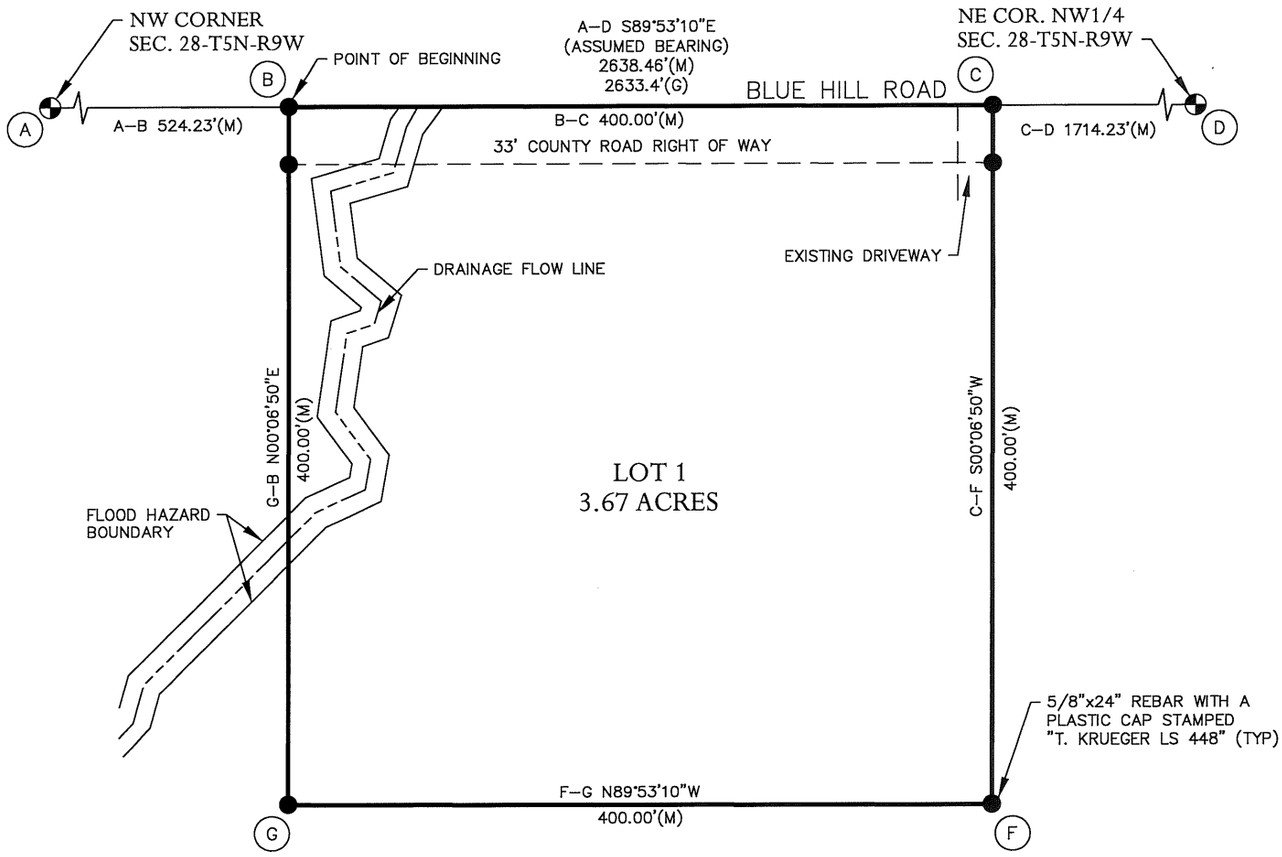
# OSTDIEK SUBDIVISION

## PART OF THE NW1/4 SECTION 28-T5N-R9W
## ADAMS COUNTY, NEBRASKA

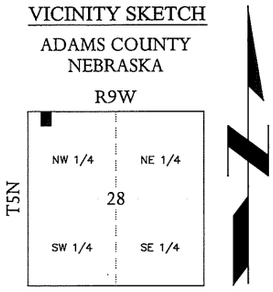



## LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 9 WEST OF THE SIXTH P.M., ADAMS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE S89°53'10"E (ASSUMED BEARING) ON THE NORTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 524.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°53'10"E ON SAID NORTH LINE, A DISTANCE OF 400.00 FEET; THENCE S00°06'50"W, PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 400.00 FEET; THENCE N89°53'10W, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 400.00 FEET; THENCE N00°06'50"E, PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.67 ACRES, INCLUDING 0.30 ACRES, OCCUPIED AS COUNTY ROAD RIGHT OF WAY

### VICINITY SKETCH

ADAMS COUNTY
NEBRASKA




## FLOOD PLAIN INFORMATION:

THE PROPERTY LEGALLY DESCRIBED ON THE PLAT HEREON MAY FALL WITHIN THE CONFINES OF THE 100 YEAR FLOOD PLAIN, HOWEVER THE PROPOSED HOUSE WILL BE ABOVE THE FLOOD HAZARD BOUNDARY AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND FEDERAL INSURANCE ADMINISTRATION MAP, COMMUNITY PANEL NUMBER 3104110006 A, CONVERTED BY LETTER EFFECTIVE JUNE 1, 1988.

**NOTE: ALL BEARINGS ARE ASSUMED.**

### LEGEND

- ⊕ MONUMENT FOUND
- ● MONUMENT SET
- O TEMPORARY POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

| | |
|---|---|
| DATE | 4/25/2011 |
| SCALE | 1"=100' |
| DRAWN | RKY |
| JOB NO. | R110463.00 |
| FIELD BOOK | ADAMS CO #35 |
| FIELD WORK | JG/TK |
| SHEET | 1 OF 3 |
| FILE NO. | |


JEO Consulting Group, Inc.

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Omaha, Nebraska 402.934.3680
Carroll, Iowa 712.792.9711
South Sioux City, Nebraska 402.494.7019

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## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

NEBRASKA REGISTERED LAND SURVEYOR THOMAS L. KRUEGER LS 448

Thomas L. Krueger LS 448

THOMAS L. KRUEGER, LS 448

SURVEY RECORD REPOSITORY
RECEIVED
JUL 29 2011
$ 5
County Adams

1029-253 1/3

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# OSTDIEK SUBDIVISION

## PART OF THE NW1/4 SECTION 28-T5N-R9W
## ADAMS COUNTY, NEBRASKA

### *OWNER'S CERTIFICATE*

Know all men by these present, Steven A. Hesman and Sheila M. Hesman, husband and wife, owners of the land described in the LEGAL DESCRIPTION hereon, has caused the same to be surveyed, subdivided, replatted, and designated as OSTDIEK SUBDIVISION located in Adams County, Nebraska, and that the foregoing actions are done with the free consent and in accordance with the desires of the undersigned owner.

Signed this _____ day of _____, _____.

_____ Steven A. Hesman

_____ Sheila M. Hesman

### *ACKNOWLEDGEMENT*

STATE OF NEBRASKA )
) ss
COUNTY OF _____ )

The foregoing instrument was acknowledged before me on the _____ day of _____, _____, by Steven A. Hesman and Sheila M. Hesman, husband and wife.

My commission expires the _____ day of _____, _____.

(seal)

_____
Notary

### *COUNTY SURVEYOR'S CERTIFICATE*

I, the undersigned, do hereby _____this plat of OSTDIEK SUBDIVISION in Adams County, Nebraska.

_____
County Surveyor

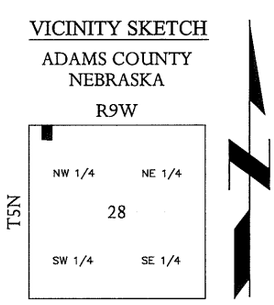
### *COUNTY TREASURER'S CERTIFICATE*

I hereby certify that the records of my office show no taxes are due or delinquent upon the property described in the Legal Description on this plat as of this_____ day of_____, _____.

_____
Adams County Treasurer

VICINITY SKETCH

ADAMS COUNTY
NEBRASKA




NOTE: ALL BEARINGS ARE ASSUMED.

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| DATE | 4/25/2011 |
| SCALE | |
| DRAWN | RKY |
| JOB NO. | R110463.00 |
| FIELD BOOK | ADAMS CO #35 |
| FIELD WORK | JG/TK |
| SHEET | 2 OF 3 |
| FILE NO. | |


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1029-253 2/2

# OSTDIEK SUBDIVISION
## PART OF THE NW1/4 SECTION 28-T5N-R9W
## ADAMS COUNTY, NEBRASKA

*REGISTER OF DEEDS CERTIFICATE*

STATE OF NEBRASKA )
) ss
COUNTY OF ADAMS )

This is to certify that this instrument was filed for record in the Register of Deeds Office of Adams County, Nebraska.

Date: _____ Time: _____ Instrument No.: _____

_____
Register of Deeds

*THE AREA PLANNING AND ZONING COMMISSION RECOMMENDATION*

This plat of OSTDIEK SUBDIVISION has been submitted to and reviewed by the Adams County Area Planning and Zoning Commission, Adams County, Nebraska, with the recommendation that said plat be _____ as proposed.

Dated this _____ day of _____, _____.

_____ _____
Chairman Administrator

*ADAMS COUNTY BOARD OF SUPERVISORS ACTION*

This plat of OSTDIEK SUBDIVISION has been _____ by motion of the ADAMS COUNTY BOARD OF SUPERVISORS and duly passed this _____ day of _____, _____.

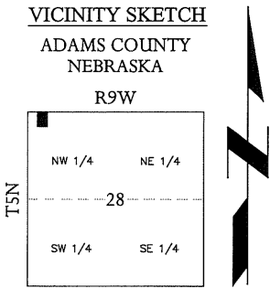
_____
Chairman of the Board

(Seal)

_____
Clerk

VICINITY SKETCH

ADAMS COUNTY
NEBRASKA

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CORNER TIES:

(A) NW CORNER SECTION 28–T5N–R9W
FOUND AN ALUMINUM CAP

| | | |
|---|---|---|
| NW | 47.34' | TO A FOUND DOUBLE–HEADED NAIL IN A POWER POLE |
| SW | 50.41' | TO A SET MAG NAIL AND DISK STAMPED "T. KRUEGER LS 448" IN A GUY POLE |
| SE | 49.78' | TO A FOUND NAIL IN THE TOP OF A CORNER FENCE POST |
| NE | 63.97' | TO A SET MAG NAIL AND DISK STAMPED "T. KRUEGER LS 448" IN A POWER POLE |

(D) NE CORNER NW1/4 SECTION 28–T5N–R9W
FOUND A 1/2" REBAR

| | | |
|---|---|---|
| NNW | 32.57' | TO A THREADED BOLT IN THE CENTER OF AN ADAMS COUNTY GPS MONUMENT |
| N | 33.61' | TO A SET MAG NAIL AND DISK STAMPED "T. KRUEGER LS 448" IN A POWER POLE |
| NW | 85.75' | TO A FOUND 5/8" REBAR |
| NE | 51.94' | TO A FOUND 5/8" REBAR |
| SE | 42.53' | TO A SET MAG NAIL AND DISK STAMPED "T. KRUEGER LS 448" IN A FENCE POST |
| SW | 44.99' | TO A SET MAG NAIL AND DISK STAMPED "T. KRUEGER LS 448" IN A FENCE POST |