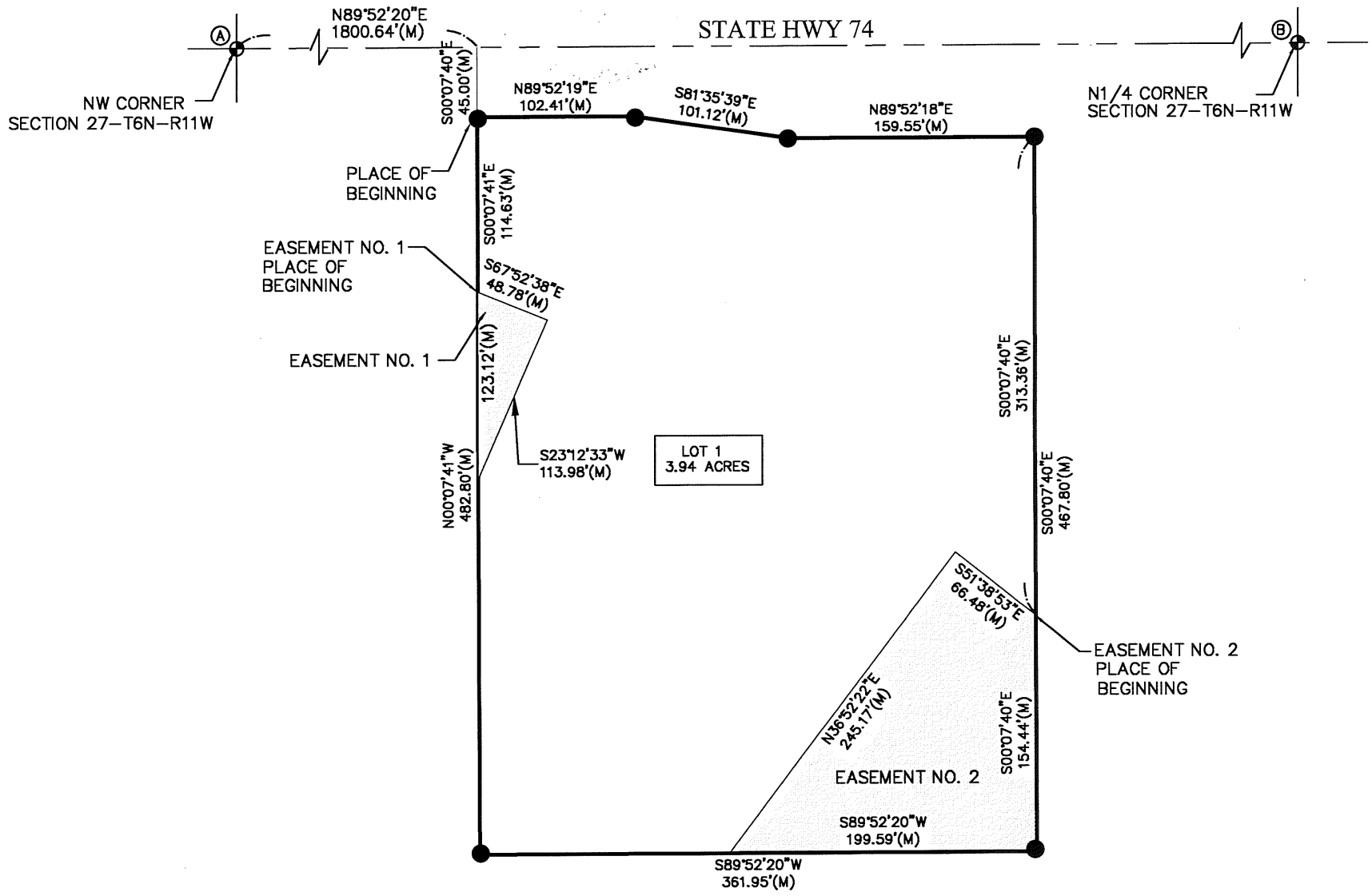
HEUERTZ SUBDIVISION
LOCATED IN THE
NW QUARTER OF SECTION 27, T6N, R11W OF THE 6TH P.M.
ADAMS COUNTY, NEBRASKA



ZONING INFORMATION
Present and proposed zoning is TA (Transitional Agriculture).

FLOOD PLAIN INFORMATION
The property legally described on the plat hereon does not fall within the confines of the Special Flood Hazard Area as determined by the Federal Emergency Management Agency and FIRM Map, Community Panel Number 3104110003 A, effective October 18, 1977.

SET BACKS OF ANY BUILDING FROM PROPERTY LINE
FRONT YARD – Eighty (80) feet

SIDE YARD – Five (5) feet, unless it is an accessory building associated with agricultural, then it's side yard is 100'

REAR YARD – 100 feet

Ⓐ NW CORNER SECTION 27–T6N–11W
FOUND SURVEY MARKER
NE 77.45' FOUND NAIL IN T–PED POST
NW 64.36' TOP NUT FIRE HYDRANT
SW 124.63' FOUND NAIL IN POWER POLE
SE 73.00' FOUND NAIL IN T–PED POST

Ⓑ NORTH 1/4 CORNER SECTION 27–T6N–11W
FOUND BROKEN SURVEY MARKER
NE 73.87' SET 5/8" REBAR W/ RM CAP
NW 78.08' SET 5/8" REBAR W/ RM CAP
SW 106.48' SET MAG W/ LS DISK IN T–PED POST
S 49.24' SET MAG W/ LS DISK IN POWER POLE

GRAPHIC SCALE
0 25 50 100 200

VICINITY SKETCH
ADAMS COUNTY
NEBRASKA
R11W
T6N
NW 1/4 NE 1/4
27
SW 1/4 SE 1/4

NOTE: ALL BEARINGS ARE ASSUMED.

LEGEND
- MONUMENT FOUND 5/8" REBAR W/ PLASTIC CAP, L.S. 448 OR AS NOTED
- MONUMENT SET 5/8" PIPE W/ PLASTIC CAP, L.S. 448
- TEMPORARY POINT
- M MEASURED DISTANCE
- R RECORDED DISTANCE

LEGAL DESCRIPTION EASEMENT NO. 1:

A PERMANENT EASEMENT FOR AN IRRIGATION PIVOT LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 11 WEST OF THE 6TH P.M., ADAMS COUNTY, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE N89°52'20"E ON THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1800.64 FEET; THENCE S00°07'40"E A DISTANCE OF 45.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 74; THENCE S00°07'41"E A DISTANCE OF 114.63 TO THE PLACE OF BEGINNING; THENCE S67°52'38"E, A DISTANCE OF 48.78 FEET; THENCE S23°12'33"W, A DISTANCE OF 113.98 FEET; THENCE N00°07'41"W, A DISTANCE OF 123.12 FEET TO THE PLACE OF BEGINNING, CONTAINING 2,779.48 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION EASEMENT NO. 2:

A PERMANENT EASEMENT FOR AN IRRIGATION PIVOT LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 11 WEST OF THE 6TH P.M., ADAMS COUNTY, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE N89°52'20"E ON THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1800.64 FEET; THENCE S00°07'40"E A DISTANCE OF 45.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 74; THENCE N89°52'19"E ON SAID RIGHT OF WAY LINE, A DISTANCE OF 102.41 FEET; THENCE S81°35'39"E ON SAID RIGHT OF WAY LINE, A DISTANCE OF 101.12 FEET; THENCE N89°52'18"E ON SAID RIGHT OF WAY LINE, A DISTANCE OF 159.55 FEET; THENCE S00°07'40"E, A DISTANCE OF 313.36 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING S00°07'40"E A DISTANCE OF 154.44 FEET; THENCE S89°52'20"W, A DISTANCE OF 199.59 FEET; THENCE N36°52'22"E, A DISTANCE OF 245.17 FEET; THENCE S51°38'53"E, A DISTANCE OF 66.48 FEET TO THE PLACE OF BEGINNING, CONTAINING 23,558.57 SQUARE FEET.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 11 WEST OF THE 6TH P.M., ADAMS COUNTY, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE N89°52'20"E ON THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 1800.64 FEET; THENCE S00°07'40"E A DISTANCE OF 45.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 74 AND THE PLACE OF BEGINNING; THENCE N89°52'19"E ON SAID RIGHT OF WAY LINE, A DISTANCE OF 102.41 FEET; THENCE S81°35'39"E ON SAID RIGHT OF WAY LINE, A DISTANCE OF 101.12 FEET; THENCE N89°52'18"E ON SAID RIGHT OF WAY LINE, A DISTANCE OF 159.55 FEET; THENCE S00°07'40"E, A DISTANCE OF 467.80 FEET; THENCE S89°52'20"W, A DISTANCE OF 361.95 FEET; THENCE N00°07'41"W, A DISTANCE OF 482.80 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.94 ACRES.

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 LS-448 THOMAS L. KRUEGER

THOMAS L. KRUEGER, LS 448

JEO Consulting Group, Inc.
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Grand Island, Nebraska 308.381.7428
Omaha, Nebraska 402.934.3680
Carroll, Iowa 712.792.9711
www.jeo.com

DATE	6/23/2011
SCALE	1"=100'
DRAWN	KSL
JOB NO.	R110734
FIELD BOOK	ADAMS CO. #35
FIELD WORK	TK/JG
SHEET	1 OF 2
FILE NO.	110734

SURVEY RECORD REPOSITORY
RECEIVED
JUL 29 2011
$ 5
County Adams
1029-259 1/2

HEUERTZ SUBDIVISION
LOCATED IN THE
NW QUARTER OF SECTION 27, T6N, R11W OF THE 6TH P.M.
ADAMS COUNTY, NEBRASKA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT THAT DANIEL HEUERTZ AND JOLENE D. HEUERTZ, HUSBAND AND WIFE, AS JOINT TENANTS, THE OWNERS OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED, AND DESIGNATED AS HEUERTZ SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 11 WEST OF THE 6TH P.M., ADAMS COUNTY, NEBRASKA, AND DO HEREBY FREELY AND VOLUNTARILY DEDICATE THE STREETS AND RIGHT OF WAYS AS SHOWN HEREON TO THE PUBLIC FOR THEIR USE FOREVER AND THE EASEMENTS AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE OF PUBLIC SERVICE UTILITIES FOREVER, AND THAT THE FOREGOING ACTION IS DONE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

SIGNED THIS _____ DAY OF _____, 2011.

_____ _____
DANIEL HEUERTZ JOLENE D. HEUERTZ

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
)SS
COUNTY OF ADAMS)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME DANIEL HEUERTZ AND JOLENE D. HEUERTZ, HUSBAND AND WIFE, AS JOINT TENANTS, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON'S WHOSE NAMES ARE AFFIXED TO THE OWNER'S CERTIFICATE ON THIS PLAT OF HEUERTZ SUBDIVISION, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR OWN FREE WILL AND ACCORD AS SAID OWNERS. I HEREBY SET MY HAND AN AFFIXED NOTORIAL SEAL. SIGNED THIS _____ DAY OF _____, 2011.

MY COMMISSION EXPIRES THE ____ DAY OF _____, 20____.

_____
NOTARY

ADAMS COUNTY PLANNING AND ZONING RECOMMENDATION

THIS PLAT OF HEUERTZ SUBDIVISION, A SUBDIVISION WITHIN THE ZONING JURISDICTIONAL LIMITS OF THE VILLAGE OF ROSELAND, NEBRASKA HAS BEEN PRESENTED TO AND REVIEWED BY THE ADAMS COUNTY PLANNING AND ZONING COMMISSION AND IS HEREBY TRANSMITTED TO THE GOVERNING BODY OF THE VILLAGE OF ROSELAND WITH THE RECOMMENDATION THAT SAID PLAT BE _____. SIGNED THIS _____ DAY OF _____, 2011.

_____ _____
DIRECTOR CHAIR

VILLAGE OF ROSELAND ACTION

THIS PLAT OF HEUERTZ SUBDIVISION, A SUBDIVISION WITHIN THE ZONING JURISDICTIONAL LIMITS OF THE VILLAGE OF ROSELAND, NEBRASKA HAS BEEN _____ BY MOTION DULY PASSED THIS _____ DAY OF _____, 2011.

_____ _____
CHAIR OF THE BOARD VILLAGE CLERK

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT ON THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT OF HEUERTZ SUBDIVISION AS OF THIS _____ DAY OF _____, 2011.

_____
ADAMS COUNTY TREASURER

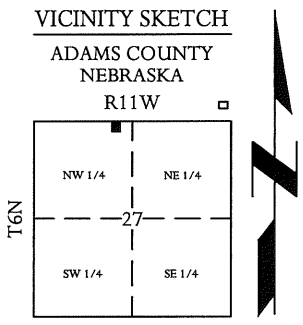
COUNTY SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY _____THIS PLAT OF HEUERTZ SUBDIVISION IN ADAMS COUNTY, NEBRASKA.

_____
ADAMS COUNTY SURVEYOR

VICINITY SKETCH

ADAMS COUNTY
NEBRASKA



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LEGEND

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SHEET	1 OF 2
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Carroll, Iowa 712.792.9711

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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. _____

_____
ADAMS COUNTY REGISTER OF DEEDS

1029-259 2/2