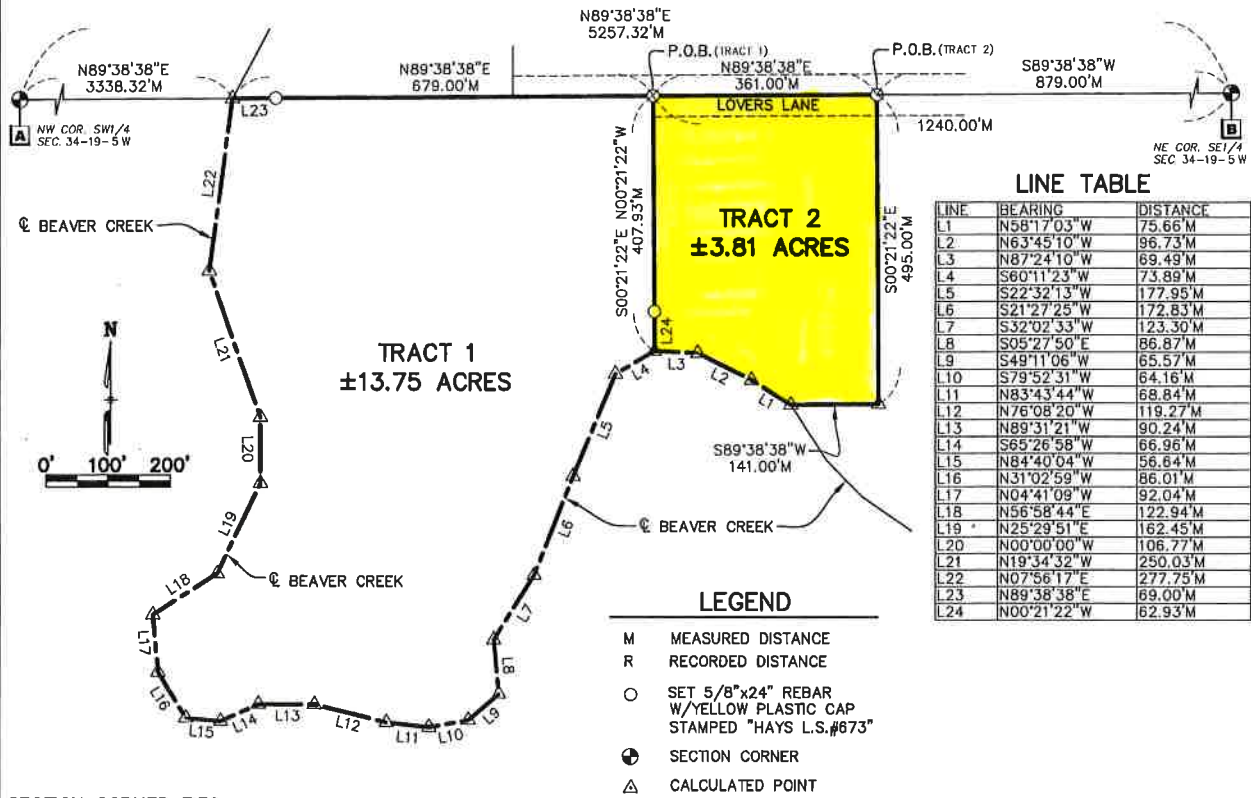


SURVEY OF PART OF THE SE1/4 OF SECTION 34, T19N, R5W OF THE 6TH P.M., BOONE COUNTY, NE



SECTION CORNER TIES: SECTION 34, TOWNSHIP 19 NORTH, RANGE 5 WEST

A NW COR. SW1/4
FOUND CAR AXLE AS RECORDED IN BOONE COUNTY SURVEY RECORDS,
1.0' BELOW GRADE
CORNER FALLS ON BACKSLOPE OF SOUTH ROAD DITCH
27' N TO CENTERLINE CO. RD. E-W
40.81' ESE TO NW CORNER TELE. BOX
68.06' NW TO NAIL IN TOP FP
56.47' N TO NAIL IN TOP FP
76.83' NE TO NAIL IN SE SIDE OLD CUT OFF PP

B NE COR. SE1/4
FOUND 1" IRON PIPE AS RECORDED IN BOONE COUNTY SURVEY RECORDS, 0.3' BELOW GRADE
54.07' NW TO CAP NAIL IN LONE FP NEXT TO WATER HYDRANT
24.83' SSW TO "X" NAILS IN PP
82.62' SW TO TOP CENTER NUT OF FIRE HYDRANT

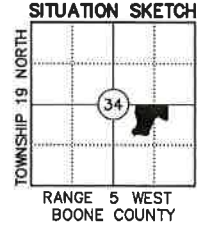
LEGAL DESCRIPTION: (TRACT 1)
A TRACT OF LAND COMPRISING A PART OF THE SE1/4 OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 5 WEST OF THE 6TH P.M., BOONE COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SE1/4; THENCE S89°38'38"W, AND ON THE NORTH LINE OF SAID SE1/4, 879.00 FEET TO THE POINT OF BEGINNING; THENCE S00°21'22"E, 495.00 FEET; THENCE S89°38'38"W, 141.00 FEET TO THE CENTERLINE OF BEAVER CREEK; THENCE N58°17'03"W, AND ON THE CENTERLINE OF SAID BEAVER CREEK, 75.66 FEET; THENCE N63°45'10"W, AND ON THE CENTERLINE OF SAID BEAVER CREEK, 96.73 FEET; THENCE N87°24'10"W, AND ON THE CENTERLINE OF SAID BEAVER CREEK, 69.49 FEET; THENCE N00°21'22"W, 407.93 FEET TO A 5/8" REBAR W/CAP ON THE NORTH LINE OF SAID SE1/4; THENCE N89°38'38"E, AND ON THE NORTH LINE OF SAID SE1/4, 361.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.81 ACRES MORE OR LESS

LEGAL DESCRIPTION: (TRACT 2)
A TRACT OF LAND COMPRISING A PART OF THE SE1/4 OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 5 WEST OF THE 6TH P.M., BOONE COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SE1/4; THENCE S89°38'38"W, AND ON THE NORTH LINE OF SAID SE1/4, 1240.00 FEET TO THE POINT OF BEGINNING; THENCE S00°21'22"E, 407.93 FEET TO THE CENTERLINE OF BEAVER CREEK; THENCE N58°17'03"W, 75.66 FEET; THENCE N63°45'10"W, 96.73 FEET; THENCE N87°24'10"W, 69.49 FEET; THENCE S60°11'23"W, 73.89 FEET; THENCE S22°32'13"W, 177.95 FEET; THENCE S21°27'25"W, 172.83 FEET; THENCE S32°02'33"W, 123.30 FEET; THENCE S05°27'50"E, 86.87 FEET; THENCE S49°11'06"W, 65.57 FEET; THENCE S79°52'31"W, 64.16 FEET; THENCE N83°43'44"W, 68.84 FEET; THENCE N76°08'20"W, 119.27 FEET; THENCE N89°31'21"W, 90.24 FEET; THENCE S65°26'58"W, 66.96 FEET; THENCE N84°40'04"W, 56.64 FEET; THENCE N31°02'59"W, 86.01 FEET; THENCE N04°41'09"W, 92.04 FEET; THENCE N56°58'44"E, 122.94 FEET; THENCE N25°29'51"E, 162.45 FEET; THENCE N00°00'00"W, 106.77 FEET; THENCE N19°34'32"W, 250.03 FEET; THENCE N07°56'17"E, 277.75 FEET; THENCE N89°38'38"E, 69.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.75 ACRES MORE OR LESS

SURVEYOR'S CERTIFICATE:
I, CHRISTOPHER C. HAYS, NEBRASKA REGISTERED LAND SURVEYOR NO. 673, DULY REGISTERED UNDER THE LAND SURVEYORS REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

STATE OF NEBRASKA
COUNTY OF BOONE)
Filed for Record on _____ day of _____
at _____ Book _____ of _____ Page _____
Fee: _____
REGISTER OF DEEDS Return to: _____

Christopher C. Hays
CHRISTOPHER C. HAYS, L.S. NO. 673



BASIS OF BEARING
BEARINGS ARE BASED ON BOONE COUNTY LDP AS DETERMINED BY GPS RTK OBSERVATIONS USING THE DIGIFARM VIRTUAL BASE NETWORK



PROJECT / TITLE
PART OF THE SE1/4 OF SECTION 34,
T19N, R5W OF THE 6TH P.M., BOONE CO., NE

FIELD WORK COMPLETION DATE: JULY 8, 2024
SURVEY PLAT COMPLETION DATE: JULY 9, 2024

SHEET
1 of 1

STATE SURVEYOR

THIS SURVEY REQUESTED BY: SARA SEARS
160 North Polk St., P.O. Box 432, Osceola, NE 68651 (402) 366-7930 www.HLSNE.com