

# BAUER REPLAT

## ADMINISTRATIVE SUBDIVISION - FINAL PLAT

LOCATED IN THE NW¼ OF SECTION 17, T5N, R1E SALINE COUNTY, NEBRASKA

**OWNER'S CERTIFICATION**

I / WE THE UNDERSIGNED, LELA BAUER, OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I / WE HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

ALL STREETS AND ALLEYS SHOWN ARE TO BE PRIVATE STREETS OWNED AND MAINTAINED BY THE OWNERS OF PROPERTY WITHIN THE SUBDIVISION AND SUCH STREETS SHALL ALLOW, BY PUBLIC USE EASEMENT, VEHICULAR ACCESS AND UTILITY ACCESS TO LOTS WITHIN THE SUBDIVISION UNLESS SPECIFICALLY NOTED HEREON THAT SUCH STREETS AND ALLEYS ARE TO BE DEDICATED TO THE PUBLIC AND HEREBY DEDICATED TO THE PUBLIC, SUBJECT TO ACCEPTANCE OF DEDICATIONS BY THE BOARD OF COMMISSIONERS. ANY OTHER PUBLIC LANDS SHOWN HEREON AND NOT HERETOFORE DEDICATED ARE HEREBY RESERVED FOR PUBLIC USE, SUBJECT TO ACCEPTANCE OF SAID DEDICATION BY THE BOARD OF COMMISSIONERS.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:

THERE ARE STRIPS OF LAND SHOWN ON THIS PLAT AND MARKED EASEMENT, RESERVED FOR THE USE OF PUBLIC UTILITIES OR OTHER ENTITY SO INDICATED AND SUCH EASEMENTS ARE SUBJECT TO THE PARAMOUNT RIGHT OF THE UTILITY OR OTHER ENTITY SO INDICATED TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS,

WITNESS OUR HANDS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

LELA BAUER

**ACKNOWLEDGMENT OF NOTARY**

STATE OF NEBRASKA } ss  
COUNTY OF SALINE }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED LELA BAUER AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTORIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

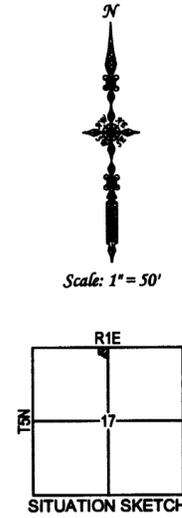
NOTARY PUBLIC

**SALINE COUNTY BOARD APPROVAL**

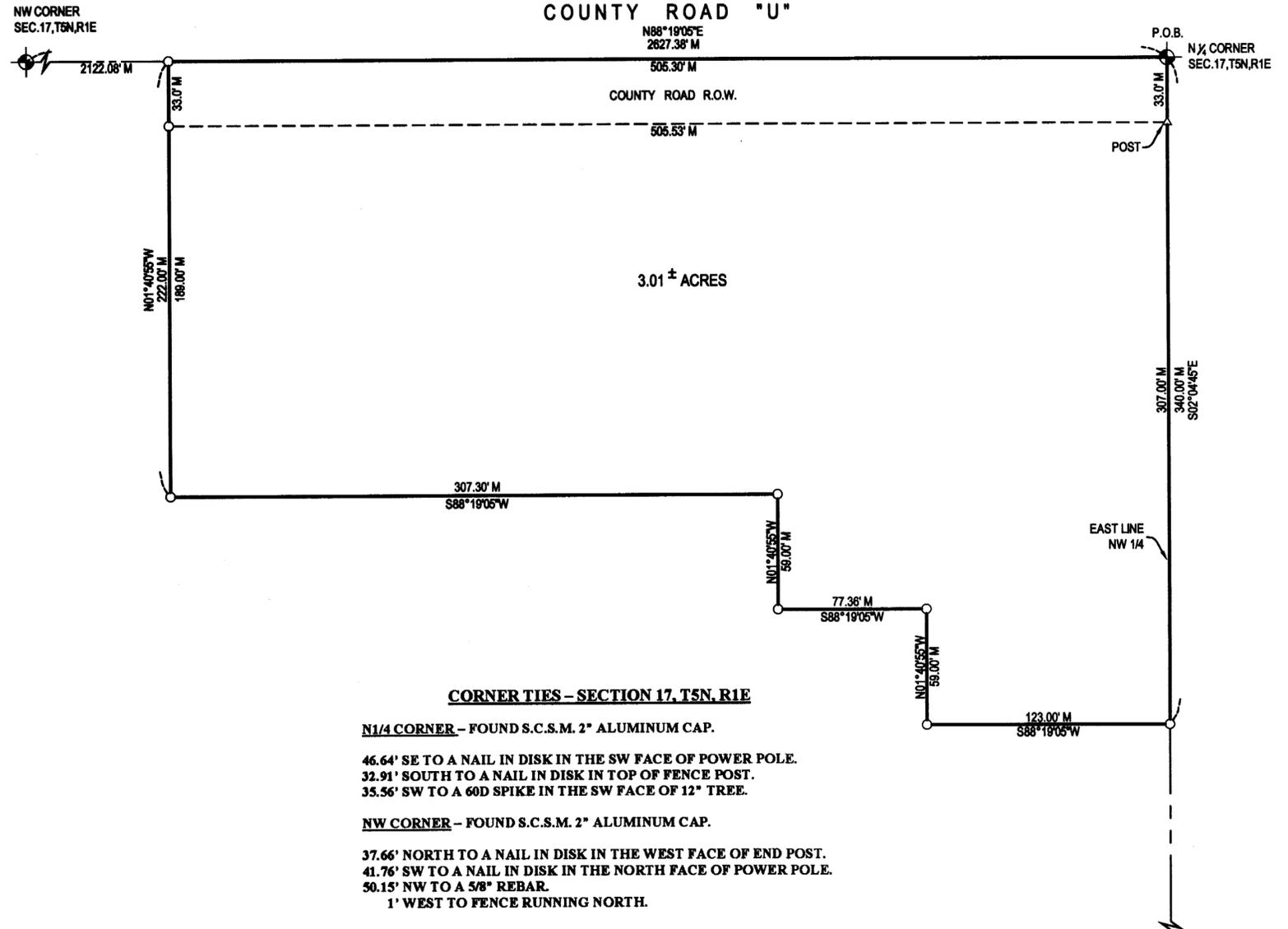
THIS ADMINISTRATIVE PLAT OF STUTZMAN SUBDIVISION HAS BEEN SUBMITTED AND IS APPROVED UNDER THE SALINE COUNTY SUBDIVISION REGULATIONS BY THE SALINE COUNTY ZONING ADMINISTRATOR.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

SALINE COUNTY ZONING ADMINISTRATOR



- Legend**
- Corners Found
  - Corners Found
  - Corners Set ( 5/8" Rebar W LAS Cap)
  - ⊙ Survey Marker W Washer
  - △ Temporary Point
  - R Record Distance
  - M Measured Distance
  - W.C. Witness Corner
  - Fence



**CORNER TIES - SECTION 17, T5N, R1E**

**N1/4 CORNER** - FOUND S.C.S.M. 2" ALUMINUM CAP.

46.64' SE TO A NAIL IN DISK IN THE SW FACE OF POWER POLE.  
32.91' SOUTH TO A NAIL IN DISK IN TOP OF FENCE POST.  
35.56' SW TO A 60D SPIKE IN THE SW FACE OF 12" TREE.

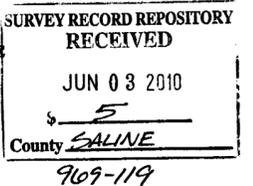
**NW CORNER** - FOUND S.C.S.M. 2" ALUMINUM CAP.

37.66' NORTH TO A NAIL IN DISK IN THE WEST FACE OF END POST.  
41.76' SW TO A NAIL IN DISK IN THE NORTH FACE OF POWER POLE.  
50.15' NW TO A 5/8" REBAR.  
1' WEST TO FENCE RUNNING NORTH.

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 17, T5N, R1E OF THE 6<sup>TH</sup> P.M., SALINE COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID NW1/4; THENCE S02°04'45"E (ASSUMED BEARING) ON THE EAST LINE OF SAID NW1/4, 340.00 FEET; THENCE S88°19'05"W PARALLEL WITH THE NORTH LINE OF SAID NW1/4, 123.00 FEET; THENCE N01°40'55"W, 59.00 FEET; THENCE S88°19'05"W PARALLEL WITH THE NORTH LINE OF SAID NW1/4, 77.36 FEET; THENCE N01°40'55"W, 59.00 FEET; THENCE S88°19'05"W PARALLEL WITH THE NORTH LINE OF SAID NW1/4, 307.30 FEET; THENCE N01°40'55"W, 222.00 FEET TO THE NORTH LINE OF SAID NW1/4; THENCE N88°19'05"E ON SAID NORTH LINE, 505.30 FEET TO THE POINT OF BEGINNING. CONTAINING 3.01 ACRES MORE OR LESS.



**SURVEYOR'S CERTIFICATE**

I LESLIE J. SIEDSCHLAG HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON DECEMBER 7, 2009, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THIS PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED ON THE GROUND AND THEIR POSITION IS CORRECTLY SHOWN, AND THAT ALL DIMENSIONAL AND GEODETIC DATA ARE CORRECT.

PREPARED BY  
**L & S SURVEYING**  
P.O. BOX 354, CRETE NE 68333  
(402) 826-4820 FAX (402) 826-4846  
Standard Quality & Pricing Plan (402) 484-8606 - File Name 091207 BLSR

*Leslie J. Siedschlag*  
Leslie J. Siedschlag, Nebraska L.S. No. 469

DECEMBER 10, 2009  
Date

