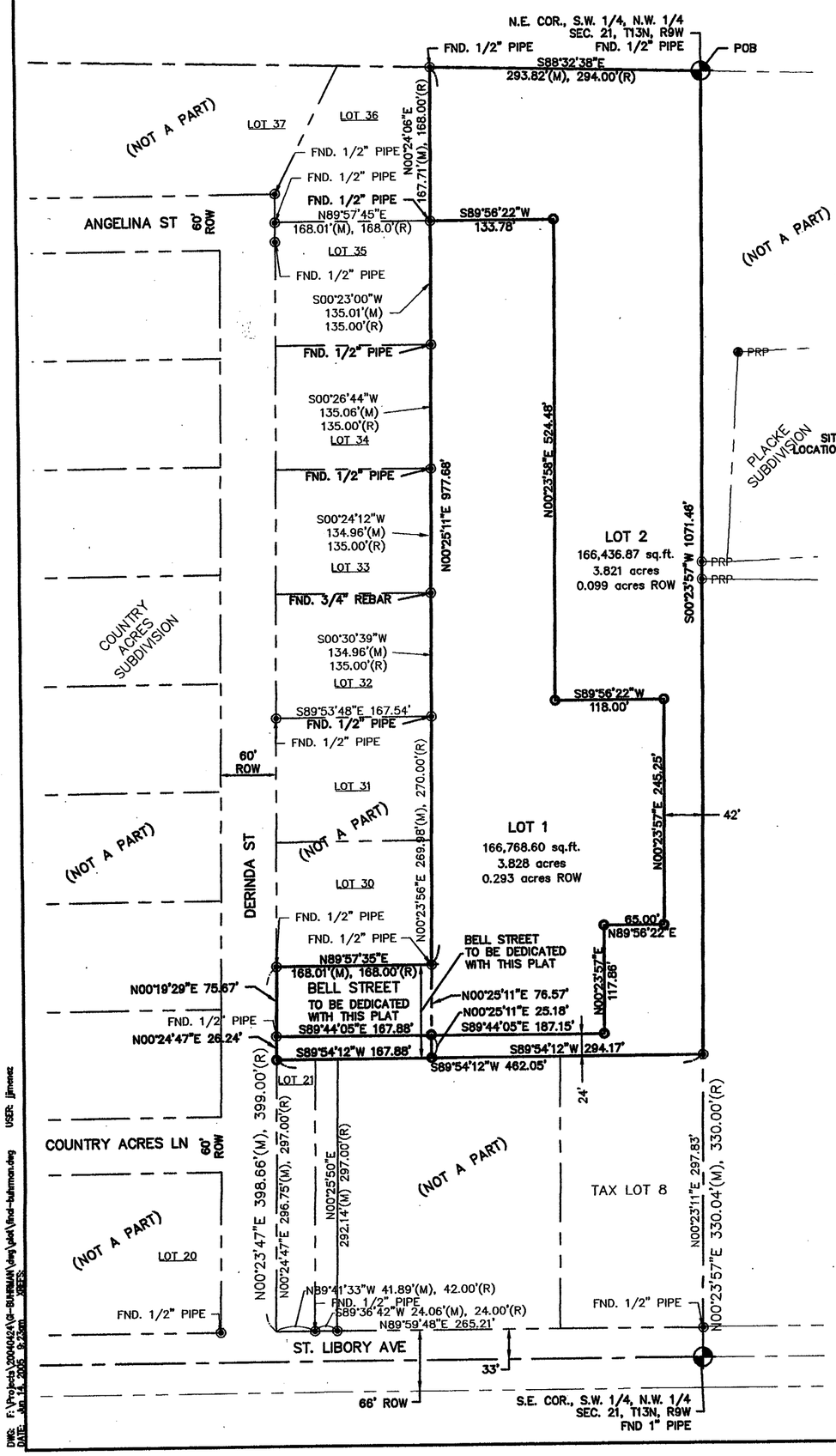
BUHRMAN SUBDIVISION
HOWARD COUNTY, NEBRASKA
FINAL PLAT



N

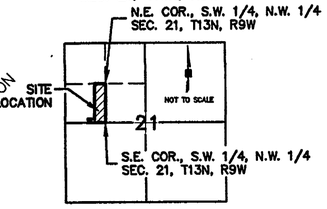
0 50 100 200
SCALE IN FEET

LEGEND

- FOUND SECTION CORNER
- FOUND PROPERTY CORNER
- SET 1/2" PIPE PROPERTY CORNERS
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- SECTION LINE
- ROW/PROPERTY LINE

LOCATION MAP

SEC. 21, T13N, R9W



LAND SURVEYOR
OLSSON ASSOCIATES
201 E. 2ND ST.
GRAND ISLAND, NEBRASKA 68801

OWNERS
MARGERY ANN BUHRMAN
704 BELL STREET
ST. LIBORY, NEBRASKA 68872

SECTION CORNER TIES

N.E. COR., SW1/4, NW1/4, SEC. 21, T13N, R9W
FOUND 1/2" PIPE, GROUND LEVEL
16.56' E TO PK NAIL W/WASHER STAMPED LS458 IN FENCE POST
0.50' NE TO EXISTING NAIL IN FENCE POST
6.67' NW TO PK NAIL W/WASHER STAMPED LS458 IN FENCE POST

S.E. COR., SW1/4, NW1/4, SEC. 21, T13N, R9W
FOUND 1" PIPE ±0.2 BELOW SURFACE
38.80' NW TO EXISTING PK NAIL IN RAILROAD TIE CORNER FENCE POST
40.61 SW TO EXISTING NAIL IN POWER POLE
74.84' NE TO PK NAIL W/WASHER STAMPED LS458 IN 18" DECIDUOUS TREE
63.26' ENE TO PK NAIL W/WASHER STAMPED LS458 IN A 24" DECIDUOUS TREE

ACCEPTANCE OF DEDICATIONS

THE DEDICATIONS SHOWN ON THIS PLAT ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF HOWARD COUNTY, NEBRASKA, ON THIS 30th DAY OF June, 2005.

CHAIRMAN

COMMISSIONER — COMMISSIONER

COMMISSIONER — COMMISSIONER

ENTRY ON TRANSFER RECORD THIS 30th DAY OF June, 2005.

COUNTY CLERK

RECEIVED
SEP 01 2005
SURVEY RECORD REPOSITORY
S 5
HOWARD County
726-804

APPROVALS

THIS PLAT OF "BUHRMAN SUBDIVISION" HAS BEEN SUBMITTED TO AND APPROVED BY THE HOWARD COUNTY PLANNING AND ZONING COMMISSION ON THIS 15 DAY OF June, 2005.

CHAIRMAN

SECRETARY

REGISTER OF DEEDS CERTIFICATE

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ___M.

REGISTER OF DEEDS — DEPUTY

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 9 WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4, NW1/4) OF SEC. 21 SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S00°23'57"W UPON AND ALONG THE EAST LINE OF SAID SW1/4, NW1/4 A DISTANCE OF 1071.46 FEET; THENCE S89°54'12"W A DISTANCE OF 294.17 FEET TO A POINT ON THE NEW DEDICATED SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF BELL STREET; THENCE CONTINUING S89°54'12"W UPON AND ALONG SAID NEW SOUTH R.O.W. LINE A DISTANCE OF 167.88 FEET TO A POINT OF INTERSECTION OF THE EAST R.O.W. LINE OF DERINDA STREET AND SAID SOUTH LINE OF BELL STREET; THENCE N00°24'47"E UPON AND ALONG SAID EAST R.O.W. LINE A DISTANCE OF 26.24 FEET; THENCE N00°19'29"E UPON AND ALONG SAID EAST R.O.W. LINE A DISTANCE OF 75.67 FEET TO A POINT OF INTERSECTION OF SAID EAST R.O.W. LINE AND THE NORTH R.O.W. LINE OF BELL STREET, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 30, COUNTRY ACRES SUBDIVISION; THENCE N89°57'35"E UPON AND ALONG SAID NORTH R.O.W. LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 30 A DISTANCE OF 168.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 30; THENCE N00°25'11"E UPON AND ALONG THE EAST LINE OF SAID COUNTRY ACRES SUBDIVISION A DISTANCE OF 977.68 FEET TO THE NORTHEAST CORNER OF LOT 36, SAID COUNTRY ACRES SUBDIVISION, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SW1/4, NW1/4; THENCE S88°32'38"E UPON AND ALONG SAID NORTH LINE A DISTANCE OF 293.82 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 333,205.35 SQUARE FEET OR 7.649 ACRES MORE OR LESS OF WHICH 0.393 IS NEW DEDICATED ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON July 28, 2005, UNDER MY PERSONAL SUPERVISION, I COMPLETED AN ACCURATE SURVEY OF PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 NORTH, RANGE 9 WEST OF THE 6TH P.M., HOWARD COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; THAT IRON PIPE MARKERS, EXCEPT WHERE INDICATED WERE FOUND OR PLACED AT ALL PROPERTY CORNERS; THAT THE DIMENSIONS OF THE PROPERTY ARE AS SHOWN ON THE PLAT; AND THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS.

TIMOTHY J. AITKEN, REGISTERED LAND SURVEYOR NUMBER, LS#-458

NEBRASKA REGISTERED LS-458 LAND SURVEYOR TIMOTHY J. AITKEN

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT MARGERY ANN BUHRMAN, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS "BUHRMAN SUBDIVISION" TO THE VILLAGE OF ST. LIBORY, NEBRASKA, HOWARD COUNTY, NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF AND DO HEREBY DEDICATE THE EASEMENTS, AS SHOWN THEREON TO THE PUBLIC FOR THEIR USE FOREVER FOR THE LOCATION, CONSTRUCTION AND MAINTENANCE FOR PUBLIC SERVICE UTILITIES, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THERETO, AND HEREBY PROHIBITING THE PLANTING OF TREES, BUSHES AND SHRUBS, OR PLACING OTHER OBSTRUCTIONS UPON, OVER, ALONG OR UNDERNEATH THE SURFACE OF SUCH EASEMENTS; AND THAT THE FOREGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION HEREON AS APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE HERETO, AT St. PAUL, THIS 22 DAY OF July, 2005

MARGERY ANN BUHRMAN

STATE OF NEBRASKA
HOWARD COUNTY SS.
FILED FOR RECORD
MO Aug DAY 8 20 05
AT 3:45 O'CLOCK P M. RECORDED
IN BOOK 05 OF Records PAGE 2845
COUNTY CLERK
BY DEPUTY

ACKNOWLEDGMENT

STATE OF NEBRASKA
COUNTY OF HOWARD SS

BE IT REMEMBERED THAT ON THIS 22 DAY OF July, 2005, BEFORE ME, MARGERY ANN BUHRMAN TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHOSE EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

GENERAL NOTARY - State of Nebraska RONALD R. VONDEROHE My Comm. Exp. June 12, 2009

NOTARY PUBLIC

MY COMMISSION EXPIRES: JUNE 12, 2009

OLSSON ASSOCIATES
ENGINEERS – PLANNERS – SCIENTISTS – SURVEYORS
201 EAST 2ND STREET – GRAND ISLAND, NEBRASKA 68801 – 308-384-8750 – FAX 308-384-8752
LINCOLN OMAHA GRAND ISLAND SOUTH SIOUX CITY HOLDREGE KANSAS CITY PHOENIX DENVER

DWG: F:\Projects\2004\0424\Gr-BUHRMAN\dwg\plat\final-buhrman.dwg USER: jjimenez
DATE: Jun 14, 2005 8:23am XREFS: