

North Line Section 23 S 89°39'05" E 2605.41 M 2604.91 D State Highway No. 52

This survey was done at the request of Loren Hazetherst, Randolph, Nebraska.

Water Easement Description:
 A tract of land located in Section 23, T19N, RBW of the 6th P.M., Boone County, Nebraska, more particularly described as follows: referring to the Northwest corner of said section; thence S 89°39'05" E, 1557.03 ft. on the North line of said section; thence S 00°12'47" W, 1532.11 ft. to the point of beginning; thence N 48°22'34" E, 67.10 ft.; thence S 23°13'54" E, 150.00 ft. into the Cedar River; thence S 55°23'16" W, 37.00 ft.; thence N 34°36'44" W, 138.86 ft. to the point of beginning.

Access Easement 1 Description:
 A strip of land located in Section 23, T19N, RBW of the 6th P.M., Boone County, Nebraska, said strip of land is 20 ft. in width, being 10 ft. on each side of a reference line, said reference line is more particularly described as follows: referring to the Northwest corner of said section; thence S 89°39'05" E, 1608.66 ft. on the North line of said section; thence S 00°20'55" W, 43.39 ft. to the South right-of-way of State Highway No. 52 and the point of beginning; thence S 05°24'37" W, 141.44 ft.; thence S 00°36'42" W, 423.10 ft.; thence S 06°24'37" W, 141.44 ft.; thence S 89°39'05" E, 1608.66 ft. on the North line of said section; thence S 00°20'55" W, 43.39 ft. to the South right-of-way of State Highway No. 52 and the point of beginning; thence S 05°24'37" W, 141.44 ft.; thence S 00°36'42" W, 423.10 ft.; thence S 06°24'37" W, 141.44 ft.; thence S 89°39'05" E, 1608.66 ft. on the North line of said section; thence S 00°20'55" W, 43.39 ft. to the South right-of-way of State Highway No. 52 and the point of beginning.

Legend

- Found 1" Iron Pipe (Unless Otherwise Noted)
- Set 5/8" x 24" Rebar w/ Plastic Survey Cap
- x Computed Location
- M Measured this Survey
- C Recorded Measurement C.W. Marsh, L.S. #560
- D Deeded Measurement
- AE Access Easement
- P.O.B. Point of Beginning

Boone County Nebraska

Section 23
 Vicinity Sketch

Note: All Bearings are referenced to the Boone County Projection.

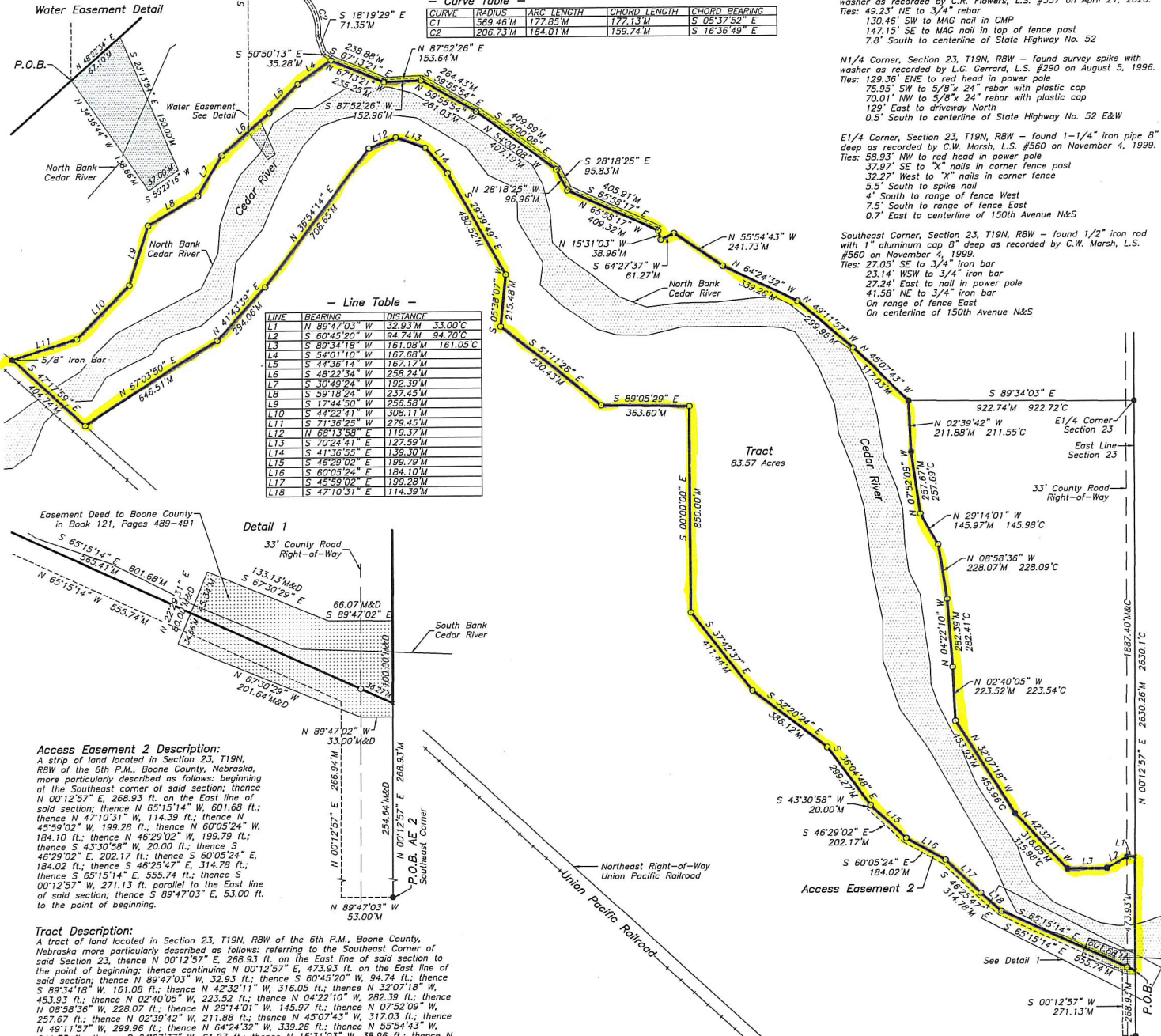
1" = 300'

Field Notes:
 Northwest Corner, Section 23, T19N, RBW - found survey spike with washer as recorded by C.R. Flowers, L.S. #357 on April 21, 2020.
 Ties: 49.23' NE to 3/4" rebar
 130.46' SW to MAG nail in CMP
 147.15' SE to MAG nail in top of fence post
 7.6' South to centerline of State Highway No. 52

N1/4 Corner, Section 23, T19N, RBW - found survey spike with washer as recorded by L.G. Gerrard, L.S. #290 on August 5, 1996.
 Ties: 123.36' ENE to red head in power pole
 75.95' SW to 5/8" x 24" rebar with plastic cap
 70.01' NW to 5/8" x 24" rebar with plastic cap
 129' East to driveway North
 0.5' South to centerline of State Highway No. 52 E&W

E1/4 Corner, Section 23, T19N, RBW - found 1-1/4" iron pipe 8" deep as recorded by C.W. Marsh, L.S. #560 on November 4, 1999.
 Ties: 58.93' NW to red head in power pole
 37.97' SE to "x" nails in corner fence post
 32.27' West to "x" nails in corner fence
 5.5' South to spike nail
 4' South to range of fence West
 7.5' South to range of fence East
 0.7' East to centerline of 150th Avenue N&S

Southeast Corner, Section 23, T19N, RBW - found 1/2" iron rod with aluminum cap 8" deep as recorded by C.W. Marsh, L.S. #560 on November 4, 1999.
 Ties: 27.05' SE to 3/4" iron bar
 23.14' WSW to 3/4" iron bar
 27.24' East to nail in power pole
 41.58' NE to 3/4" iron bar
 On range of fence East
 On centerline of 150th Avenue N&S

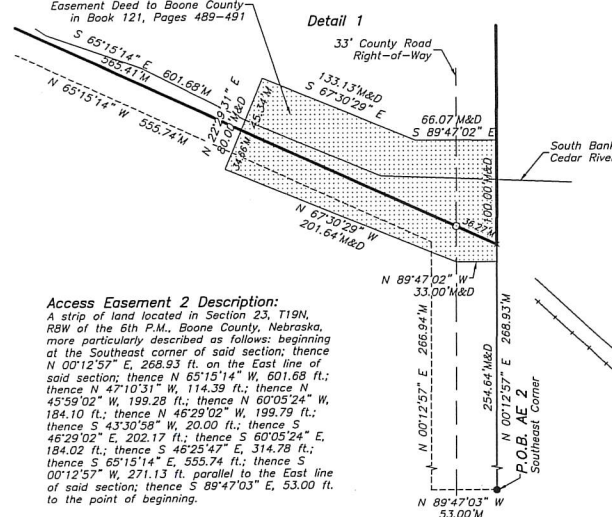


Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
CT	569.46 M	177.85 M	177.13 M	S 05°37'52" E
C2	206.73 M	164.01 M	159.74 M	S 16°36'49" E

Line Table

LINE	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH
L1	N 89°47'03" W	32.93 M	33.00°	32.93 M
L2	S 60°45'20" W	94.74 M	94.70°	94.70 M
L3	N 69°34'18" W	161.05 M	161.05°	161.05 M
L4	S 54°01'10" W	167.68 M	167.68°	167.68 M
L5	S 44°36'14" W	167.17 M	167.17°	167.17 M
L6	S 48°22'34" W	258.24 M	258.24°	258.24 M
L7	S 40°49'24" W	192.39 M	192.39°	192.39 M
L8	S 59°18'24" W	237.45 M	237.45°	237.45 M
L9	S 17°44'50" W	256.58 M	256.58°	256.58 M
L10	S 44°22'41" W	308.11 M	308.11°	308.11 M
L11	S 71°36'25" W	279.45 M	279.45°	279.45 M
L12	N 68°13'58" E	119.37 M	119.37°	119.37 M
L13	S 70°24'41" E	127.59 M	127.59°	127.59 M
L14	S 41°36'55" E	139.30 M	139.30°	139.30 M
L15	S 46°29'02" E	199.79 M	199.79°	199.79 M
L16	S 60°05'24" E	184.10 M	184.10°	184.10 M
L17	S 45°59'02" E	199.28 M	199.28°	199.28 M
L18	S 47°10'31" E	114.39 M	114.39°	114.39 M



Access Easement 2 Description:
 A strip of land located in Section 23, T19N, RBW of the 6th P.M., Boone County, Nebraska, more particularly described as follows: beginning at the Southeast corner of said section; thence N 00°12'57" E, 268.93 ft. on the East line of said section; thence N 65°15'14" W, 601.68 ft.; thence N 47°10'31" W, 114.39 ft.; thence N 45°59'02" W, 199.28 ft.; thence N 60°05'24" W, 184.10 ft.; thence N 46°29'02" W, 199.79 ft.; thence S 43°30'58" W, 20.00 ft.; thence S 46°29'02" E, 202.17 ft.; thence S 60°05'24" E, 184.02 ft.; thence S 45°59'02" E, 199.28 ft.; thence S 65°15'14" E, 555.74 ft.; thence S 00°12'57" W, 271.13 ft. parallel to the East line of said section; thence S 89°47'03" E, 53.00 ft. to the point of beginning.

Tract Description:
 A tract of land located in Section 23, T19N, RBW of the 6th P.M., Boone County, Nebraska more particularly described as follows: referring to the Southeast Corner of said Section 23, thence N 00°12'57" E, 268.93 ft. on the East line of said section to the point of beginning; thence continuing N 00°12'57" E, 473.93 ft. on the East line of said section; thence N 89°47'03" W, 32.93 ft.; thence S 60°45'20" W, 94.74 ft.; thence S 89°34'18" W, 161.05 ft.; thence N 42°32'11" W, 316.05 ft.; thence N 32°07'18" W, 453.93 ft.; thence N 02°40'05" W, 223.52 ft.; thence N 04°22'10" W, 282.39 ft.; thence N 08°58'36" W, 228.07 ft.; thence N 29°14'01" W, 145.97 ft.; thence N 07°52'09" W, 257.67 ft.; thence N 02°39'42" W, 211.88 ft.; thence N 45°07'43" W, 317.03 ft.; thence N 49°11'57" W, 299.96 ft.; thence N 64°24'32" W, 339.26 ft.; thence N 55°54'43" W, 241.73 ft.; thence S 64°27'37" W, 61.27 ft.; thence N 15°31'03" W, 38.96 ft.; thence N 65°58'17" W, 409.32 ft.; thence N 28°18'25" W, 96.96 ft.; thence N 54°00'08" W, 409.99 ft.; thence N 59°55'54" W, 261.03 ft.; thence S 87°52'26" W, 152.96 ft.; thence N 67°13'21" W, 235.25 ft.; thence S 50°11'28" E, 530.45 ft.; thence S 44°36'14" W, 167.17 ft.; thence S 48°22'34" W, 258.24 ft.; thence S 30°49'24" W, 192.39 ft.; thence S 59°18'24" W, 237.45 ft.; thence S 17°44'50" W, 256.58 ft.; thence S 44°22'41" W, 308.11 ft.; thence S 71°36'25" W, 279.45 ft. to the Northeast right-of-way line of the Union Pacific Railroad; thence S 47°17'59" E, 404.74 ft. on the Northeast right-of-way line of said railroad; thence N 57°03'50" E, 646.51 ft.; thence N 41°43'39" E, 294.06 ft.; thence N 36°54'14" E, 708.65 ft.; thence N 68°13'58" E, 119.37 ft.; thence S 70°24'41" E, 127.59 ft.; thence S 41°36'55" E, 139.30 ft.; thence S 29°39'49" E, 409.52 ft.; thence S 05°38'07" W, 215.48 ft.; thence S 51°11'28" E, 530.45 ft.; thence S 89°05'29" E, 363.80 ft.; thence S 00°00'00" E, 850.00 ft.; thence S 37°42'37" E, 411.44 ft.; thence S 52°20'24" E, 386.12 ft.; thence S 36°04'48" E, 299.27 ft.; thence S 46°29'02" E, 199.79 ft.; thence S 60°05'24" E, 184.10 ft.; thence S 45°59'02" E, 199.28 ft.; thence S 47°10'31" E, 114.39 ft.; thence S 65°15'14" E, 601.68 ft. to the East line of said section and the point of beginning, containing 83.57 acres more or less, which includes 0.53 acres used for county road purposes.

Surveyor's Statement:
 I, Thomas A. Tremel, a Registered Land Surveyor in the State of Nebraska, hereby state that this survey was conducted as per state law under my direct supervision and is correct to the best of my knowledge and belief.

Thomas A. Tremel, L.S. #455
 December 26, 2023

