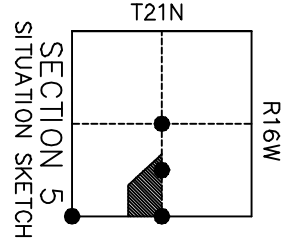
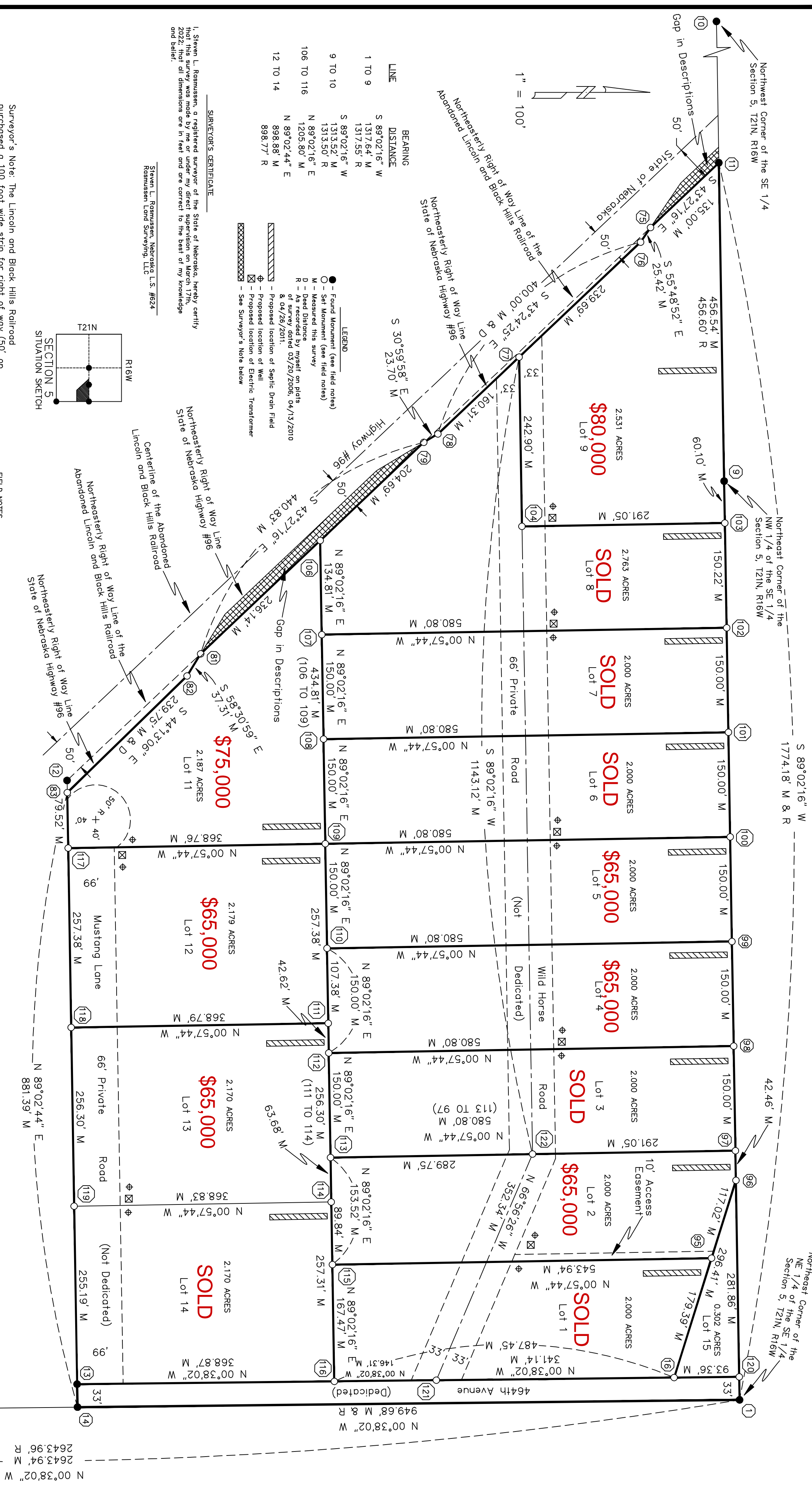


# Calamus Riverview Subdivision

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



**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 transferred 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 1/4 of Section 5, T21N, R16W of the 6th P.M., Garfield County, Nebraska, described as follows:  
 Beginning at the northeast corner of said SE 1/4; thence S 89°02'16" W on the north line of said SE 1/4, a distance of 1714.18 feet to the northeasterly right of way line of the abandoned Lincoln and Black Hills Railroad; thence S 89°02'16" W on said northeasterly right of way line of the abandoned Lincoln and Black Hills Railroad, a distance of 1317.64 feet to the east line of said SE 1/4; on said east line of way line of State of Nebraska Highway #96, thence S 89°02'16" E on said northeasterly right of way line of State of Nebraska Highway #96, a distance of 23.42 feet; thence S 89°02'16" E on said northeasterly right of way line of State of Nebraska Highway #96, a distance of 400.00 feet; thence S 89°02'16" E on said northeasterly right of way line of the abandoned Lincoln and Black Hills Railroad, a distance of 1313.52 feet to the east line of said SE 1/4; on said east line 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 38°30'59" E on said northeasterly right of way line of State of Nebraska Highway #96, a distance of 140.83 feet to said northeasterly right of way line of State of Nebraska Highway #96; thence S 58°02'16" E on said northeasterly right of way line of State of Nebraska Highway #96, a distance of 580.80 feet to said northeasterly right of way line of State of Nebraska Highway #96; thence N 89°02'44" E, a distance of 881.39 feet to the east line of said SE 1/4; thence N 00°38'02" W on said east line of the SE 1/4, a distance of 29.09 feet to the point of beginning, containing 29,020 acres of land, more or less, of which the east 53 feet is occupied by a public road.

**LEGAL DESCRIPTION OF VIADUCT HIGHWAY ROAD AND UTILITY EASEMENT**  
 A 66 foot wide private road and utility easement in Lot 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Calamus Riverview Subdivision located in the SE 1/4 of Section 5, T21N, R16W of the 6th P.M., Garfield County, Nebraska, 33 feet on each side of the following described centerline:  
 Commencing at the southeast corner of said Lot 1; thence N 09°28'07" W (assumed bearing) on the centerline of said road, a distance of 23.70 feet to the north line of said SE 1/4; on said north line of said SE 1/4, a distance of 82.34 feet to the east line of said Lot 3; thence S 89°02'16" W parallel with the north line of said SE 1/4, a distance of 1143.12 feet to the easterly right of way of State of Nebraska Highway #96, being the point of termination.  
**Legal Description of Missing Lane and Utility Easement**  
 The south 66 feet of lots 12, 13 and 14; Calamus Riverview Subdivision located in the SE 1/4 of Section 5, T21N, R16W of the 6th P.M., Garfield County, Nebraska.

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

**PREPARED BY** Steven L. Rasmussen, L.S.  
**PROJECT #** HR2447  
**SCALE** 1"=100'  
**FILE #** VECHSRJ6W9  
**REVISION**  
 1 of 1

**Garfield County Planning Commission**  
 Chairperson, Garfield County, Nebraska Planning Commission  
 Rossmussen Land Surveying, LLC  
 65774 03 Pioneer/Fac. (402) 482-4585

**GARFIELD COUNTY BOARD OF COMMISSIONERS CERTIFICATION**  
 The foregoing plat was approved and any dedications proposed have been considered and accepted by the Garfield County, Nebraska Board of Commissioners on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**GARFIELD COUNTY, NEBRASKA TREASURER CERTIFICATION**  
 I, \_\_\_\_\_, Treasurer of Garfield County, Nebraska, do hereby certify that this subdivision is in compliance with the provisions of the Uniform Platting Act of the State of Nebraska, Chapter 210, Nebraska Statutes, and that the same has been duly recorded in the public records of this county.

**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 plot of survey dated 05/28/2020.  
 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)  
 East 12 feet to occupation centerline south gate post. (12' R)  
 North 27 feet to center gate to cemetery.  
 Point #6 - Found 3/4" Rebar with stamped plastic cap as recorded by myself on plot of survey dated 04/13/2010.  
 Point #9 - Northwest corner of the NW 1/4 of the SE 1/4, Section 5, T21N, R16W  
 Found Survey Spike flush with asphalt surface as recorded by myself on plot of survey dated 04/26/2021.  
 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 51.45 feet to found nail and washer side blazed 12" maple tree. (51.45' R)  
 South 5.01 feet to found 3/4" Rebar with stamped plastic cap. (5.01' R)  
 Point #10 - Northeast corner of the SE 1/4, Section 5, T21N, R16W  
 Found Survey Spike flush with asphalt surface as recorded by myself on plot of survey dated 05/21/2020.  
 South 9.78 feet to found nail and washer top railroad tie corner fence post. (9.78' R)  
 South 28.40 feet to found nail and washer top fence post. (28.38' R)  
 SE 15.89 feet to found nail and washer top fence post. (15.87' R)  
 South 9 feet to occupation centerline gravel road east on range fence bearing south.

**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 \_\_\_\_\_, 20\_\_

**Notary Public**  
 This is to certify that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ I found no fraud or other illegal purpose in the foregoing instrument as shown by records of this Office.  
 Garfield County, Nebraska Treasurer