

# ROBERTS LANDING SUBDIVISION

## LEGAL DESCRIPTION:

Part of the SW 1/4 SW 1/4 of Section 6 and part of the NE 1/4 NW 1/4 of Section 7, all lying in Township 21 North, Range 12 East of the 6th Principal Meridian, Burt County, Nebraska and more particularly described as follows:  
 From the northwest corner of the SW 1/4 SW 1/4 of Section 6, Township 21 North, Range 12 East and assuming the west line of said SW 1/4 SW 1/4 to bear S 00°00'00" E; thence N 88°14'45" E along the north line of said SW 1/4 SW 1/4 a distance of 1016.30 feet to the Point of Beginning; thence containing N 88°14'45" E along said north line a distance of 252.55 feet; thence S 27°35'07" E a distance of 1044.27 feet; thence S 41°29'59" E a distance of 1006.71 feet; thence S 43°26'13" E a distance of 305.71 feet; thence S 06°16'16" W a distance of 204.87 feet; thence N 57°07'38" W a distance of 170.18 feet; thence N 53°06'40" W a distance of 86.21 feet; thence N 45°45'25" W a distance of 96.97 feet; thence N 42°55'51" W a distance of 342.40 feet; thence N 41°18'56" W a distance of 777.17 feet; thence N 37°25'48" W a distance of 96.89 feet; thence N 30°17'12" W a distance of 74.65 feet; thence N 27°10'35" W a distance of 1026.45 feet to the Point of Beginning; and containing 12.77 Acres, more or less.

## Road, Boat Dock, and Utility Easement:

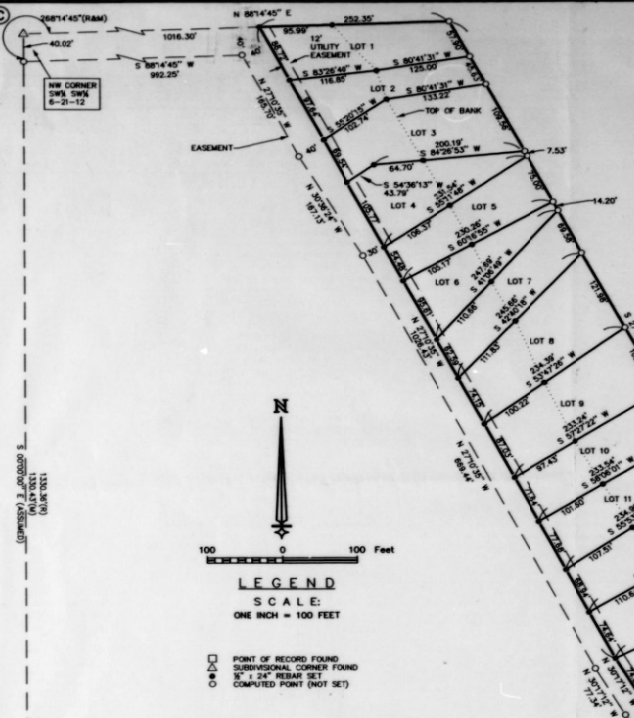
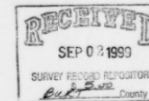
A strip of land varying in width over and across a portion of the SW 1/4 SW 1/4 of Section 6 and the NE 1/4 NW 1/4 of Section 7, all lying in Township 21 North, Range 12 East of the 6th Principal Meridian, Burt County, Nebraska and more particularly described as follows:  
 Beginning at the northwest corner of the SW 1/4 SW 1/4 of Section 6, Township 21 North, Range 12 East and assuming the west line of said SW 1/4 SW 1/4 to bear S 00°00'00" E; thence N 88°14'45" E along the north line of said SW 1/4 SW 1/4 a distance of 1016.30 feet to the northwest corner of Lot 1 in ROBERTS LANDING Subdivision; thence along the westerly and southerly and easterly lines of said ROBERTS LANDING as follows: S 27°10'35" E a distance of 1026.45 feet; thence S 30°17'12" E a distance of 74.65 feet; thence S 37°25'48" E a distance of 96.89 feet; thence S 41°18'56" E a distance of 777.17 feet; thence S 42°55'51" E a distance of 342.40 feet; thence S 45°45'25" E a distance of 96.97 feet; thence S 53°06'40" E a distance of 86.21 feet; thence S 57°07'38" E a distance of 170.18 feet; thence N 00°16'16" E a distance of 204.87 feet to the northerly corner of Lot 30 in said ROBERTS LANDING Subdivision; thence S 43°26'13" E along the southeasterly projection of the northerly line of Lot 26 through 30 in said ROBERTS LANDING Subdivision a distance of 460.69 feet to the east line of the SW 1/4 of Section 7, Township 21 North, Range 12 East; thence S 00°28'38" W along said east line a distance of 238.92 feet; thence N 57°07'38" W a distance of 254.91 feet; thence N 53°06'40" W a distance of 89.19 feet; thence N 45°45'25" W a distance of 99.64 feet; thence N 42°55'51" W a distance of 345.56 feet; thence N 41°18'56" W a distance of 778.61 feet; thence N 37°25'48" W a distance of 93.78 feet; thence N 30°17'12" W a distance of 77.94 feet; thence N 27°10'35" W a distance of 669.44 feet; thence N 30°36'24" W a distance of 167.15 feet; thence N 27°10'35" W a distance of 165.70 feet; thence S 88°14'45" W a distance of 992.25 feet to the west line of the SW 1/4 SW 1/4 of said Section 6; thence N 00°00'00" W along said west line a distance of 40.02 feet to the Point of Beginning.

## SURVEYOR'S CERTIFICATION:

I hereby certify that the Survey shown and described hereon was made under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

*Richard L. Hansen*

Richard L. Hansen  
 Registered Land Surveyor  
 Registration No. LS-382  
 Expiration Date: April 3, 1999  
 Client: Bret Brodersen  
 Job No: 99-041



TOTAL LOT AREAS		USEABLE AREA	
LOT NO.	AREA (Sq.Ft.)	LOT NO.	AREA (Sq.Ft.)
1	18627	1	8633
2	13078	2	7494
3	21242	3	8024
4	15178	4	10006
5	14880	5	8229
6	12635	6	8027
7	15346	7	8971
8	22885	8	8843
9	21328	9	8843
10	18981	10	7157
11	17042	11	7867
12	17478	12	7781
13	19457	13	8265
14	18612	14	7337
15	18582	15	8052
16	18446	16	8719
17	22365	17	8738
18	21330	18	8794
19	26077	19	10368
20	20288	20	7747
21	26529	21	7842
22	19096	22	7287
23	21552	23	7372
24	25772	24	10256
25	23425	25	9198
26	24183	26	9889
27	17688	27	8308
28	18152	28	8838
29	12773	29	5894
30	6931	30	4178
<b>TOTAL</b>	<b>556,371</b>	<b>TOTAL</b>	<b>237,651</b>

## TIES TO SUBDIVISIONAL CORNERS:

- (A) Center of Section 7-21-12  
 FOUND 1 1/2" OPEN-TOP PIPE BURIED 0.4' IN CENTERLINE EAST-WEST COUNTY ROAD ON PROJECTION OF FENCE LINE FROM NORTH  
 54.75' NNE to duplex nail in cut off utility pole  
 65.61' NE to duplex nail in cut off utility pole  
 30' E to centerline field access north
- (B) Northwest Corner of Section 7-21-12  
 Southwest Corner of Section 6-21-12  
 FOUND ALUMINUM CAP BURIED 0.5'  
 3' W to centerline North-South county road  
 38.91' NE to nail and washer in power pole  
 19.40' E to North-South power line
- (C) Northwest Corner of SW 1/4 SW 1/4 of Section 6-21-12  
 FOUND 3/8" REBAR WITH PLASTIC CAP MARKED LS 22 1987 inside of a 1 1/2" square pipe buried 0.6'  
 1' W to projection of county road from south  
 1' N to projection of power line from west  
 17.21' E to "x" nails in power pole  
 24.61' SE to punch mark in north end corrugated metal pipe  
 38.20' SW to punch mark in south end corrugated metal pipe

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT:  
 We, I. Bret Brodersen and Sarah J. Brodersen, being owners of the property described and shown within this plat, have caused said property to be platted into Lots 1 through 30 and numbered as shown hereon, said plat to be hereafter known as Roberts Landing, and do hereby ratify and approve of the disposition of said property as shown on this plat, and do hereby assign an Ingress Egress Easement to the owners and assigns of said Lots 1 through 30 over and across an easement as shown and described on this plat. We do also grant a perpetual easement to the Burt County Public Power and Great Plains Communications, Inc., and to any companies which have been granted a franchise to provide cable and water in the area to be platted and to their successors and assigns, to erect, operate, maintain, repair, and renew cables, conduits, water lines, and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current and light, heat, power, and water, and for all transmission of signals and sounds of all kinds, including signals provided by a television system and their reception on over, through, under, and across a twelve foot easement along the westerly line of Lots 1 through 27 and all of the road easement shown and described hereon, and NO buildings or retaining walls will be constructed within said easements.

IN WITNESS WHEREOF, said owners have caused these presents to be signed this \_\_\_\_ day of \_\_\_\_\_ AD, 1999.

I, Bret Brodersen, Owner Sarah J. Brodersen, Owner

## ACKNOWLEDGMENTS:

State of Nebraska )  
 ) as  
 Washington County )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_ AD, 1999 by I. Bret Brodersen and Sarah J. Brodersen.

## NOTARY PUBLIC

My Commission Expires \_\_\_\_\_ (Date)

**BESCO**  
 BLAIR ENGINEERING & SURVEYING CO. INC.  
 936 GRANT ST., P.O. BOX 100  
 BLAIR, NEBRASKA, 68008-0100  
 (402) 426-9431  
 JOB NUMBER: 99-041 JOB: 4/26/99  
 File name: C:\EP14\PROJECTS\99041\99-041

