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Roberts Standing

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# ROBERTS LANDING SUBDIVISION

FILED  
 009 SEP 21 AM 9:22  
 RICHARD L. HANSEN  
 BURT COUNTY CLERK

027725  
 22/25

**DESCRIPTION:**

the S $\frac{1}{2}$  SW $\frac{1}{4}$  of Section 6 and part of the NE $\frac{1}{4}$  NW $\frac{1}{4}$  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: the northwest corner of the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 6, Township 21 North, Range 12 East and assuming the west line of said SW $\frac{1}{4}$  SW $\frac{1}{4}$  to be 0 $^{\circ}$ 00'00" E; thence N 88 $^{\circ}$ 14'45" E along the north line of said SW $\frac{1}{4}$  SW $\frac{1}{4}$  a distance of 1016.30 feet to the Point of Beginning; thence N 88 $^{\circ}$ 14'45" E along said north line a distance of 252.35 feet; thence S 27 $^{\circ}$ 35'07" E a distance of 1044.27 feet; thence S 27 $^{\circ}$ 10'35" E a distance of 1004.71 feet; thence S 43 $^{\circ}$ 26'13" E a distance of 305.71 feet; thence S 06 $^{\circ}$ 16'16" W a distance of 204.87 feet; thence S 57 $^{\circ}$ 07'38" W a distance of 170.18 feet; thence N 53 $^{\circ}$ 06'40" W a distance of 86.21 feet; thence N 45 $^{\circ}$ 45'25" W a distance of 99.64 feet; thence N 42 $^{\circ}$ 55'51" W a distance of 342.40 feet; thence N 41 $^{\circ}$ 18'56" W a distance of 777.17 feet; thence N 37 $^{\circ}$ 25'48" W a distance of 90.89 feet; thence N 30 $^{\circ}$ 17'12" W a distance of 74.65 feet; thence N 27 $^{\circ}$ 10'35" W a distance of 1026.43 feet to the Point of Beginning; and containing 12.77 Acres, more or less.

**Boat Dock, and Utility Easement:**

of land varying in width over and across a portion of the S $\frac{1}{2}$  SW $\frac{1}{4}$  of Section 6 and the NE $\frac{1}{4}$  NW $\frac{1}{4}$  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 $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 6, Township 21 North, Range 12 East and assuming the west line of said SW $\frac{1}{4}$  SW $\frac{1}{4}$  to be 0 $^{\circ}$ 00'00" E; thence N 88 $^{\circ}$ 14'45" E along the north line of said SW $\frac{1}{4}$  SW $\frac{1}{4}$  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: thence S 27 $^{\circ}$ 10'35" E a distance of 1026.43 feet; thence S 30 $^{\circ}$ 17'12" E a distance of 74.65 feet; thence S 37 $^{\circ}$ 25'48" E a distance of 90.89 feet; thence S 41 $^{\circ}$ 18'56" E a distance of 777.17 feet; thence S 42 $^{\circ}$ 55'51" E a distance of 342.40 feet; thence S 45 $^{\circ}$ 45'25" E a distance of 99.64 feet; thence S 53 $^{\circ}$ 06'40" E a distance of 86.21 feet; thence S 57 $^{\circ}$ 07'38" E a distance of 170.18 feet; thence N 06 $^{\circ}$ 16'16" E a distance of 204.87 feet to the northerly corner of Lot 30 in said ROBERTS LANDING Subdivision; thence S 43 $^{\circ}$ 26'13" E along the southeasterly line of the northeasterly line of Lots 26 through 30 in said ROBERTS LANDING Subdivision a distance of 48.69 feet to the east line of the Section 7, Township 21 North, Range 12 East; thence S 00 $^{\circ}$ 26'38" W along said east line a distance of 238.92 feet; thence S 38 $^{\circ}$  W a distance of 254.91 feet; thence N 53 $^{\circ}$ 06'40" W a distance of 89.19 feet; thence N 45 $^{\circ}$ 45'25" W a distance of 99.64 feet; thence S 42 $^{\circ}$ 55'51" W a distance of 343.56 feet; thence N 41 $^{\circ}$ 18'56" W a distance of 778.61 feet; thence N 37 $^{\circ}$ 25'48" W a distance of 90.89 feet; thence N 30 $^{\circ}$ 17'12" W a distance of 77.34 feet; thence N 27 $^{\circ}$ 10'35" W a distance of 669.44 feet; thence N 30 $^{\circ}$ 36'24" W a distance of 167.13 feet; thence N 27 $^{\circ}$ 10'35" W a distance of 165.70 feet; thence S 88 $^{\circ}$ 14'45" W a distance of 992.25 feet to the west line of the NE $\frac{1}{4}$  NW $\frac{1}{4}$  of said Section 6; thence N 00 $^{\circ}$ 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  
 Registered Land Surveyor  
 Registration No. LS-382  
 Date: April 23, 1999  
 Client: Bret Brodersen  
 Job No: 99-041



# ROBERTS LANDING

## LEGAL DESCRIPTION:

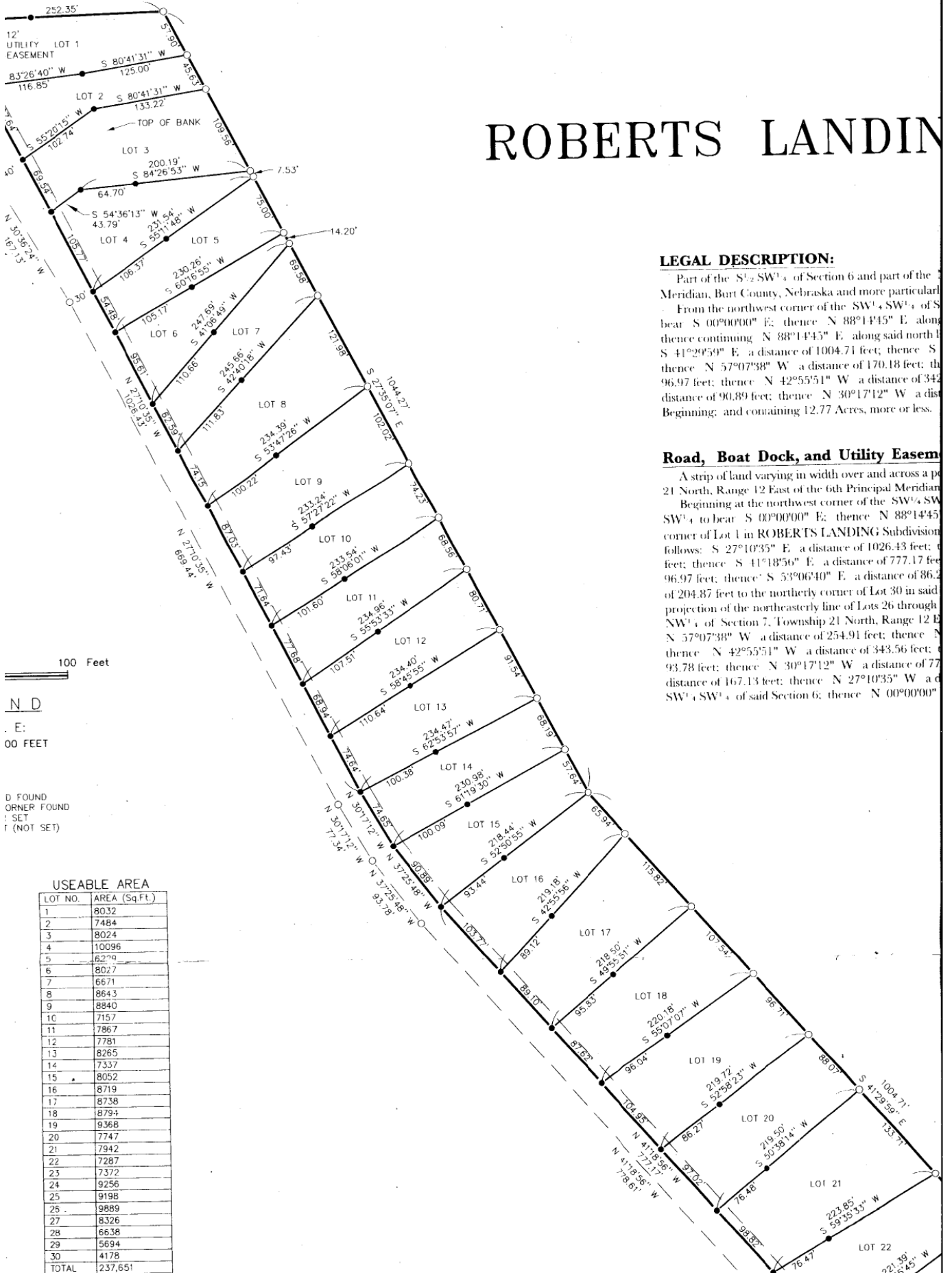
Part of the SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> of Section 6 and part of the 6th Principal Meridian, Burt County, Nebraska and more particularly

From the northwest corner of the SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> of Section 6 to bear S 00°00'00" E; thence N 88°14'45" E along said north line to the northeast corner of the SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> of Section 6; thence S 41°29'59" E a distance of 1004.71 feet; thence S 57°07'38" W a distance of 170.18 feet; thence N 42°55'51" W a distance of 96.97 feet; thence N 30°17'12" W a distance of 90.89 feet; thence N 00°00'00" E to the northwest corner of the SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> of Section 6; 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 6th Principal Meridian, Township 21 North, Range 12 East of the 6th Principal Meridian, Burt County, Nebraska and more particularly

Beginning at the northwest corner of the SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> of Section 6 to bear S 00°00'00" E; thence N 88°14'45" E along said north line to the northeast corner of the SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> of Section 6; thence S 27°10'35" E a distance of 1026.43 feet; thence S 41°18'56" E a distance of 777.17 feet; thence S 53°06'40" E a distance of 86.2 feet; thence S 53°06'40" E a distance of 86.2 feet to the northerly corner of Lot 30 in said subdivision; thence N 30°17'12" W a distance of 254.91 feet; thence N 42°55'51" W a distance of 343.56 feet; thence N 30°17'12" W a distance of 77.93 feet; thence N 30°17'12" W a distance of 77.93 feet; thence N 27°10'35" W a distance of 167.13 feet; thence N 00°00'00" E to the northwest corner of the SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> of said Section 6; thence N 00°00'00" E



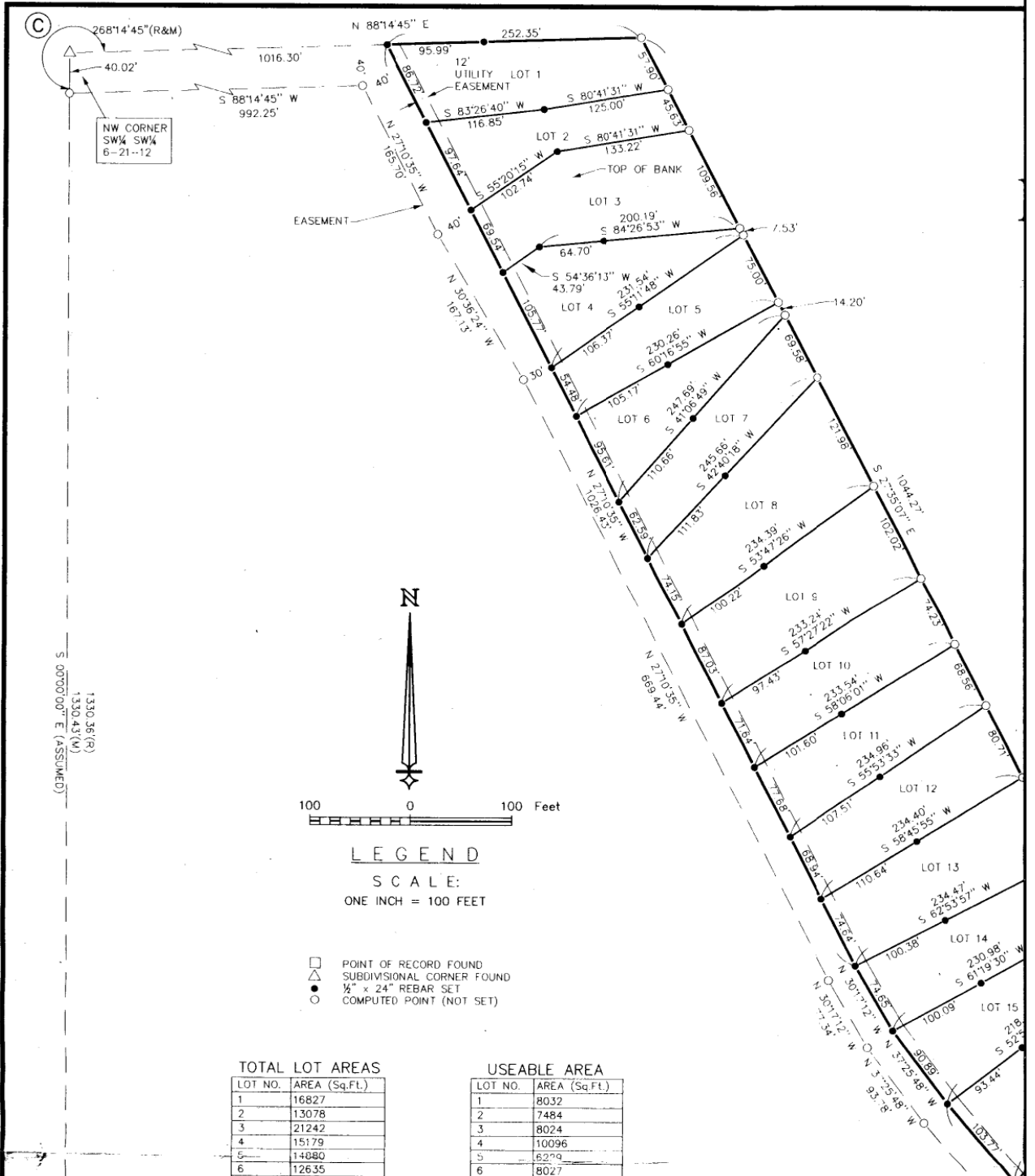
### USEABLE AREA

LOT NO.	AREA (Sq.Ft.)
1	8032
2	7484
3	8024
4	10096
5	6279
6	8027
7	6671
8	8643
9	8840
10	7157
11	7867
12	7781
13	8265
14	7337
15	8052
16	8719
17	8738
18	8794
19	9368
20	7747
21	7942
22	7287
23	7372
24	9256
25	9198
26	9889
27	8326
28	6638
29	5694
30	4178
TOTAL	237,651

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT:

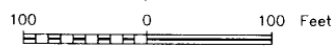
We, L. Bret Brodersen and Sarah J. Brodersen, being owners of the property described and shown within this plat, have caused said property to be platted into Lots 1 through 30 and numbered as shown hereon, said plat to be hereafter known as Roberts Landing, and do hereby ratify and approve of the platting of said property as shown on this plat, and do hereby assign an



NW CORNER  
SW¼ SW¼  
6-21-12

S 0°00'00" E (ASSUMED)  
1,330.36(R)  
1,330.43(W)

SW CORNER  
6-21-12



LEGEND  
SCALE:  
ONE INCH = 100 FEET

- POINT OF RECORD FOUND
- △ SUBDIVISIONAL CORNER FOUND
- ½" x 24" REBAR SET
- COMPUTED POINT (NOT SET)

TOTAL LOT AREAS

LOT NO.	AREA (Sq.Ft.)
1	16827
2	13078
3	21242
4	15179
5	14080
6	12635
7	15246
8	22685
9	21926
10	16961
11	17042
12	17479
13	19457
14	16612
15	16582
16	18496
17	22365
18	21330
19	22073
20	20288
21	25525
22	19986
23	21552
24	25773
25	23425
26	24183
27	17688
28	16152
29	12773
30	6931
TOTAL	556,371

USEABLE AREA

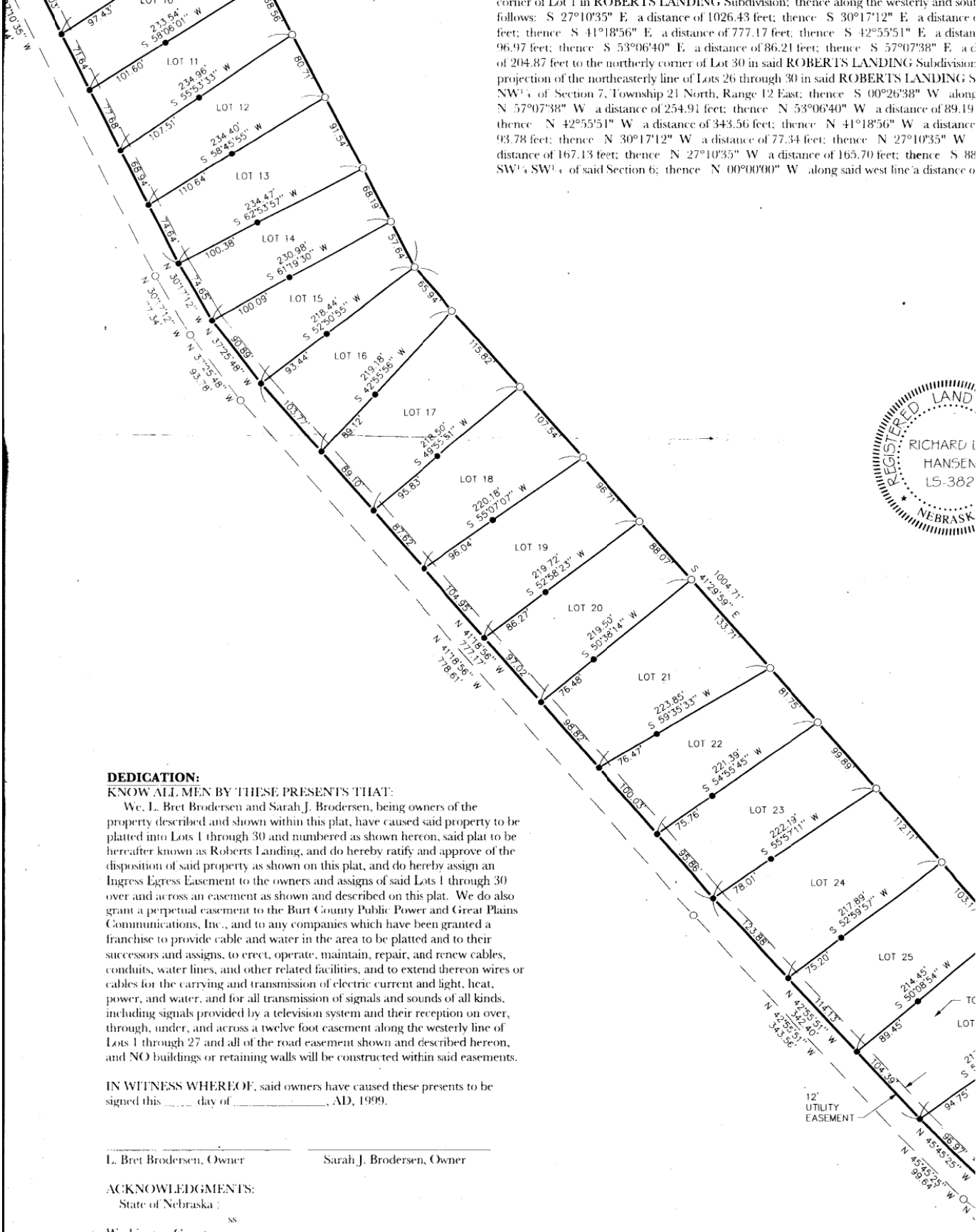
LOT NO.	AREA (Sq.Ft.)
1	8032
2	7484
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12	7781
13	8265
14	7337
15	8052
16	8719
17	8738
18	8794
19	9368
20	7747
21	7942
22	7287
23	7372
24	9256
25	9198
26	9889
27	8326
28	6638
29	5694
30	4178
TOTAL	237,651

**DEDICATION:**  
KNOW ALL MEN BY THESE PRESEN

We, L. Bret Brodersen and Sarah J. Bro property described and shown within this plat into Lots 1 through 30 and number hereafter known as Roberts Landing, and



corner of Lot 1 in ROBERTS LANDING Subdivision; along the westerly and south  
 follows: S 27°10'35" E a distance of 1026.43 feet; thence S 30°17'12" E a distance of  
 feet; thence S 41°18'56" E a distance of 777.17 feet; thence S 42°55'51" E a distan  
 96.97 feet; thence S 53°06'40" E a distance of 86.21 feet; thence S 57°07'38" E a c  
 of 204.87 feet to the northerly corner of Lot 30 in said ROBERTS LANDING; Subdivisio  
 projection of the northeasterly line of Lots 26 through 30 in said ROBERTS LANDING S  
 NW<sup>1</sup>/<sub>4</sub> of Section 7, Township 21 North, Range 12 East; thence S 00°26'38" W along  
 N 57°07'38" W a distance of 254.91 feet; thence N 53°06'40" W a distance of 89.19  
 thence N 42°55'51" W a distance of 343.56 feet; thence N 41°18'56" W a distan  
 93.78 feet; thence N 30°17'12" W a distance of 77.34 feet; thence N 27°10'35" W  
 distance of 167.13 feet; thence N 27°10'35" W a distance of 165.70 feet; thence S 88  
 SW<sup>1</sup>/<sub>4</sub> of said Section 6; thence N 00°00'00" W along said west line a distance o



**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT:

We, L. 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.

L. Bret Brodersen, Owner

Sarah J. Brodersen, Owner

**ACKNOWLEDGMENTS:**

State of Nebraska )  
 ) ss  
 Washington County )

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

NOTARY PUBLIC

My Commission Expires \_\_\_\_\_ Date: \_\_\_\_\_

S 27°10'35" E a distance of 1026.43 feet; thence S 30°17'12" E a distance of 74.65 feet; thence S 37°25'48" E a distance of 90.89 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 170.18 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 06°16'16" E a distance of 87 feet to the northerly corner of Lot 30 in said ROBERTS LANDING Subdivision; thence S 43°26'13" E along the southeasterly portion of the northeasterly line of Lots 26 through 30 in said ROBERTS LANDING Subdivision a distance of 48.69 feet to the east line of the Section 7, Township 21 North, Range 12 East; thence S 00°26'38" W along said east line a distance of 238.92 feet; thence N 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 343.56 feet; thence N 41°18'56" W a distance of 778.61 feet; thence N 37°25'48" W a distance of 170.18 feet; thence N 30°17'12" W a distance of 77.34 feet; thence N 27°10'35" W a distance of 669.44 feet; thence N 30°36'24" W a distance of 167.13 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 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  
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