LAND SURVEYOR'S CERTIFICATE
I hereby certify that I did prepare this plat, (based on the original plot), of "Replat of Lots 20 and 21-Block 17", an ADMINISTRATIVE SUBDIVISION, being all of Lot 20 and Lot 21, Block 17-Bucanneer Bay, a subdivision as surveyed, platted and recorded, located in Govt. Lot 5, of Section 32-T3N-R13E of the 6th P.M., Cass County, Nebraska, more fully described as follows:
BEGINNING at the SE Corner of said Lot 20; thence S 63°03'12" W, (assumed bearing), along the Southerly line of said Lot 20, a distance of 154.70 to the SW Corner of said Lot 20; thence N 03°57'00" E, along the Westerly line of said Lot 20, a distance of 200.83 to the NW Corner of said Lot 20 and the NW Corner of said Lot 21; thence N 62°17'22" E, along the Northerly line of said Lot 21, a distance of 198.46 to the NE Corner of said Lot 21; thence S 02°00'20" W, along the Easterly line of said Lot 21, a distance of 150.00' to the SE Corner of said Lot 21 and the curved right of way line of Ewel Court; thence following the arc of a 50.00' radius curve, (non-tangent), to the left, a distance of 103.87, (the long chord bears S 32°32'16" W, a distance of 86.15'), to the POINT OF BEGINNING. Said described tract contains 32,275.85 square feet, more or less.
Signed this ______ day of ________, A.D. 2017.

CHARLES P. JORDAN
LS-420

PLAT APPROVAL
KNOW ALL MEN BY THESE PRESENTS

that I/we, Kevin L. Hellbusch and Deanna C. Hellbusch, (husband & wife),
being the sole owner(s) of the tract of land described within the Surveyor's Certificate, do hereby approve of "Replat of Lots 20 and 21-Block 17", being replatted from my/our property, as shown on this plat. I/we do further certify that the houses are more than three (3) years old and are habitable dwellings. I/we do grant 10 wide easements along all lot lines for any and all public utilities, as shown on this plat. This subdivision is also subject to any and all easements, covenants and restrictions of record, as of the last date shown hereon.

Kevin L. Hellbusch
Deanna C. Hellbusch

ACKNOWLEDGEMENT OF NOTARY
STATE OF: 

COUNTY OF: 

On this ______ day of ______, A.D. 2017, before me, a notary public, duly commissioned and qualified in and for said County, personally appeared Kevin L. Hellbusch and Deanna C. Hellbusch, (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(is), 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

SANITARY AND IMPROVEMENT DISTRICT #5 BOARD APPROVAL
This plat of "Replat of Lots 20 and 21-Block 17" is hereby approved by the Sanitary and Improvement District #5, this ______ day of ________, A.D. 2017.

Chairman Sanitary and Improvement District #5

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. 2017.

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 ________, A.D. 2017.

Michael J. Jensen, Co-Zoning Administrator