36', (the long chord bears N 55°31'24" W, 305.49'), to the SE Corner of Lot 9-Warga Subdivision; thence N 0°00'00" E, along the East line of said Lot 9-Warga Subdivision, 261.93' to a point on the North line of the SW1/4 SW1/4; thence S 89°07'00" E, along said North line, 460.00' to the point of beginning. Contains a calculated area of **4.50 Acres**, more or less.

NEBRASKA REGISTERED LS-420 LAND SURVEYOR CHARLES P. JORDAN

Signed this 13th day of August ,2002.

Charles P. Jordan

CHARLES P. JORDAN LS 420

PLAT APPROVAL

KNOW ALL MEN BY THESE PRESENTS:

that I/we, SCOT SIMON TIFFANY SIMON Justin J Jensen Trinity C Jensen being the sole owner(s) of the tract of land described within the Surveyor's Certificate, do hereby approve of " BEAVER COVE SUBDIVISION ", being subdivided from my/our property, as shown on this plat. I/We do also grant 10' easements, along all lot lines for the placement, maintenance and repair of 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.

[signature] [signature]

[signature] Trinity C Jensen

ACKNOWLEDGEMENT OF NOTARY

STATE OF)
)ss
COUNTY OF Douglas)

On this 12 day of August ,2002, before me, a notary public, duly commissioned and qualified in and for said County, did appear SCOT SIMON, TIFFANY SIMON, JUSTIN JENSEN, TRINITY JENSEN who is/are personally known by me to be the identical person(s) whose name(s) appears on this plat, and he/she/they did acknowledge his/her/their execution of the foregoing plat approval to be his/her/their **voluntary** act and deed. Witness my hand and official seal the date last aforesaid.

GENERAL NOTARY - State of Nebraska SIOBHAN SIMON My Comm. Exp. March 13, 2006

Siobhan Simon

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.

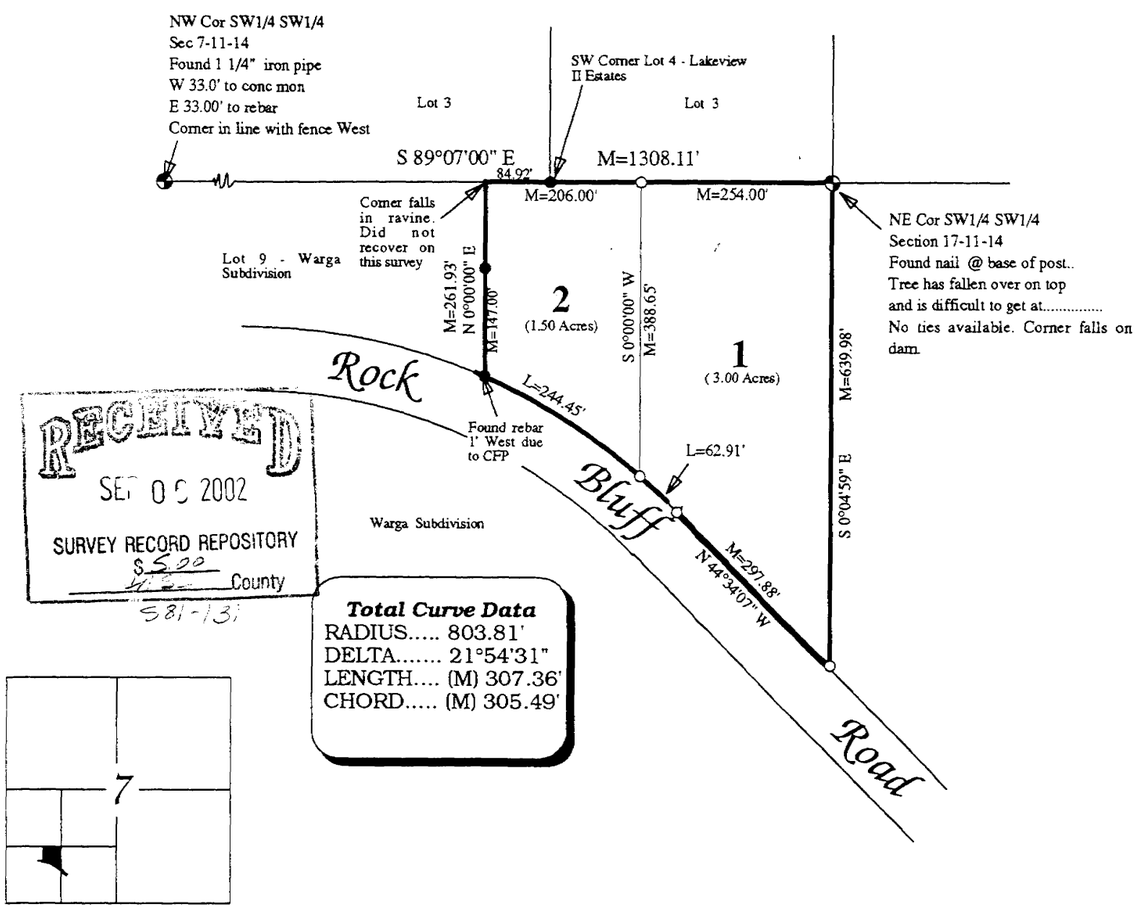
RICHARD WASSINGER, CO. TREASURER

COUNTY ZONING ADMINISTRATOR'S CERTIFICATE

I hereby certify that this subdivision of land meets the criteria of an "ADMINISTRATIVE SUBDIVISION", as specified in the Cass County Zoning Ordinance, updated in 1999, including all amendments thereto.

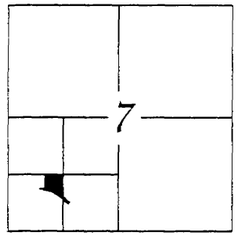
Signed this_____day of_____,2002.

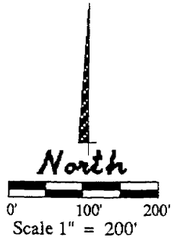
DON GARNETT CO. ZONING ADMIN.



RECEIVED SEP 0 6 2002 SURVEY RECORD REPOSITORY $5.00 County 581-131

Total Curve Data
RADIUS..... 803.81'
DELTA..... 21°54'31"
LENGTH.... (M) 307.36'
CHORD..... (M) 305.49'





Scale 1" = 200'
P=Plat distance
M=Measured dist.
R=Record dist.
C=Computed dist.
●= Found rebar
○= Set 5/8"x24" rebar
⊗= Found pt pipe
●= Found open pipe

MARKING THE FUTURE

Founded a while back

10

JORDAN SURVEYING COMPANY

LAND SURVEYORS

PLATTSMOUTH,NEBRASKA 68048 (402)296-3750

Drawn by: K Jordan MMII CPJ/5

Project No.

Field Book-page 38, 28

Disc 98

Simon/Jensen

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