

PART OF THE NW 1/4 EAST OF THE 6th P.M., BEGINNING AT THE NORTH POINT ALSO BEING THE ALONG THE NORTH LINE TAX LOT 9; THENCE S TAX LOT; THENCE N E LINE OF SAID NE 1/4 NE 1/4 OF THE NW 1/4 NE 1/4 OF SAID OF 473.58 FEET; THENCE A DISTANCE OF 859.56 ALONG SAID NORTH LINE 20.53 ACRES, MORE OR

# G Y L D E N      B A K K E      E S T A T E S

## AND TEMPORARY CUL-DE-SAC EASEMENT

A SUBDIVISION OF TAX LOT 9 AND PART OF THE NW 1/4 NE 1/4 ALL IN SECTION 25, TOWNSHIP 17 NORTH, RANGE 11 EAST OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA.



0 50 100  
SCALE IN FEET

- △ Subdivisional Corner Found (See Ties)
- Set V2" x 20" Rebar
- SET BACK LINES ---  
Front 35'  
Rear 25'  
Side 7'
- Found 5/8" Open-top Pipe
- Found 1/2" Rebar

SURVEYOR'S

I, J. ACCURATELY DESCRIBED DIVISION. THE LAWS

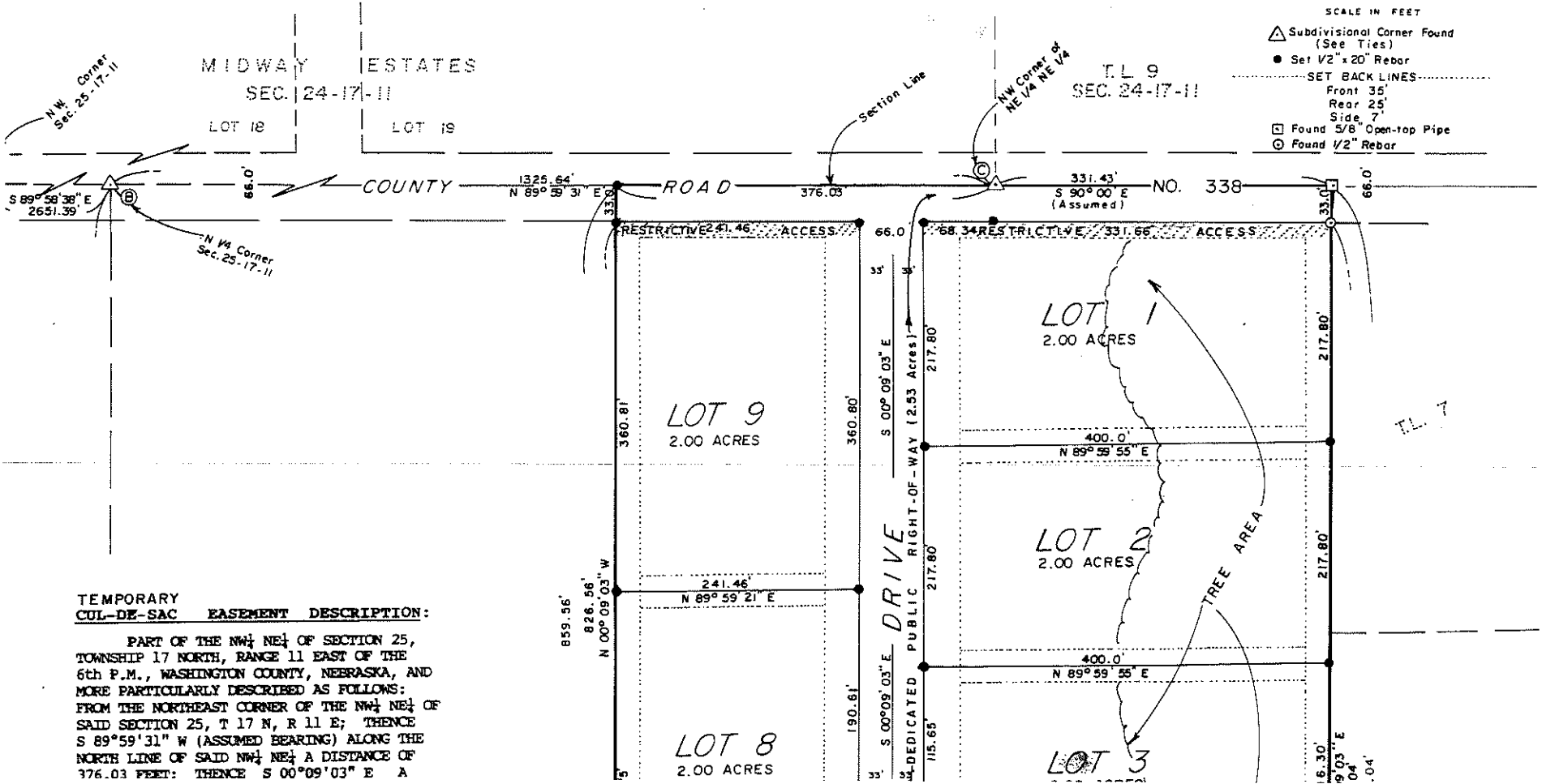


DEDICATION:

KNX PROPRIETOR SAME TO AND SAID THAT SA USE THE IN WITH TO BE SI

ACKNOW:

S: WI

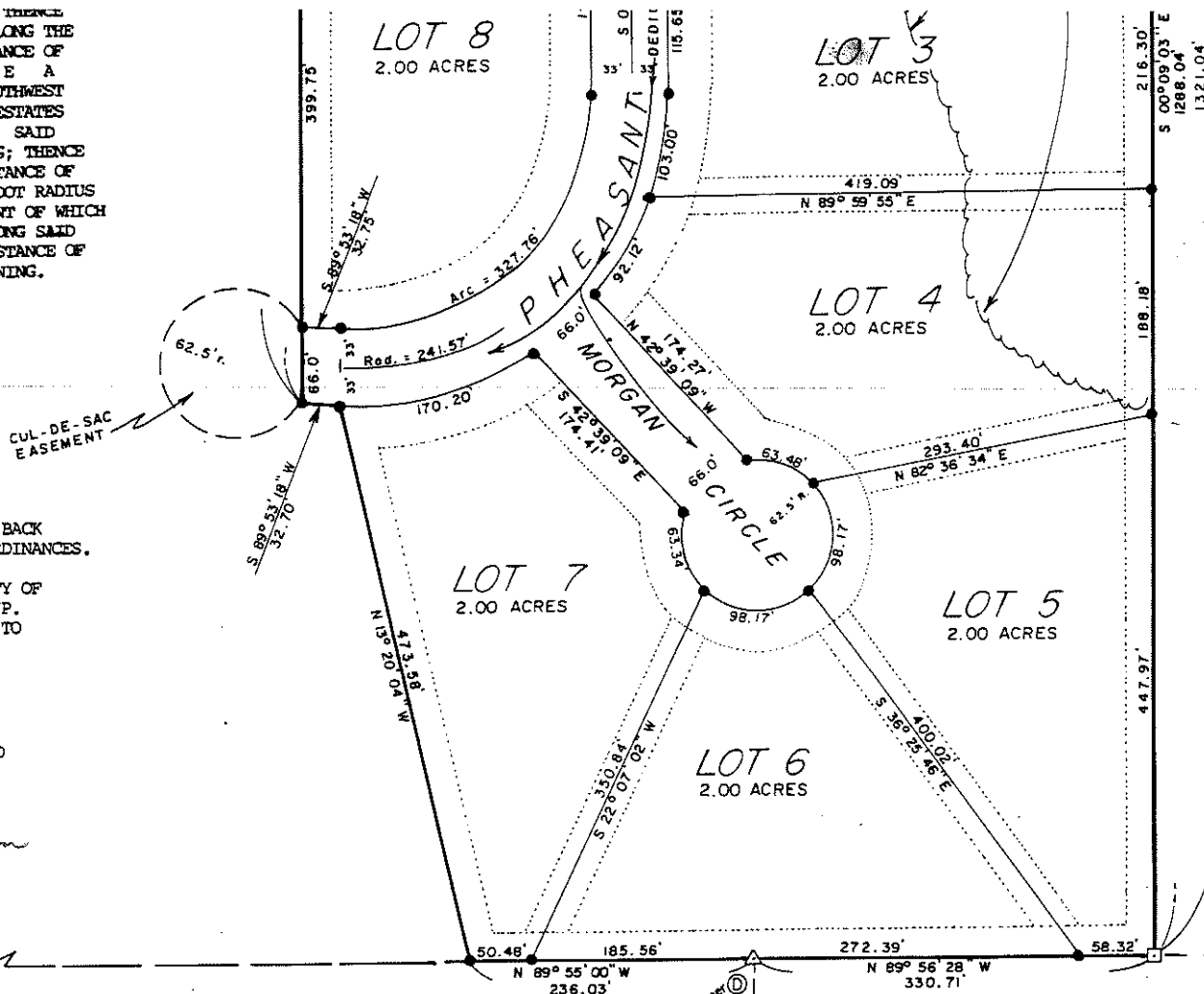


TEMPORARY CUL-DE-SAC EASEMENT DESCRIPTION:

PART OF THE NW 1/4 NE 1/4 OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 11 EAST OF THE 6th P.M., WASHINGTON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE NW 1/4 NE 1/4 OF SAID SECTION 25, T 17 N, R 11 E; THENCE S 89°59'31" W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NW 1/4 NE 1/4 A DISTANCE OF 376.03 FEET; THENCE S 00°09'03" E A

1315.86 (comp.)

SAID SECTION 25, T 17 N, R 11 E; THENCE S 89°59'31" W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NW 1/4 NE 1/4 A DISTANCE OF 376.03 FEET; THENCE S 00°09'03" E A DISTANCE OF 793.56 FEET TO THE SOUTHWEST CORNER OF LOT 8 IN GILDEN BAKKE ESTATES A SUBDIVISION IN SAID SECTION 25, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING S 00°09'03" E A DISTANCE OF 66.00 FEET TO A POINT ON A 62.5 FOOT RADIUS CURVE TO THE RIGHT, INITIAL TANGENT OF WHICH BEARS S 31°43'11" W; THENCE ALONG SAID 62.5 FOOT RADIUS CURVE AN ARC DISTANCE OF 323.17 FEET TO THE POINT OF BEGINNING.



OFFICE OF THE REGISTER OF DEEDS  
 COUNTY OF WASHINGTON, D.C.  
 THIS INSTRUMENT WAS FILED FOR RECORD  
 AT 10:51 AM OF 8 JULY 2011  
 AT 4:50 O'CLOCK P.M. AND RECORDED IN BOOK  
 510-515  
 COUNTY CLERK  
*Barney Thomas*

**NOTES:**

1. NEW CONSTRUCTION SHALL MEET SET BACK REQUIREMENTS AS OF THE ZONING ORDINANCES.
2. THIS PROPERTY IS IN THE PROXIMITY OF EAGLE FIELD, A PRIVATE AIRSTRIP. THERE MAY BE HAZARDS PERTAINING TO AIRPORT OPERATIONS.

**OWNER'S APPROVAL:**

I HAVE REVIEWED THE ADDITIONS TO THIS PLAT AND THEY MEET WITH MY FULL APPROVAL.

*Bernard Gale Oleson*  
 BERNARD GALE OLESON

Date: 6/6/11

*2015*  
*Plat*  
*Warren*

1315.86 (comp.)

SW 1/4 Corner  
 Sec. 25-17-11

SW 1/4 NE 1/4

SE 1/4 NE 1/4

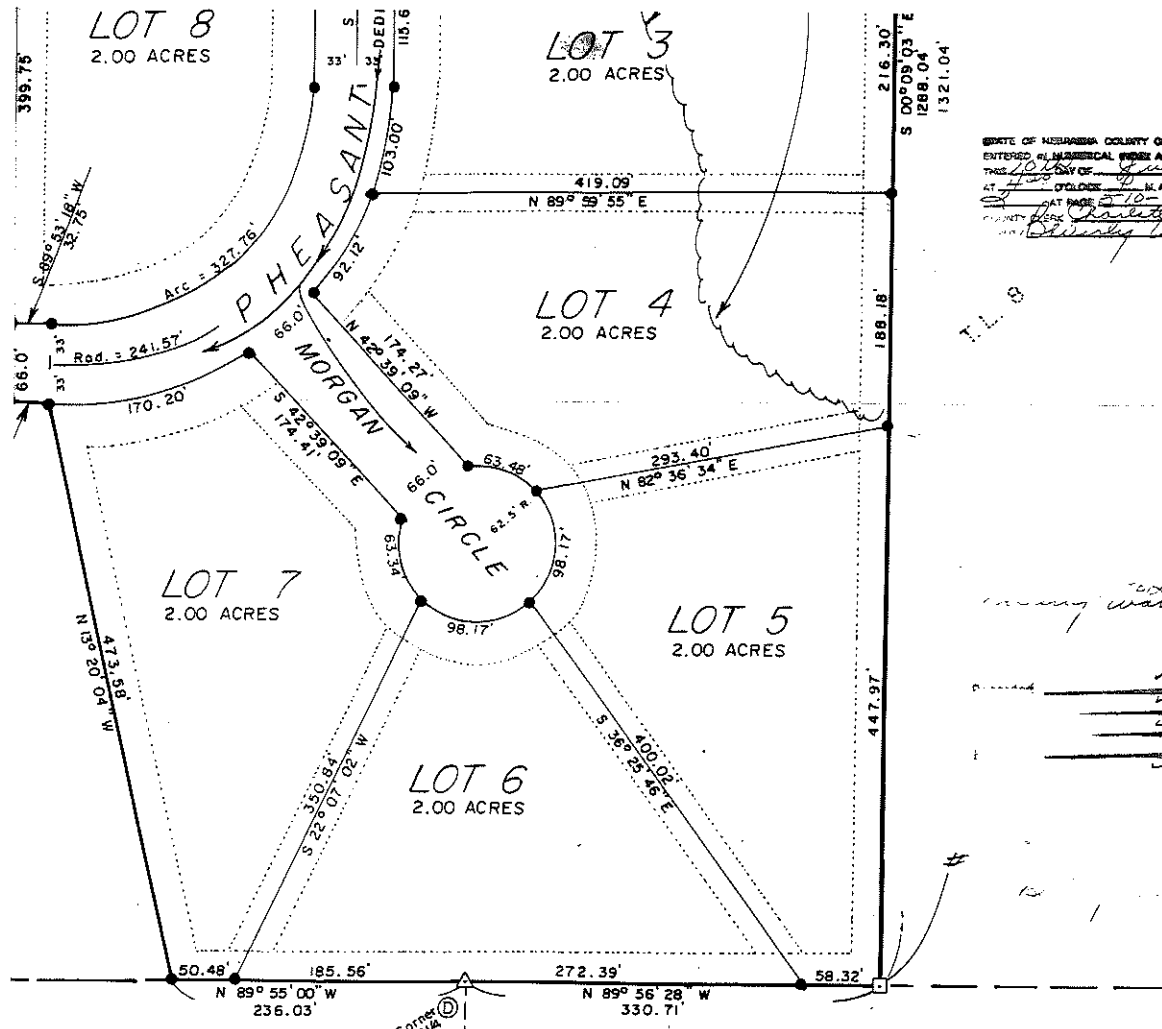
**TIES TO SUBDIVISIONAL CORNERS:**

- Ⓐ FOUND 3/4" DRIFT PIN BURIED 0.3' DEEP IN CENTERLINE OF NORTH-SOUTH CO. ROAD
- 44.38' SE to Duplex Nail in corner fence post
- 49.28' SW to 5/8" Iron Witness
- 48.43' NW to punch mark in SE corner of Transformer Box
- 4' South to centerline of east-west county road.

- Ⓑ FOUND 3/4" DRIFT PIN BURIED 0.1 FEET DEEP
- 1' North to centerline of east-west county road
- 44.85' NNE to Duplex Nail in top of brace post
- 38.90' NE to Duplex Nail in top of fence post
- 45.20' SW to 'x' Nails in gate post
- 46' West to centerline of drive from north
- Ⓒ FOUND 1" IRON BURIED 0.5' DEEP IN CENTERLINE OF EAST-WEST COUNTY ROAD
- 4' East to southerly projection of fence line from north
- 35.33' North to 'x' Nails in corner fence post
- 47.31' NE to 'x' Nails in fence post
- 37.43' SE to 'x' Nails in fence post

- Ⓓ FOUND 5/8" IRON IN EAST-WEST FENCELINE
- 4.15' East to 'x' Nails in fence post
- 6.55' West to 'x' Nails in fence post
- Ⓔ FOUND GRANITE WITH IRON PIPE 0.15' EAST BURIED 0.5' DEEP
- 3' West to centerline of north-south county road
- 32.80' East to Duplex Nails in north gate post
- 38.62' SE to Duplex Nails in south gate post
- 33.47' West to 'x' Nails in corner post

5104 5150



DRIFT PIN BURIED 0.1 FEET DEEP  
North to centerline of  
east-west county road  
NINE to Duplex Nail in top of  
brace post  
NE to Duplex Nail in top of  
fence post  
SW to 'x' Nails in gate post  
West to centerline of drive  
from north

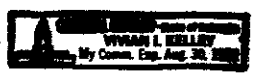
IRON BURIED 0.5' DEEP IN  
OF EAST-WEST COUNTY ROAD  
East to southerly projection of  
fenceline from north  
North to 'x' Nails in corner  
fence post  
E to 'x' Nails in fence post  
E to 'x' Nails in fence post

5104 5156

- Ⓐ FOUND 5/8" IRON IN EAST-WEST FENCELINE  
4.15' East to 'x' Nails in  
fence post  
6.55' West to 'x' Nails in  
fence post
- Ⓑ FOUND GRANITE WITH IRON PIPE 0.15' EAST  
BURIED 0.5' DEEP  
3' West to centerline of  
north-south county road  
32.80' East to Duplex Nails in  
north gate post  
38.62' SE to Duplex Nails in  
south gate post  
33.47' West to 'x' Nails in  
corner post

STATE OF NEBRASKA COUNTY OF WASHINGTON BE  
ENTERED IN HISTORICAL RECORDS AND FILED FOR RECORDS  
THIS 10th DAY OF July A.D. 1991  
AT \_\_\_\_\_ CITY OF \_\_\_\_\_ M. AND R. PROCEEDING IN BOOK  
\_\_\_\_\_ AT PAGE 210-515  
Surveyor  
Charlotte Peterson  
Blair, Nebraska

AS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME  
IS AFFIXED TO THE FOREGOING INSTRUMENT; AND HE ACKNOWLEDGES THE  
SIGNING OF SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.  
WITNESS MY HAND AND OFFICIAL SEAL AT BLAIR, NEBRASKA, IN SAID  
COUNTY, THE DATE LAST AFORESAID.



*Wm. I. Kelley*  
NOTARY PUBLIC

My Commission Expires the 30<sup>th</sup> day of August, 1992.

**COUNTY TREASURER'S CERTIFICATION:**

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL  
TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED  
IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS  
PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: July 10, 1991

*Karl E. Evers*  
WASHINGTON COUNTY TREASURER

**WASHINGTON COUNTY PLANNING COMMISSION APPROVAL:**

THIS PLAT OF "GYLDEN BAKKE ESTATES" WAS APPROVED BY THE  
WASHINGTON COUNTY PLANNING COMMISSION ON THIS 6<sup>th</sup> DAY  
OF June (6) A.D., 1991.

*Frank G. ...*  
CHAIRMAN

**WASHINGTON COUNTY BOARD OF SUPERVISORS ACCEPTANCE:**

THIS PLAT OF "GYLDEN BAKKE ESTATES" WAS APPROVED BY THE  
WASHINGTON COUNTY BOARD OF SUPERVISORS ON THIS 27<sup>th</sup> DAY  
OF July, A.D., 1991.

*John ...*  
BOARD CHAIRMAN

ATTEST: *Charlotte L. Peterson*  
WASHINGTON COUNTY CLERK

	<b>BLAIR ENGINEERING &amp; SURVEYING CO. INC.</b> 1570 Washington Street P.O. Box 100 Blair, Nebraska 68006
	Blair (402)426-9414