

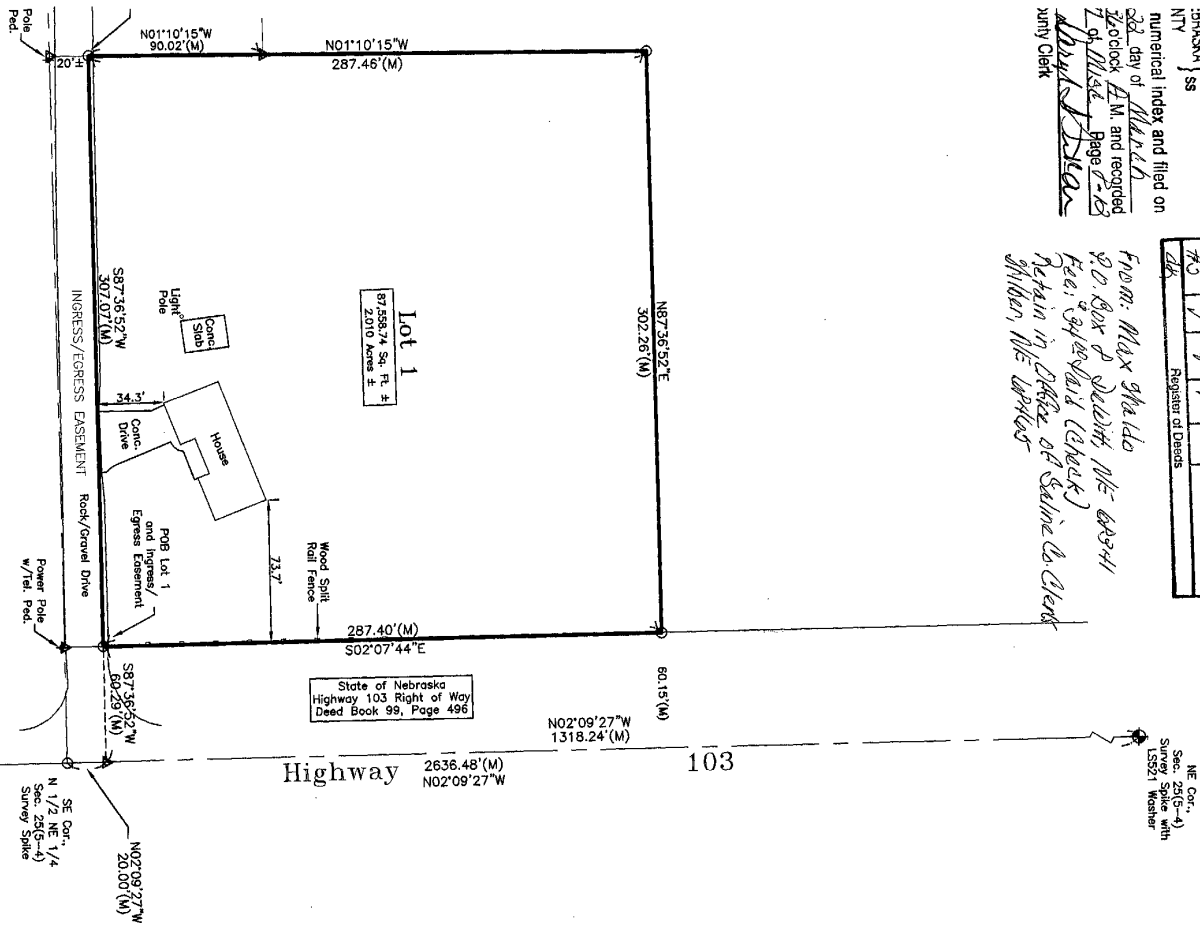
T5N, R4E

00431
 BRASKA } ss
 NTY }
 numerical index and filed on
 22 day of March
 2006 at 4 P.M. and recorded
 7 of West Page 2-18
Abbas Khan
 Jumpy Clerk

No.	Gen.	Num.	Pages
75		1	1

Register of Deeds

From Max Ghalib
 P.O. Box 9, Lincoln, NE 68504
 For: Sylvain (check)
 Retain in Office of Saline Co Clerk
 Ghalib, the papers



NE Cor.,
 Sec. 26(5-4)
 Survey Splice with
 LSS21 Washer

SE Cor.,
 N 1/2 NE 1/4
 Sec. 26(5-4)
 Survey Splice
 with LSS21 Washer

E 1/4 Cor.,
 Sec. 26(5-4)
 Survey Splice with
 LSS21 Washer

WALDO SUBDIVISION

ated in the N 1/2 of the NE 1/4 of Section 25, T5N
Saline County, Nebraska

2016-00431
STATE OF NEBRASKA }
SALINE COUNTY }
Entered in numerical
record, the 22 day of
2016 at 1:37 o'clock
in Book 17 of 111

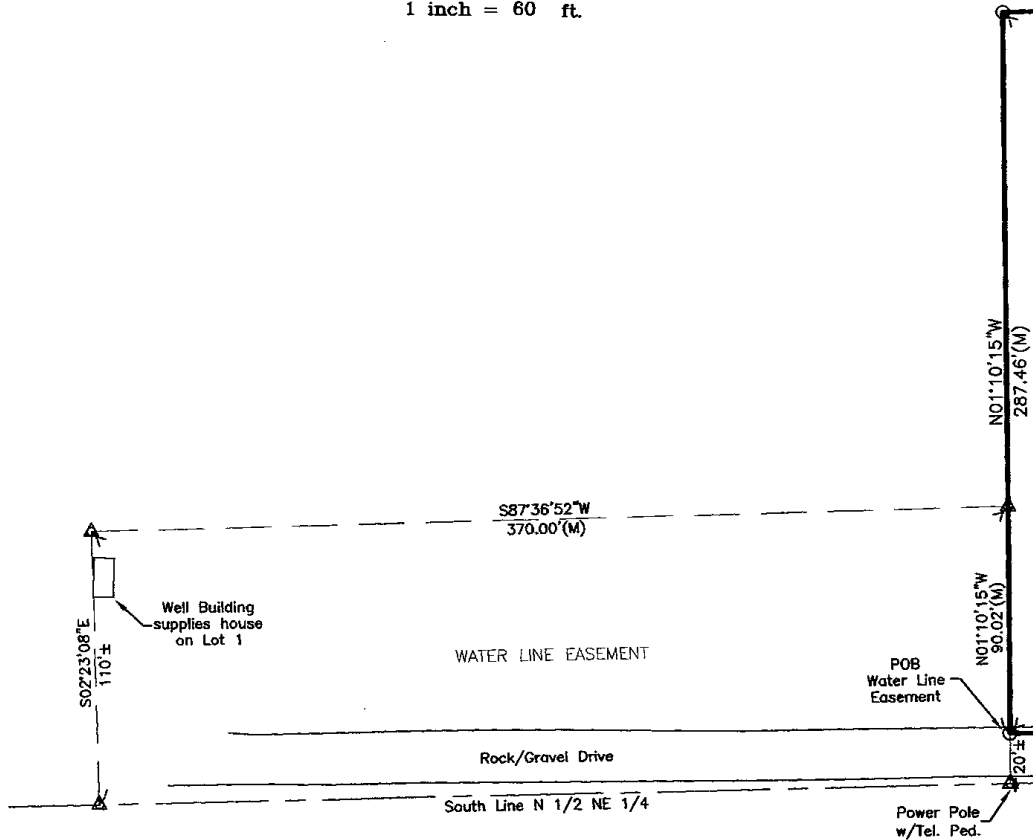
County Clerk



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



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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 East line of the North Half of the Northeast Quarter of said Section 25, having an assumed reference bearing of N 02°09'27" W.

Referring to the East Sixteenth Corner of the Northeast Quarter of said Section 25; thence northerly N 02°09'27" W, on the East line of the North Half of the Northeast Quarter of said Section 25, 20.00 feet; thence westerly S 87°36'52" W, 60.29 feet, to a point of intersection on the West line of the State of Nebraska Highway Right of Way as recorded in the Saline County Register of Deeds, Deed Book 99, Page 496, said point also being the Point of Beginning; thence continuing westerly S 87°36'52" W, 307.07 feet; thence northerly N 01°10'15" W, 287.46 feet; thence easterly N 87°36'52" E, 302.26 feet, to a point of intersection on said West Highway Right of Way line; thence southerly S 02°07'44" E, on said West Highway Right of Way line, 287.40 feet, to the True Point of Beginning.

Containing a calculated area of 2.010 acres more or less. Subject to all Easements, Restrictions and Reservations of record.

OWNERS CERTIFICATION

I the undersigned, Max Waldo Inc. Max L. Waldo - Pres owner of the real estate shown and described herein, do hereby certify that have laid out, platted and subdivided, and do hereby lay 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 within 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 22 day of March, 2016.

Max L. Waldo Pres. Max Waldo Inc.
Name Title

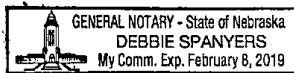
ACKNOWLEDGMENT OF NOTARY

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. Waldo and each separately and severally acknowledged the execution of the foregoing instrument as his voluntary act and deed for the purpose therein expressed.

Witness my hand and notarial seal this 22 day of March, 2016.

Debbie Spanyers
Notary Public



SALINE COUNTY BOARD APPROVAL

SALINE COUNTY BOARD APPROVAL

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

Dated this 26 day of JANUARY, 2016.

Marilyn A. Koback
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 19th day of January, 2016.

Douglas York V.P.
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 remonumented corners. Distances shown are measured in feet and decimals of a foot.

Chris W. Witulski 13-2016
Chris Witulski, Nebraska L.S. 638



LEGAL DESCRIPTION-INGRESS/EGRESS

An Ingress/Egress Easement for the benefit of Lot 1, Waldo Subdivisi North Half of the Northeast Quarter of Section 25, T5N, R4E, of the and being more particularly described by metes and bounds as follow

For the purpose of this legal description, the basis of bearings is the Northeast Quarter of said Section 25, having an assumed reference t

Referring to the East Sixteenth Corner of the Northeast Quarter . 02'09'27" W, on the East line of the North Half of the Northeast thence westerly S 87°36'52" W, 60.29 feet, to a point of interse Nebraska Highway Right of Way as recorded in the Saline County 496, said point also being the Southeast Corner of said Lot 1, ; Beginning; thence continuing westerly S 87°36'52" W, on the Sou the Southwest Corner of said Lot 1; thence southerly S 01°10'15 West line of said Lot 1, 20 feet more or less, to a point of int Half of the Northeast Quarter of said Section 25; thence easterly the Northeast Quarter of said Section 25 to a point of intersect East line of said Lot 1, said point also being a point of intersec Way line; thence northerly on said West Highway Right of Way lin said Corner also being the True Point of Beginning.

Subject to all Easements, Restrictions and Reservations of record

WATER LINE EASEMENT

A Water Line Easement for the benefit of Lot 1, Waldo Subdivision, l North Half of the Northeast Quarter of Section 25, T5N, R4E, of the and being more particularly described by metes and bounds as follow

For the purpose of this legal description, the basis of bearings is the Northeast Quarter of said Section 25, having an assumed reference t

Referring to the East Sixteenth Corner of the Northeast Quarter . 02'09'27" W, on the East line of the North Half of the Northeast thence westerly S 87°36'52" W, 60.29 feet, to a point of interse Nebraska Highway Right of Way as recorded in the Saline County 496, said point also being the Southeast Corner of said Lot 1; l on the South line of said Lot 1, 307.07 feet, to the Southwest being the Point of Beginning; thence northerly N 01°10'15" W, on feet; thence westerly S 87°36'52" W, 370.00 feet; thence souther to a point of intersection on the South line of the North Half of 25; thence easterly on the South line of the North Half of the t a point of intersection with the southerly extension of the West l the southerly extension of the West line of said Lot 1 to the So Corner also being the True Point of Beginning.

Subject to all Easements, Restrictions and Reservations of record

Sec. 25(5-4)
Survey Spike with
LS521 Washer

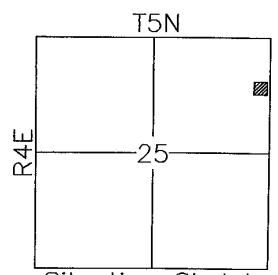
GAL DESCRIPTION-INGRESS/EGRESS EASEMENT

Ingress/Egress Easement for the benefit of Lot 1, Waldo Subdivision, located on 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:

The purpose of this legal description, the basis of bearings is the East line of the North Half of the Northeast Quarter of said Section 25, having an assumed reference bearing of N 02°09'27" W.

Beginning to the East Sixteenth Corner of the Northeast Quarter of said Section 25; thence northerly N 9°27' W, on the East line of the North Half of the Northeast Quarter of said Section 25, 20.00 feet; thence westerly S 87°36'52" W, 60.29 feet, to a point of intersection on the West line of the State of Nebraska Highway Right of Way as recorded in the Saline County Register of Deeds, Deed Book 99, Page 100, said point also being the Southeast Corner of said Lot 1, said point also being the Point of Beginning; thence continuing westerly S 87°36'52" W, on the South line of said Lot 1, 307.07 feet, to the Southwest Corner of said Lot 1; thence southerly S 01°10'15" E, on the southerly extension of the West line of said Lot 1, 20 feet more or less, to a point of intersection on the South line of the North Half of the Northeast Quarter of said Section 25; thence easterly on the South line of the North Half of the Northeast Quarter of said Section 25 to a point of intersection with the southerly extension of the West line of said Lot 1, said point also being a point of intersection on the said West Highway Right of Way line; thence northerly on said West Highway Right of Way line to the Southeast Corner of said Lot 1, said corner also being the True Point of Beginning.

Subject to all Easements, Restrictions and Reservations of record.



Situation Sketch

INTER LINE EASEMENT

Inter Line Easement for the benefit of Lot 1, Waldo Subdivision, located on 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:

The purpose of this legal description, the basis of bearings is the East line of the North Half of the Northeast Quarter of said Section 25, having an assumed reference bearing of N 02°09'27" W.

Beginning to the East Sixteenth Corner of the Northeast Quarter of said Section 25; thence northerly N 9°27' W, on the East line of the North Half of the Northeast Quarter of said Section 25, 20.00 feet; thence westerly S 87°36'52" W, 60.29 feet, to a point of intersection on the West line of the State of Nebraska Highway Right of Way as recorded in the Saline County Register of Deeds, Deed Book 99, Page 100, said point also being the Southeast Corner of said Lot 1; thence continuing westerly S 87°36'52" W, on the South line of said Lot 1, 307.07 feet, to the Southwest Corner of said Lot 1, said corner also being the Point of Beginning; thence northerly N 01°10'15" W, on the West line of said Lot 1, 90.02 feet; thence westerly S 87°36'52" W, 370.00 feet; thence southerly S 02°23'08" E, 110 feet more or less, to a point of intersection on the South line of the North Half of the Northeast Quarter of said Section 25; thence easterly on the South line of the North Half of the Northeast Quarter of said Section 25 to a point of intersection with the southerly extension of the West line of said Lot 1; thence northerly on the southerly extension of the West line of said Lot 1 to the Southwest Corner of said Lot 1, said corner also being the True Point of Beginning.

Subject to all Easements, Restrictions and Reservations of record.

All Bearings are Assumed

- Legend**
- ⊕ = Section, Quarter, or Sixteenth Cor. Fnd.
 - = Cor. Fnd.
 - = Cor. Set
 - ⊗ = 5/8" Rebar w/LS638 Cap
 - ⊙ = Cor. Set PK Nail w/LS638 washer
 - (M) = Meas. Dist.
 - (P) = Plat Dist.
 - (D) = Deed Dist.
 - (R) = Record Dist.
 - (Δ) = Temp Point

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

- NE Cor.
Found Survey Spike with LS521 washer at surface of asphalt.
- 62.00'-ENE to top center of steel gate post
63.95'-ESE to top center of steel gate post
72.61'-SW to spike in top of CFP
71.76'-NE to nail and shiner NW side PP
-On CL Highway 103
- E 1/4 Cor.
Found Survey Spike with LS521 washer at surface of asphalt.
- 75.37'-NE to Mag nail and shiner NW side PP
78.92'-E to nail and shiner N side PP
62.13'-W to nail and shiner N side PP
-On CL Highway 103
-In line with fence line E
- E 1/16 Cor., NE 1/4
Set Survey Spike at surface of asphalt.