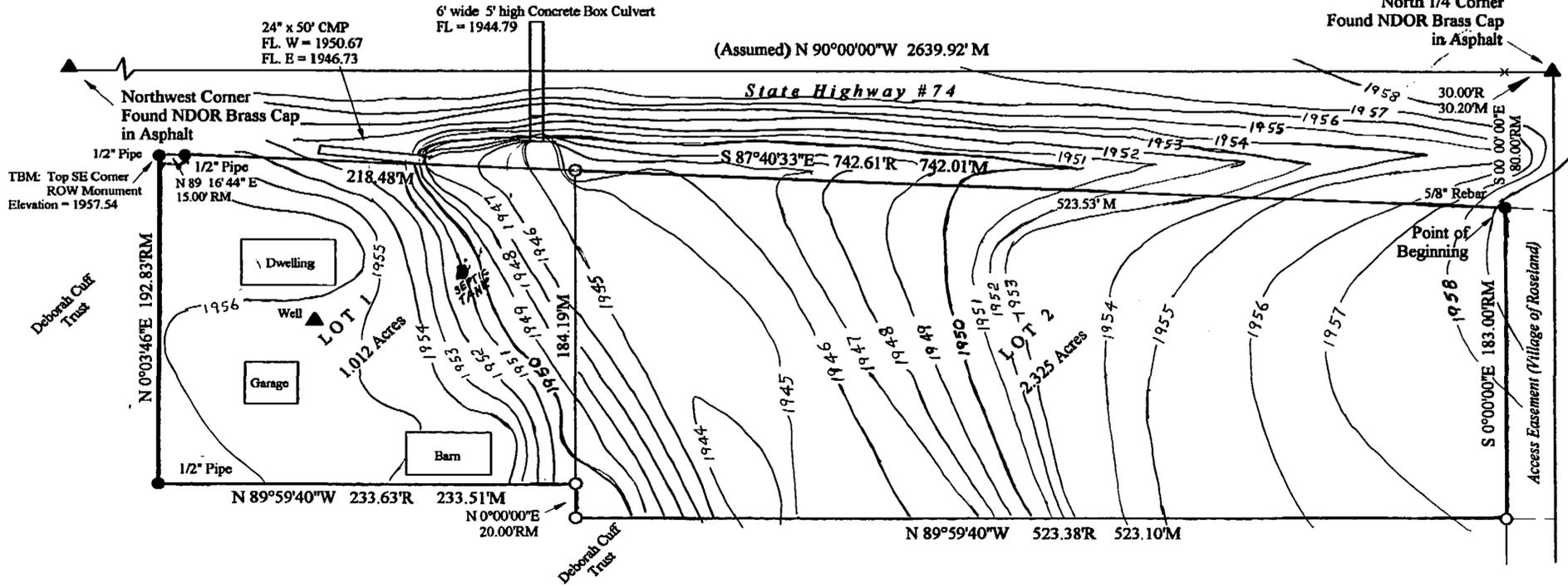


# SEEMAN RANCH SUBDIVISION

an addition to the  
Village of Roseland  
Adams County, Nebraska



### LEGEND



Scale 1" = 60'

- ▲ Section Corner Found As Noted
- Corner Found As Noted
- Corner Set 1/2" Pipe
- × Temporary Point
- R Record Distance
- M Measured Distance



Location Sketch

Zoning R - 2  
Urban Residential

Owners: Carroll A. Seeman and Marilyn M. Seeman  
12355 West Sundown Road  
Roseland NE 68973

Set Backs: Front Yard = 25 foot  
Side Yard = 5 foot Dwelling  
3 foot Accessory Building  
Rear Yard = 5 foot Dwelling  
3 foot Accessory Building

Part of this property falls into the 100 year Flood Plain as per Flood Hazard Boundary Map Community Panel No. 3104110003B  
Effective Date: June 18, 1990  
The Base Flood Elevation of 19.50 feet was obtained from the Adams County Highway and Public Works Department and has been plotted on this plat.

### SECTION CORNER TIES

Section 28 - T6N - R11W Adams County, Nebraska

North 1/4 Corner Found NDOR Brass Cap in Asphalt  
90.40 feet NE to "x" nails in power pole  
85.49 feet SW to 5/8" rebar  
80.00 feet S to 5/8" rebar  
80.00 feet N to 3/4" pipe.

Northwest Corner Found NDOR Brass Cap in Asphalt  
133.85 feet SE to nail in power pole  
96.17 feet SW to nail in top of post  
91.70 feet NE to nail in power pole

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I am a professional land surveyor, licensed in compliance with the laws of the State of Nebraska, that this plat represents a survey conducted by me, that iron markers were placed at all lot corners, the dimensions of each lot are shown and are measured in feet and decimals of a foot.

*Lyle W. Davis*  
Lyle W. Davis  
R. L. S. #411  
Date 9-11-00



### DAVIS SURVEYING

Lyle and Barb Davis  
203 Leisure Lake Road  
Doniphan, Nebraska 68832  
402-845-2784 Phone 402-845-2207 Fax  
dav0028@bma.net

Book 2000-02 Page 12 Date 7-12-2000 Job No. 2000-058  
Field LWD CER Draft BJD Page 1 of 1

### LEGAL DESCRIPTION

A tract of land comprising a part of the Northwest Quarter (NW 1/4) of Section 28, Township 6 North, Range 11 West of the 6th P.M., Adams County, Nebraska, said tract being more particularly described as follows:  
With reference to the Northeast corner of said NW 1/4; thence running on an assumed bearing of N 90 00' 00" W on the North line of said NW 1/4 for a distance of 30.20 feet; thence S 00 00' 00" E for 80.00 feet to a point on the South right-of-way line of State Highway #74, said point also being the actual POINT OF BEGINNING; thence continuing S 00 00' 00" E for 183.00 feet; thence N 89 59' 40" W for 523.10 feet; thence N 00 00' 00" E for 20.00 feet; thence N 89 59' 40" W for 233.51 feet; thence N 00 03' 46" E for 192.83 feet to a point on said highway right-of-way; thence N 89 16' 44" E on said right-of-way for 15.00 feet; thence S 87 40' 33" E for 742.01 feet to the POINT OF BEGINNING, said tract containing 3.337 acres more or less.

### OWNER'S CERTIFICATE

Know all men by these present that Carroll A. Seeman and Marilyn M. Seeman, husband and wife, the owners of the land described in the Legal Description hereon, have caused the same to be surveyed, platted, and designated as SEEMAN RANCH SUBDIVISION, and shall be an addition to the Village of Roseland, 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 5th day of August, 2000.

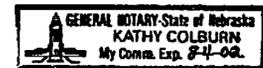
*Carroll A. Seeman* *Marilyn M. Seeman*  
Carroll A. Seeman Marilyn M. Seeman

### ACKNOWLEDGEMENT

State of Nebraska ss  
County of Adams

Before me, a Notary Public in and for said county and state, came Carroll A. Seeman and Marilyn M. Seeman, husband and wife, to me personally known to be the identical person's whose names are affixed to the Owner's Certificate on this plat of SEEMAN RANCH SUBDIVISION, and acknowledged the execution thereof to be their own free will and accord as said owners. I hereby set my hand a fixed notarial seal. Signed this 5th day of August, 2000.  
My commission expires the 4th of August, 2002.

*Kathy Colburn*  
Kathy Colburn  
Notary



### ADAMS COUNTY PLANNING & ZONING RECOMMENDATION

This plat of SEEMAN RANCH 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 approved. Signed this 14th day of August, 2000.

*Kathy Colburn* *Charles W. Baum*  
Director Chair

### VILLAGE OF ROSELAND ACTION

This plat of SEEMAN RANCH SUBDIVISION, a subdivision within the zoning jurisdictional limits of the Village of Roseland, Nebraska, has been approved by motion duly passed this 15th day of August, 2000.

*Dennis B. Zimmerman* *Denise Hitchcock*  
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 SEEMAN RANCH SUBDIVISION as of this 14th day of August, 2000.

*James D. Johnson*  
James D. Johnson  
Adams County Treasurer



### REGISTER OF DEEDS CERTIFICATE

State of Nebraska ss  
County of Adams

Date Sept 12, 2000 Time 9:51 A.M. Instrument # 20004019

*James D. Johnson*  
James D. Johnson  
Adams County Register of Deeds

