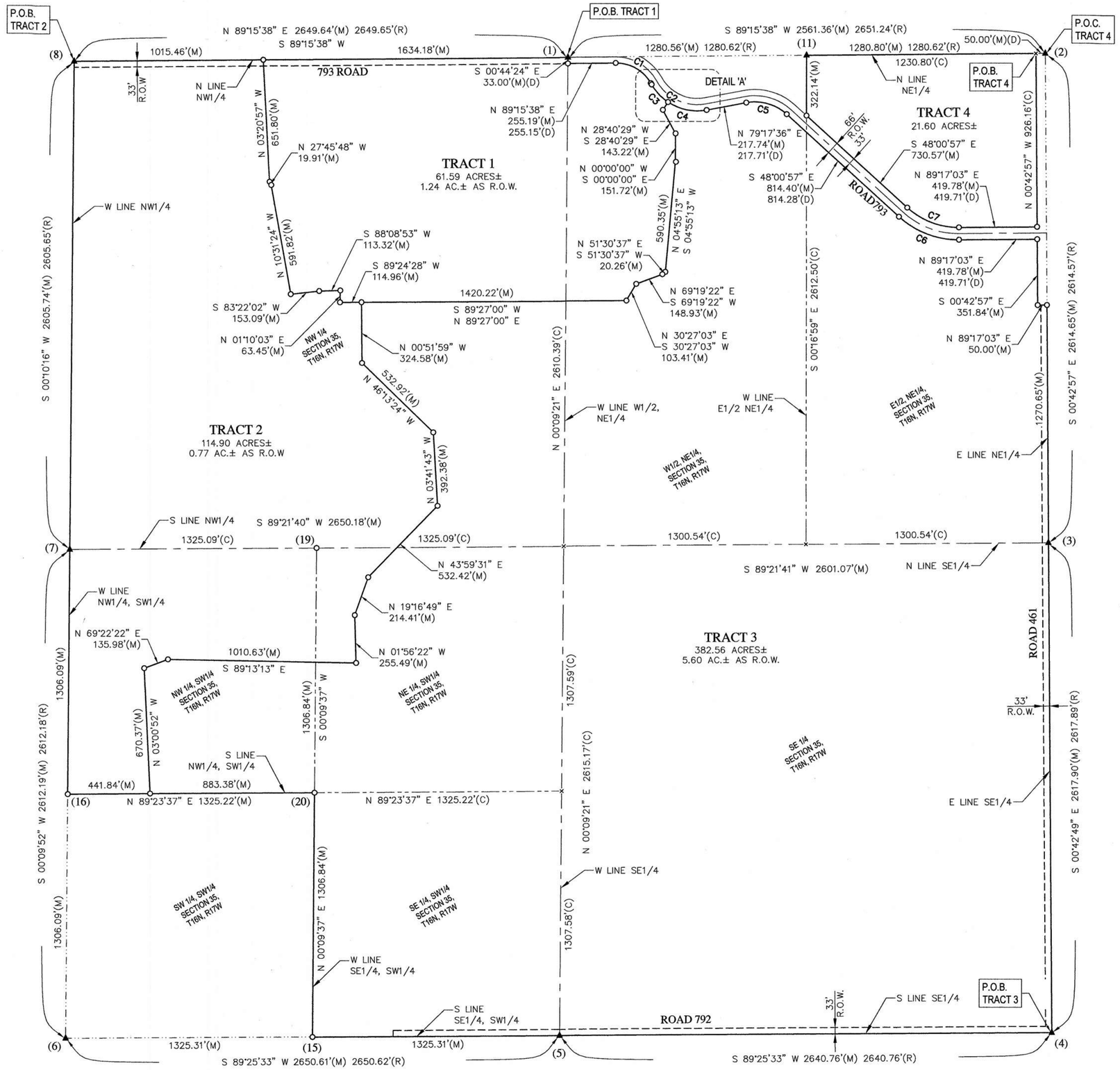
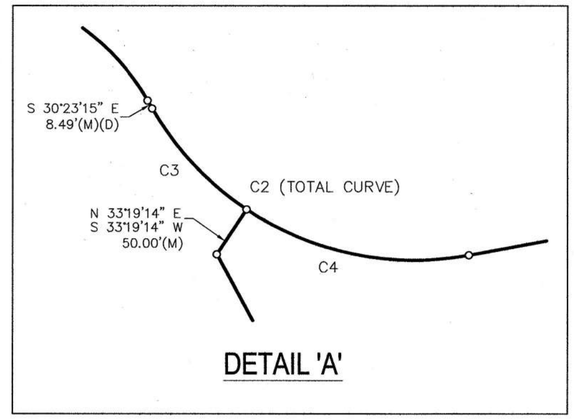
-TRACT SURVEY-

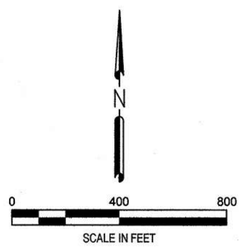
4 TRACTS OF LAND ALL IN SECTION 35, T16N, R17W OF SIXTH P.M., CUSTER COUNTY, NEBRASKA.





DETAIL 'A'

CURVE DATA TABLE					
CURVE	CENTRAL ANGLE (M)(D)	RADIUS (M)(D)	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	60°21'09"	216.11'	227.68'(M) 227.64'(D)	S 60°33'49" E	217.30'
C2	70°19'09"	282.11'	346.28'(M) 346.23'(D)	S 65°32'49" E	324.95'
C3	26°17'31"	282.11'	129.47'(M)	S 43°32'00" E	128.34'
C4	44°01'38"	282.11'	216.81'(M)	S 78°41'35" E	211.51'
C5	52°41'27"	253.48'	233.15'(M) 233.11'(D)	S 74°21'40" E	225.02'
C6	42°42'00"	473.74'	353.10'(M) 353.06'(D)	S 69°21'57" E	344.99'
C7	42°42'00"	407.74'	303.92'(M) 303.87'(D)	S 69°21'57" E	296.93'



BASIS OF BEARINGS:

All bearings are based on Custer County Low Distortion Projection from Nebraska State Surveyor's Office.

Projection	= Transverse Mercator
Scale Factor	= 1.0001127
Central Meridian	= 99.3400 West
Standard Parallel	= 41.2400 North
False N/E	= 45000\60000 (meters)
Spheroid - Datum	= GRS80 - NAD83

LEGEND

- ▲ = SECTION MONUMENT FOUND
- △ = SECTION MONUMENT SET
- O = SET 5/8" x 24" REBAR W/CAP PLS 736
- × = CALCULATED POINT
- (M) = MEASURED DISTANCE
- (R) = RECORDED DISTANCE
- (C) = CALCULATED DISTANCE
- (D) = DEEDED DISTANCE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = SECTION LINE
- = 1/4 SECTION LINE
- = 1/16 SECTION LINE
- = BOUNDARY LINE
- = RIGHT OF WAY LINE

THIS PLAT OF SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MILLER & ASSOCIATES TO DETERMINE OWNERSHIP, EASEMENTS OR RIGHTS OF WAY OF RECORD.

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DRAWN BY:	J. SNYDER
JOB NUMBER:	177-LS-1095-26
REVISION-DATE & REASON	

CUSTER CO-R17W-T16N-SEC. 35

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-TRACT SURVEY-

4 TRACTS OF LAND ALL IN SECTION 35, T16N, R17W OF SIXTH P.M., CUSTER COUNTY, NEBRASKA.

SECTION CORNER TIES

(1) N1/4 CORNER, SECTION 35, T16N, R17W
FOUND 1" IRON PIPE

N	30.32'	NAIL IN CORNER FENCE POST
NNE	30.97'	NAIL & DISK IN BRACE POST
NE	43.98'	NAIL & DISK IN FENCE POST
S	33.00'	1/2" REBAR & LS 717 PLASTIC CAP
SSE	33.00'	5/8"REBAR & LS 736 PLASTIC CAP
SSW	32.70'	CONCRETE WITNESS CORNER

2.5' SOUTH TO CENTER OF GRADED ROAD EAST-WEST

(2) NE CORNER, SECTION 35, T16N, R17W
FOUND 5/8" REBAR W/ALUMINUM CAP

NW	54.86'	NAIL & DISK IN POWER POLE
ENE	61.37'	NAIL & BOTTLE CAP IN POWER POLE
WNW	100.24'	TOP CENTER FACE OF CONC. WITNESS
SW	105.57'	NAIL IN POST AT TELEPHONE RISER

(3) E1/4 CORNER, SECTION 35, T16N, R17W
FOUND 1" IRON PIPE

SSW	128.93'	NAIL IN POWER POLE
SW	57.44'	NAIL & DISK TOP POWER POLE
WSW	45.70'	NAIL TOP FENCE POST
W	42.77'	NAIL TOP FENCE POST

4.5' EAST TO CENTER OF GRADE ROAD
NORTH-SOUTH

(4) SE CORNER, SECTION 35, T16N, R17W
FOUND 5/8"REBAR W/CCSM ALUMINUM CAP

NW	46.54'	NAIL & DISK IN POWER POLE
ENE	63.22'	NAIL IN POWER POLE
S	20.43'	NAIL IN GATE POST

26.3' TO FENCE LINE EXTENDED FROM SOUTH
3' NORTH TO CENTER OF MINIMUM MAINTENANCE ROAD WEST

(5) S1/4 CORNER, SECTION 35, T16N, R17W
FOUND 5/8" REBAR W/CCSM ALUMINUM CAP

NW	35.98'	NAIL & DISK IN FENCE POST
N	32.56'	NAIL & DISK IN FENCE POST
NE	37.73'	NAIL & DISK IN FENCE POST

6' NORTH TO CENTER OF ROAD CUT EAST-WEST
9.7' EAST TO FENCE LINE EXTENDED FROM SOUTH

(6) SW CORNER, SECTION 35, T16N, R17W
FOUND 5/8" IRON ROD W/CCSM ALUMINUM CAP

SW	12.77'	NAIL & DISK IN BRACE FENCE POST
ENE	23.10'	NAIL & DISK IN FENCE POST

3.5' WEST TO FENCE LINE EXTENDED FROM SOUTH
7.5' SOUTH TO FENCE LINE WEST
21.9' EAST TO FENCE LINE NORTH

(7) W1/4 CORNER, SECTION 35, T16N, R17W
FOUND 5/8" REBAR W/CCSM ALUMINUM CAP

NE	19.96'	NAIL & DISK IN FENCE POST
N	12.09'	NAIL & DISK IN FENCE POST
NW	18.57'	NAIL & DISK IN FENCE POST

38' EASTERLY TO FENCE LINE EXTENDED FROM THE NORTH
12' NORTH TO FENCE LINE EAST-WEST

(8) NW CORNER, SECTION 35, T16N, R17W
FOUND CCSM ALUMINUM CAP

S	25.07'	NAIL & DISK IN GATE POST
WNW	5.74'	NAIL & DISK IN GATE POST
NW	10.82'	NAIL & DISK IN BRACE POST
NNW	27.43'	NAIL & DISK IN FENCE POST
NNE	6.0'	ABANDONED POWER POLE ANCHOR

(11) E1/6 CORNER, BETWEEN SEC. 35 & SEC. 26, T16N, R17W
FOUND CAPPED REBAR LS 717

ENE	165.00'	CISTERN
ENE	176.49	SPIKE IN POWER POLE
ESE	84.73'	NAIL TOP LONE POST
S	55.80'	NAIL & CAP IN POWER POLE

(15) W1/16 CORNER, BETWEEN SEC. 35, T16N, R17W & SEC. 2, T15N, R17W
SET 5/8" X 24" LONG CAPPED REBAR

NE	49.79'	NAIL TOP OF FENCE POST
ENE	42.01'	NAIL TOP OFBRACE POST
ENE	48.02'	NAIL TOP OF BRACE POST
ENE	80.38'	NAIL TOP OF FENCE POST

(16) S1/6 CORNER, BETWEEN SEC. 35 & SEC. 34, T16N, R17W
SET 5/8" X 24" LONG CAPPED REBAR

ESE	77.31'	NAIL TOP OF FENCE POST
ESE	48.91'	NAIL TOP OF FENCE POST
ESE	27.11'	NAIL TOP OF CORNER FENCE POST
SE	34.80'	NAIL TOP OF FENCE POST

(19) CW1/16 CORNER, SECTION 35, T16N, R17W
SET 5/8" X 24" LONG CAPPED REBAR

ENE	32.90'	1/2" REBAR
N	17.14'	1/2"REBAR @ TOP OF BANK
E	22.09'	1/2"REBAR @ TOP OF BANK
SSE	32.96'	1/2" REBAR

(20) SW1/16 CORNER, SECTION 35, T16N, R17W
SET 5/8" X 24" LONG CAPPED REBAR

WSW	69.03'	NAIL TOP OF FENCE POST
SW	41.80'	NAIL TOP OF FENCE POST
SSW	27.11'	NAIL TOP OF FENCE POST
SSE	27.76'	NAIL TOP OF GATE POST

LEGAL DESCRIPTION - TRACT 1

A Tract of land being a part of the North Half of Section Thirty Five (35), Township Sixteen (16) North, Range Seventeen (17) West of the Sixth Principal Meridian, Custer County, Nebraska and more particularly described as follows:

BEGINNING at the North Quarter Corner of said Section 35; thence S00º44'24"E perpendicular to the North line of said section, with all bearings herein relative thereto, a distance of 33.00 feet to a point on the Southerly line of that tract described in Warranty Deed recorded in Record 189 at page 605; thence departing said East line N89º15'38"E on said Southerly line a distance of 255.19 feet; thence continuing on said southerly line 227.68 feet on the arc of a tangent curve to the right having a central angle of 60º21'09", a radius of 216.11 feet and a chord which bears S60º33'49"E for 217.30 feet; thence continuing on said Southerly line S30º23'15"E a distance of 8.49 feet; thence continuing on said Southerly line 129.47 feet on the arc of a tangent curve to the left having a central angle of 26º17'31", a radius of 282.11 feet and a chord which bears S43º32'00"E for 128.34 feet; thence departing said Southerly line S33º19'14"W a distance of 50.00 feet; thence S28º40'29"E a distance 143.22 feet; thence S00º00'00"E a distance of 151.72 feet; thence S04º55'13W a distance of 590.35 feet; thence S51º30'37"W a distance of 20.26 feet; thence S69º19'22"W a distance of 148.93 feet; thence S30º27'03"W a distance of 103.41 feet; thence S89º27'00"W a distance of 1420.22 feet; thence S89º24'28"W a distance of 114.96 feet; thence N01º10'03"E a distance of 63.45 feet; thence S88º08'53"W a distance of 113.32 feet; thence S83º22'02"W a distance of 153.09 feet; thence N10º31'24"W a distance of 591.82 feet; thence N27º45'48"W a distance of 19.91 feet; thence N03º20'57"W a distance of 651.80 feet to a point on the North line of the Northwest Quarter of said Section 35; thence N89º15'38"E on said North line a distance of 1634.18 feet to the POINT OF BEGINNING;

Said Tract contains 61.59 acres more or less, 1.24 acres more or less being County Road Right-of-Way.

LEGAL DESCRIPTION - TRACT 2

A Tract of land being a part of the West Half of Section Thirty Five (35), Township Sixteen (16) North, Range Seventeen (17) West of the Sixth Principal Meridian, Custer County, Nebraska and more particularly described as follows:

BEGINNING at the Northwest Corner of said Section 35; thence S00º10'16"W on the West line of the Northwest Quarter of said section, with all bearings herein relative thereto, a distance of 2605.74 feet to the West Quarter Corner of said section; thence S00º09'52"W on the West line of the Northwest Quarter of the Southwest Quarter of said section a distance of 1306.09 feet to the South Sixteenth Corner between said Section 35 and Section 34; thence departing said West line N89º23'37"E on the South line of the Northwest Quarter of the Southwest Quarter a distance of 441.84 feet; thence N03º00'52"W a distance of 670.37 feet; thence N69º22'22"E a distance of 135.98 feet; thence S89º13'13"E a distance of 1010.63 feet; thence N01º56'22"W a distance of 255.49 feet; thence N19º16'49"E a distance of 214.41 feet; thence N43º59'31"E a distance of 532.42 feet; thence N03º41'43"W a distance of 392.38 feet; thence N46º13'24"W a distance of 532.92 feet; thence N00º51'59"W a distance of 324.58 feet; thence S89º24'28"W a distance of 114.96 feet; thence N01º10'03"E a distance of 63.45 feet; thence S88º08'53"W a distance of 113.32 feet; thence S83º22'02"W a distance of 153.09 feet; thence N10º31'24"W a distance of 591.82 feet; thence N27º45'48"W a distance of 19.91 feet; thence N03º20'57"W a distance of 651.80 feet to a point on the North line of the Northwest Quarter of Section 35; thence S89º15'38"W on said North line a distance of 1015.46 feet to the POINT OF BEGINNING;

Said Tract contains 114.90 acres more or less; 0.77 acres more or less being County Road Right-of-way

LEGAL DESCRIPTION - TRACT 3

A Tract of land being a part of Section Thirty Five (35), Township Sixteen (16) North, Range Seventeen (17) West of the Sixth Principal Meridian, Custer County, Nebraska and more particularly described as follows:

BEGINNING at the Southeast Corner of said Section 35; thence S89º25'33"W on the South line of the Southeast Quarter of said section, with all bearings herein relative thereto, a distance of 2640.76 feet to the South Quarter Corner of said section; thence S89º25'33"W on the South line of the Southeast Quarter of the Southwest Quarter of said section a distance of 1325.31 feet to the West Sixteenth Corner between said Section 35, and Section 2, T15, R17W; thence departing said South line N00º09'37"E on the West line of the Southeast Quarter of the Southwest Quarter of said Section 35 a distance of 1306.84 feet to the Southwest Sixteenth Corner of said section; thence departing said West line S89º23'37"W on the South line of the Northwest Quarter of the Southwest Quarter of said section a distance of 883.38 feet; thence departing said South line N03º00'52"W a distance of 670.37 feet; thence N69º22'22"E a distance of 135.98 feet; thence S89º13'13"E a distance of 1010.63 feet; thence N01º56'22"W a distance of 255.49 feet; thence N19º16'49"E a distance of 214.41 feet; thence N43º59'31"E a distance of 532.42 feet; thence N03º41'43"W a distance of 392.38 feet; thence N46º13'24"W a distance of 532.92 feet; thence N00º51'59"W a distance of 324.58 feet; thence N89º27'00"E a distance of 1420.22 feet; thence N30º27'03"E a distance of 103.41 feet; thence N69º19'22"E a distance of 148.93 feet; thence N51º30'37"E a distance of 20.26 feet; thence N04º55'13"E a distance of 590.35 feet; thence N00º00'00"W a distance of 151.72 feet; thence N28º40'29"W a distance of 143.22 feet; thence N33º19'14"E a distance of 50.00 feet to a point on the Southerly line of that tract described in Warranty Deed recorded in Record 189 at Page 605; thence on said Southerly line 216.81 feet on the arc of a non-tangent curve to the left having a central angle of 44º01'38", a radius of 282.11 feet and a chord which bears S78º41'35"E for 211.51 feet; thence continuing on said Southerly line N79º17'36"E a distance of 217.74 feet; thence continuing on said Southerly line 233.15 feet on the arc of a tangent curve to the right having a central angle of 52º41'27", a radius of 253.48 feet and a chord which bears S74º21'40"E for 225.02 feet; thence continuing on said Southerly line S48º00'57"E a distance of 814.40 feet; thence continuing on said Southerly line 353.10 feet on the arc of a tangent curve to the left having a central angle of 42º42'00", a radius of 473.74 feet and a chord which bears S69º21'57"E for 344.99 feet; thence continuing along said Southerly line N89º17'03"E a distance of 419.78 feet to a point on the Westerly line of that Tract described in Warranty Deed recorded in Record 189 at Page 17; thence S00º42'57"E on said Westerly line a distance of 351.84 feet; thence departing said Westerly line N89º17'03"E a distance of 50.00 feet to a point on the East line of the Northeast Quarter of said Section 35; thence S00º42'57"E on said East line a distance of 1270.65 feet to the East Quarter Corner of said section; thence S00º42'49"E on the East line of the Southeast Quarter of said section a distance of 2617.90 feet to the POINT OF BEGINNING;

Said Tract contains 382.56 acres more or less, 5.60 acres being County Road Right-of-Way.

LEGAL DESCRIPTION - TRACT 4

A Tract of land being a part of the Northeast Quarter of the Northeast Quarter of Section Thirty Five (35), Township Sixteen (16) North, Range Seventeen (17) West of the Sixth Principal Meridian, Custer County, Nebraska and more particularly described as follows:

Commencing at the Northeast Corner of said Section 35; thence S89º15'38"W on the North line of the Northeast Quarter of said section, with all bearings herein relative thereto, a distance of 50.00 feet to the POINT OF BEGINNING; thence continuing S89º15'38"W on said North line a distance of 1230.80 feet to the East Sixteenth Corner between Section 35 and Section 26; thence departing said North line S00º16'59"E on the West line of the East Half of said Northeast Quarter a distance of 322.14 feet; thence departing said West line S48º00'57"E on the Northerly line of that tract of land described in Warranty Deed recorded in Record 189 at Page 605 a distance of 730.57 feet; thence continuing on said Northerly line 303.92 feet on the arc of a tangent curve to the left having a central angle of 42º42'00", a radius of 407.74 feet and a chord which bears S69º21'57"E for 296.93 feet; thence continuing on said Northerly line N89º17'03"E a distance of 419.78 feet to a point on the Westerly line of that tract described in Warranty Deed recorded in Record 189 at page 17; thence N00º42'57"W on said Westerly line distance of 926.16 feet to the POINT OF BEGINNING;

Said Tract contains 21.60 acres more or less.

SURVEYOR'S CERTIFICATE

I, Shawn T. Boyd, Nebraska Professional Land Surveyor No. 736, duly registered under the Land Surveyor's 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.

Shawn T. Boyd
Nebraska P.L.S. No. 736

Date 10-10-26

NEBRASKA PROFESSIONAL PLS-736 LAND SURVEYOR SHAWN T. BOYD

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CUSTER CO-R17W-T16N-SEC. 35

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