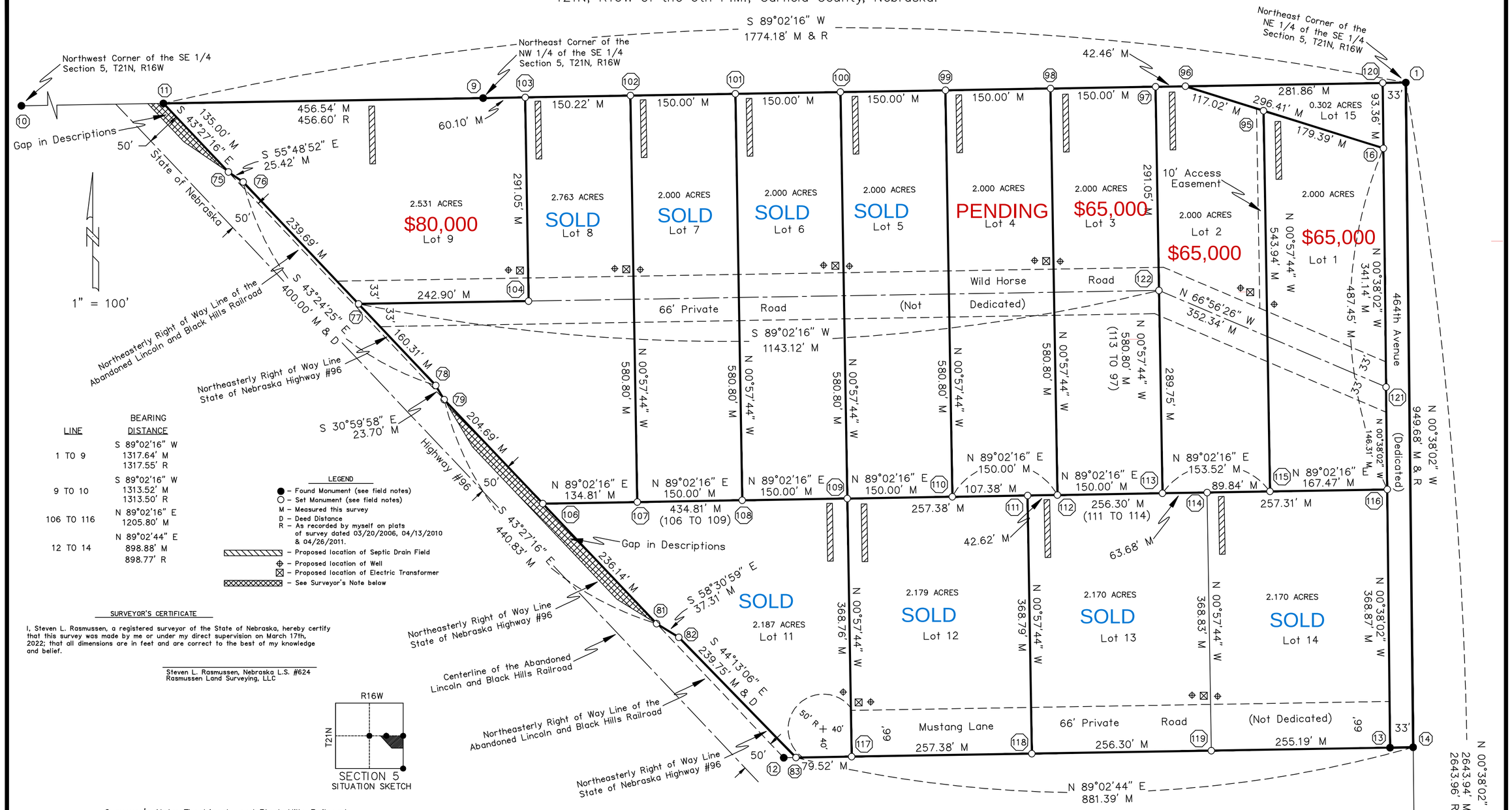
Calamus Riverview Subdivision

a Subdivision of a part of the SE 1/4 of Section 5,
T21N, R16W of the 6th P.M., Garfield County, Nebraska.



LINE	BEARING DISTANCE
1 TO 9	S 89°02'16" W 1317.64' M 1317.55' R
9 TO 10	S 89°02'16" W 1313.52' M 1313.50' R
106 TO 116	N 89°02'16" E 1205.80' M
12 TO 14	N 89°02'44" E 898.88' M 898.77' R

LEGEND

- ● – Found Monument (see field notes)
- ○ – Set Monument (see field notes)
- M – Measured this survey
- D – Deed Distance
- R – As recorded by myself on plats of survey dated 03/20/2006, 04/13/2010 & 04/26/2011.
- – Proposed location of Septic Drain Field
- – Proposed location of Well
- – Proposed location of Electric Transformer
- – See Surveyor's Note below

SURVEYOR'S CERTIFICATE

I, Steven L. Rasmussen, a registered surveyor of the State of Nebraska, hereby certify that this survey was made by me or under my direct supervision on March 17th, 2022; that all dimensions are in feet and are correct to the best of my knowledge and belief.

Steven L. Rasmussen, Nebraska L.S. #624
Rasmussen Land Surveying, LLC

SECTION 5
SITUATION SKETCH

Surveyor's Note: The Lincoln and Black Hills Railroad purchased a 100 foot wide strip for right of way (50' on each side of the centerline of the tracks) as recorded in Deed Book 1, Page 415. Said railroad right of way was excepted out of the adjoining landowner's deeds. No record was found this tract was ever transfered to any other entity after it was abandoned. This tract has since been a county road and now is occupied by State of Nebraska Highway #96.

Legal Description of Calamus Riverview Subdivision

An irregular tract of land located in the SE ¼ of Section 5, T21N, R16W of the 6th P.M., Garfield County, Nebraska, described as follows:

Beginning at the northeast corner of said SE ¼; thence S 89°02'16" W on the north line of said SE ¼, a distance of 1774.18 feet to the northeasterly right of way line of the abandoned Lincoln and Black Hills Railroad; thence S 43°27'16" E on said northeasterly right of way line of the abandoned Lincoln and Black Hills Railroad, a distance of 135.00 feet to the northeasterly right of way line of State of Nebraska Highway #96; thence S 55°48'52" E on said northeasterly right of way line of State of Nebraska Highway #96, a distance of 25.42 feet; thence S 43°24'25" E on said northeasterly right of way line of State of Nebraska Highway #96, a distance of 400.00 feet; thence S 30°59'58" E on said northeasterly right of way line of State of Nebraska Highway #96, a distance of 23.70 feet to said northeasterly right of way line of the abandoned Lincoln and Black Hills Railroad; thence S 43°27'16" E on said northeasterly right of way line of the abandoned Lincoln and Black Hills Railroad, a distance of 440.83 feet to said northeasterly right of way line of State of Nebraska Highway #96; thence S 58°30'59" E on said northeasterly right of way line of State of Nebraska Highway #96, a distance of 37.31 feet; thence S 44°13'06" E on said northeasterly right of way line of State of Nebraska Highway #96, a distance of 239.75 feet; thence N 89°02'44" E, a distance of 881.39 feet to the east line of said SE ¼; thence N 00°38'02" W on said east line of the SE ¼, a distance of 949.68 feet to the point of beginning, containing 29.020 acres of land, more or less, of which the east 33 feet is occupied by a public road.

Legal Description of Wild Horse Road and Utility Easement

A 66 foot wide private road and utility easement in Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Calamus Riverview Subdivision located in the SE ¼ of Section 5, T21N, R16W of the 6th P.M., Garfield, Nebraska, 33 feet on each side of the following described centerline:

Commencing at the southeast corner of said Lot 1; thence N 00°38'02" W (assumed bearing) on the east line of said Lot 1, a distance of 146.31 feet to the True point of beginning; thence N 66°56'26" W, a distance of 352.34 feet to the east line of said Lot 3; thence S 89°02'16" W parallel with the north line of said SE ¼, a distance of 1143.12 feet to the northeasterly right of way of State of Nebraska Highway #96, being the point of termination.

Legal Description of Mustang Lane and Utility Easement

The south 66 feet of Lots 12, 13 and 14, Calamus Riverview Subdivision located in the SE ¼ of Section 5, T21N, R16W of the 6th P.M., Garfield County, Nebraska.

FIELD NOTES

Point #1 – Northeast Corner of the SE 1/4, Section 5, T21N, R16W
Found Bureau of Land Management brass cap 10" below grass surface as recorded by myself on plat of survey dated 03/26/2020.

NE 39.08 feet to found nail and washer side power pole. (39.08' R)
SE 35.00 feet to found nail and washer top fence post. (35.00' R)
NE 55.90 feet to found nail and washer top fence post. (55.90' R)
North 49.19 feet to found nail and washer top end guard post. (49.19' R)
East 12 feet to occupation centerline north-south gravel road.
North 27 feet to center gate to cemetery.

Point #6 – Found ⅝" Rebar with stamped plastic cap as recorded by myself on plat of survey dated 04/26/2011.

Point #9 – Northeast Corner of the NW 1/4 of the SE 1/4, Section 5, T21N, R16W
Found ¾" Rebar 10" above grass surface as recorded by myself on plat of survey dated 04/26/2011.

NNE 41.78 feet to found nail and washer side blazed 15" maple tree. (41.78' R)
NE 44.45 feet to found nail and washer side blazed 27" cottonwood tree. (44.45' R)
ENE 31.43 feet to found nail and washer side blazed 12" maple tree. (31.43' R)
South 3.01 feet to found ⅝" Rebar with stamped plastic cap. (3.10' R)

Point #10 – Northwest Corner of the SE 1/4, Section 5, T21N, R16W
Found ⅝" Rebar with stamped plastic cap 2" below grass surface as recorded by myself on plat of survey dated 05/31/2016.

South 9.78 feet to found nail and washer top railroad tie corner fence post. (9.74' R)
South 28.40 feet to found nail and washer top gate post. (28.38' R)
SE 15.89 feet to found nail and washer top fence post. (15.86' R)
SW 20.14 feet to found nail and washer top fence post. (20.17' R)
South 9 feet to range east-west fence.
On range fence bearing south.

Point #11 – Found ⅝" Rebar with stamped plastic cap as recorded by myself on plat of survey dated 04/13/2010.

Points #12, #13 & #14 – Found ⅝" Rebar with stamped plastic cap as recorded by myself on plat of survey dated 04/16/2014.

Point #15 – Southeast Corner of the SE 1/4, Section 5, T21N, R16W
Found Survey Spike flush with asphalt surface as recorded by myself on plat of survey dated 05/06/2021.

SE 47.29 feet to found Bureau of Land Management reference marker. (47.29' R)
ENE 38.55 feet to found 1" Iron Pipe with cap. (38.55' R)
ENE 66.18 feet to found nail and washer side power pole. (66.18' R)
NE 48.58 feet to found nail and washer side power pole. (48.58' R)
West 111 feet to occupation centerline north-south asphalt Highway #96.
South 14 feet to occupation centerline gravel road east.

Points #16, #75, #76, #77, #78, #79, #81, #82, #83, #95, #96, #97, #98, #99, #100, #101, #102, #103, #104, #106, #107, #108, #109, #110, #111, #112, #113, #114, #115, #116, #117, #118, #119, #120, #121 & #122 – Set ⅝" X 30" Rebar with stamped plastic cap.

OWNER'S CERTIFICATION

Steven C. Vech, trustee of the Steven C. Vech Revocable Trust, owner of the real estate shown and described herein, does certify that I have laid off, platted and subdivided, and does hereby lay off, 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 Supervisors. 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 Supervisors.

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 installation.

Witness our hands on this ____ day of _____, ____

_____
Steven C. Vech, Trustee

STATE OF NEBRASKA)
COUNTY OF_____) ss

Before me, the undersigned Notary Public, in and for the County and State, personally appeared 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 _____, 20____.

_____
Notary Public

PLANNING COMMISSION CERTIFICATION

The foregoing plat was approved by the Garfield County, Nebraska Planning Commission on this ____ day of _____, 20____.

_____
Chairperson, Garfield County, Nebraska Planning Commission

GARFIELD COUNTY BOARD OF COMMISIONERS CERTIFICATION

The foregoing plat was approved and any dedications proposed have been considered and accepted by the Garfield County, Nebraska Board of Commisioners on this ____ day of _____, 20____.

_____
Attest: Garfield County Clerk

_____
Chairperson, Garfield County Board of Commisioners

GARFIELD COUNTY, NEBRASKA TREASURER CERTIFICATION

This is to certify that on this ____ day of _____, 20____I found no regular or special taxes due or delinquent against the real property described in this plat as shown by records of this Office.

_____
Garfield County, Nebraska Treasurer

Date 03/18/22	Drawn By DEH
Project # HR2447	
Scale 1"=100'	
Field Book	
File Name VECHSUB.dwg	
Revision	
Revision	
Sheet 1 of 1	

Rasmussen Land Surveying, LLC
85774 US Highway 281 O'Neill, Nebraska 68763
Phone/Fax: (402) 482-5851

A SUBDIVISION OF A PART OF THE SE 1/4 OF SECTION 5, T21N, R16W OF THE 6TH P.M., GARFIELD COUNTY, NEBRASKA.

FINAL PLAT