

2017-00663

STATE OF NEBRASKA, County of Saline

Entered in numerical index and filed for record 4 day of

April 2017 at 10:01 o'clock A. M. and

recorded in Book 77 of MISC Page 732-751

Mitchell L. Walden
County Clerk

Locate

LEGAL DESCRIPTION

The foregoing Subdivision of a part of the North Half of the Northeast Quarter of Section 25, T5N, R4E of the 6th P.M., Saline County, Nebraska, being more particularly described by metes and bounds as follows:

For the purpose of this legal description, the basis of bearings is the West line of the North Half of the Northeast Quarter of said Section 25, having an assumed reference bearing of S 02°03'00" E.

Beginning at the North Quarter Corner of said Section 25; thence southerly S 02°03'00" E, on the West line of the North Half of the Northeast Quarter of said Section 25, 1313.00 feet, to the West Sixteenth Corner of the Northeast Quarter of said Section 25; thence easterly N 87°36'52" E, on the South line of the North Half of the Northeast Quarter of said Section 25, 964.16 feet, to a point of intersection on the Northwest line of the Union Pacific Railroad Right of Way; thence Northeasterly N 29°32'23" E, on said Northwest Railroad Right of Way line, 382.34 feet; thence westerly S 87°36'52" W, 1149.44 feet; thence northerly N 02°03'00" W, 988.52 feet, to a point of intersection on the North line of the North half of the Northeast Quarter of said Section 25; thence westerly S 87°30'01" W, on the North line of the North half of the Northeast Quarter of said Section 25, 15.00 feet, to the North Quarter Corner of said Section 25, said Corner also being the True Point of Beginning.

Containing a calculated area of 8.269 acres more or less, of which 0.011 acres more or less are reserved for County Right of Way purposes. Subject to all Easements, Restrictions and Reservations of record.

OWNERS CERTIFICATION

I the undersigned, Max L. Walden, President, owner of the real estate shown and described herein, do hereby certify that have laid out, platted and subdivided, and do hereby out plat and subdivide, said real estate in accordance with the plat.

All streets and alleys shown are to be private streets owned and maintained by the owners of the property with the subdivision and such streets shall allow, by public use easement, vehicular access and utility access to lots within the subdivision unless specifically noted hereon that such streets and alleys are to be dedicated to the public and hereby dedicated to the public, subject to acceptance of dedications by the Board of Commissioners Any other public lands shown hereon and not heretofore dedicated are hereby reserved for public use, subject to acceptance of said dedication by the Board of Commissioners.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows:

There are strips of land shown on this plat and marked easement, reserved for the use of public utilities or other entity so indicated and such easements are subject to the paramount right of the utility or other entity so indicated to install, repair, replace and maintain its installations.

Witness my hand on this 16 day of March, 2017

Max L. Walden
Name Title

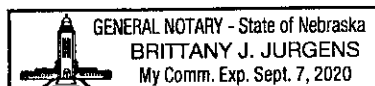
ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
COUNTY OF SALINE } S.S.

Before me, the undersigned notary public, in and for the County and State, personally appeared Max L. Walden each separately and severally acknowledged the execution of the foregoing instrument as his voluntary act and for the purpose therein expressed.

Witness my hand and notarial seal this 16 day of March, 2017.

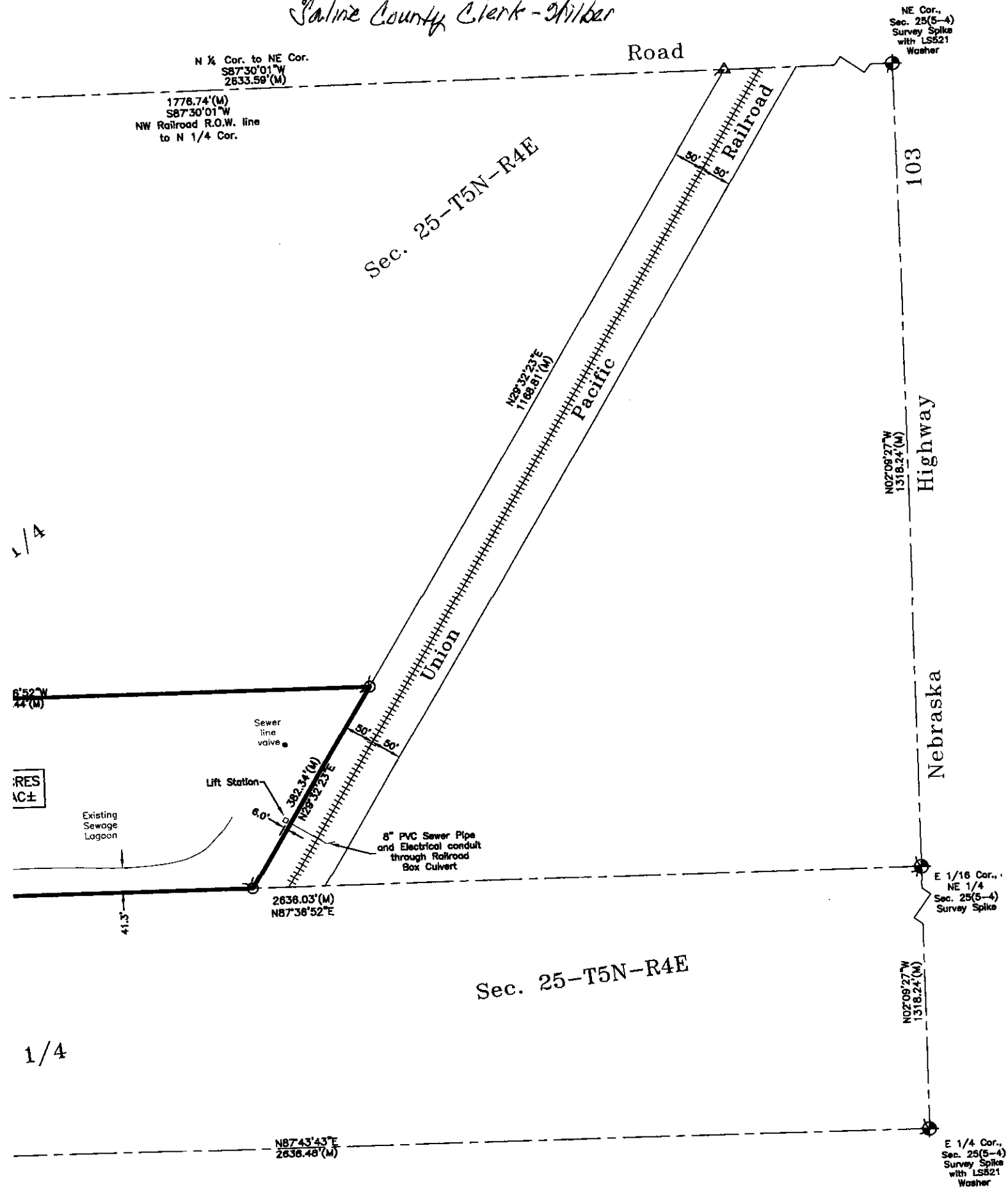
Brittany J. Jurgens
Notary Public



No.	Gen.	Num.	Paged	
3	✓	✓	✓	
JK				Register of Deeds

ON
5, T5N, R4E

From: Robert M. Schafer, Atty
607 Elk Street
Beatrice, NE 68310
Fee \$40.00 paid (check)
Retain in the Office of
Saline County Clerk - Milbar



Witness my hand on this 16 day of MARCH, 2017

Max L. Waldo F
Name Title

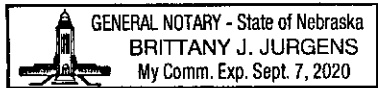
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Brittany Jurgens
Notary Public



SALINE COUNTY BOARD APPROVAL

This Subdivision has been submitted to and approved by the Saline County board of Commissioners.

Dated this 4th day of April, 2017.

Marvin A. Kohout
Chairperson-Saline County Board

SALINE COUNTY PLANNING COMMISSION APPROVAL

This Subdivision has been submitted to and approved by the Saline County Planning Commission.

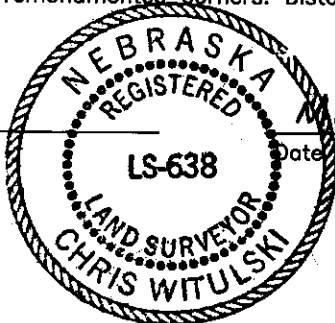
Dated this 21 day of March, 2017.

Doug Gorch
Chairperson-Saline County Planning Commission

SURVEYOR'S CERTIFICATE

I, Chris Witulski, a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, on the date shown above. Permanent monument corners as described in the survey drawing were placed at all missing or re-monumented corners. Distances shown are measured in feet and decimals of a foot.

Chris W. Witulski March 2nd, 2017
Chris Witulski, Nebraska L.S. 638 Date



S 1/2 NE 1/4

W 1/16 Cor.,
NE 1/4
LS838 Capped
Rebar

42.6'

1313.00'(M)
S02°03'00"E

W 1/4 Cor.,
Sec. 25(5-4)
Alum. Cap

N87°43'43"E
2841.11'(M)

Ctr. 1/4 Cor.,
Sec. 25(5-4)
(Calc. Point)

S02°03'00"E
2833.32'(M)

S 1/4 Cor.,
Sec. 25(5-4)
Alum. Cap

W/1/16 and
act and deed

All Bearings are Assumed

Legend

- ⊕ = Section, Quarter, or Sixteenth Cor. Fnd.
- = Cor. Fnd.
- = Cor. Set
- = Cor. Set
- = Cor. Set
- ⊗ = Cor. Set
- ⊗ = Cor. Set
- ⊗ = Cor. Set
- ⊗ = Cor. Set
- ⊗ = Cor. Set
- (M) = Meas. Dist.
- (P) = Plat Dist.
- (D) = Deed Dist.
- (R) = Record Dist.
- (Δ) = Temp Point

NE Cor.,
Found Survey Spike with LS521 of asphalt.

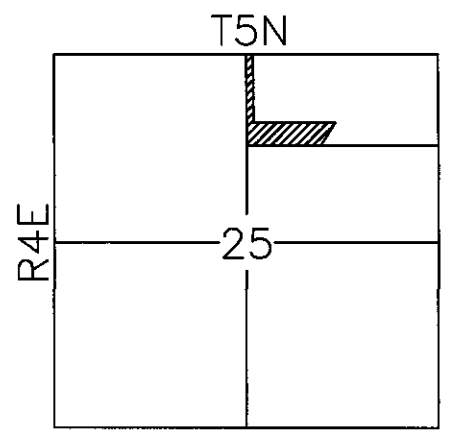
62.00'-ENE to top center of st
63.95'-ESE to top center of st
72.61'-SW to spike in top of C
71.76'-NE to nail and shiner N
-On CL Highway 103

E 1/4 Cor.,
Found Survey Spike with LS521 of asphalt.

75.37'-NE to Mag nail and shir
78.92'-E to nail and shiner N
62.13'-W to nail and shiner N
-On CL Highway 103
-In line with fence line E

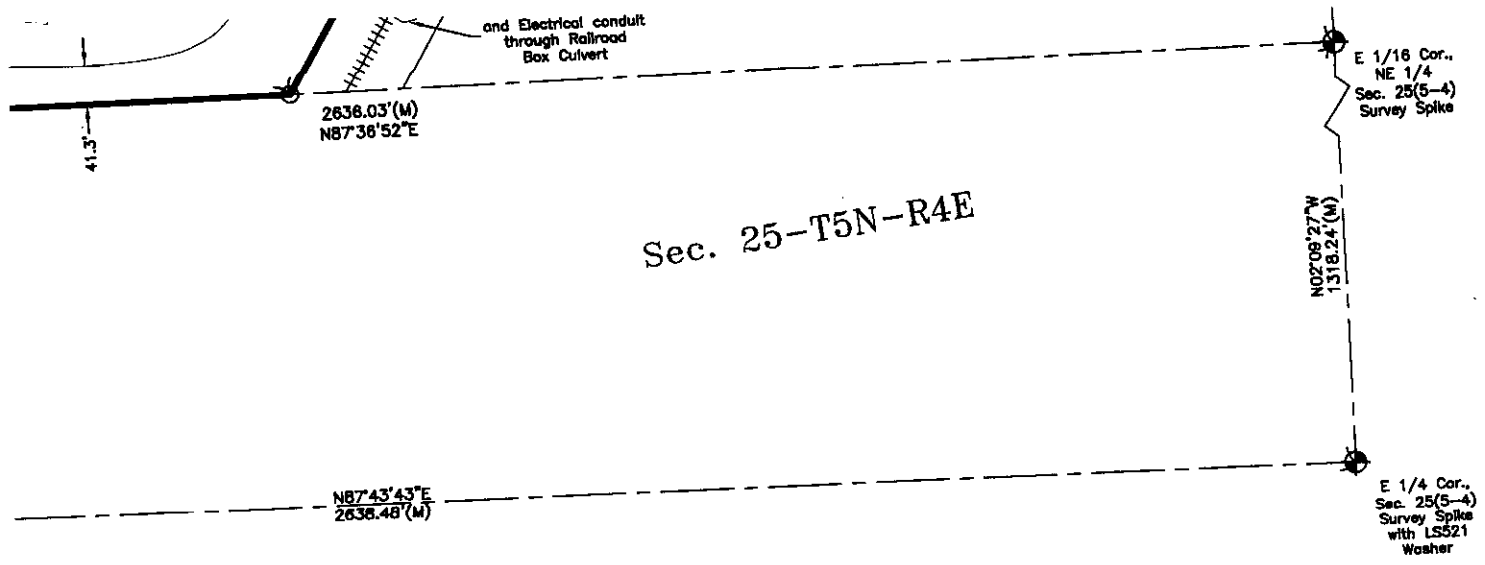
E 1/16 Cor., NE 1/4
Found Survey Spike at surface

60.29'-W to Mag nail and shine
64.26'-ENE to Mag nail and sh
60.66'-ESE to Mag nail and shi
0.5'-W to CL Highway 103
1'-N to CL driveway E



Situation Sketch

above
ey
nals of a



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Section Corner Description
Section 25, T5N, R4E, of the 6TH P.M.

<p>521 washer at surface</p> <hr/> <p>if steel gate post if steel gate post of CFP er NW side PP</p> <hr/> <p>521 washer at surface</p> <hr/> <p>shiner NW side PP - N side PP r N side PP</p> <p>ne E</p> <hr/> <p>age of asphalt.</p> <p>shiner S side PP d shiner S side PP d shiner S side PP 33</p>	<p><u>S 1/4 Cor.,</u> Found 5/8" Rebar. County Surveyor will add Aluminum Cap at later a date.</p> <p>38.25'-SE to Mag nail W side E gate post 35.23'-SSW to Mag nail E side W gate post 69.61'-WNW to Mag nail top NE end CMP 2'-S to CL E-W road 8'-E to CL field drive S</p> <p><u>W 1/4 Cor.,</u> Found Saline County Aluminum Cap.</p> <p>42.00'-WSW to Mag nail and shiner N side PP 32.03'-SE to Mag nail and shiner top S end CMP 32.52'-ENE to mag nail and shiner N side lone post -On CL N-S road</p>	<p><u>N 1/4 Cor.,</u> Found Saline County Aluminum Cap.</p> <p>33.00'-N to Mag nail and shiner W side PP 33.65'-S to chiseled "X" W side steel pipe end fence post at height of bottom brace 33.00'-S to 5/8"X24" Rebar with "LS 638" Cap (Property Corner) 36.14'-SSE to 5/8"X24" Rebar with "LS 638" Cap (Property Corner) 2'-S to CL E-W road -In line with PP line S</p> <p><u>W 1/16 Cor., NE 1/4</u> Set 5/8"X24" Rebar with "LS 638" Cap.</p> <p>2.82'-SSW to Mag nail and shiner E side S brace post 18.65'-ESE to Mag nail and shiner SW side E gate post</p>
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