

LEGAL DESCRIPTION

A tract of land being part of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Two (2), Township Seven (7) North, Range Seventeen (17) West of the Sixth Principal Meridian, Phelps County, Nebraska, more particularly described as follows: Beginning at the Southwest Corner of Section 2 and assuming the West line of the Southwest Quarter of Section 2 as bearing N 00°21'04" W and all bearings contained herein are relative thereto; thence on the West line of said Southwest Quarter of Section 2, N 00°21'04" W a distance of 649.93 feet; thence leaving said Southwest Quarter of Section 2, S 89°42'01" E a distance of 157.46 feet; thence S 38°01'07" E a distance of 190.00 feet; thence S 42°14'55" E a distance of 230.00 feet; thence S 51°05'01" E a distance of 225.00 feet; thence S 63°05'31" E a distance of 300.00 feet; thence S 52°07'54" E a distance of 60.00 feet; thence S 00°17'59" W a distance of 20.00 feet to a point on the South line of said Southwest Quarter of Section 2; thence on the South line of said Southwest Quarter of Section 2, N 89°42'01" W a distance of 915.00 feet to the place of beginning. Containing 7.19 acres, more or less, of which 0.49 acres, more or less, are used for road purposes on the West side.

SURVEYOR'S CERTIFICATE

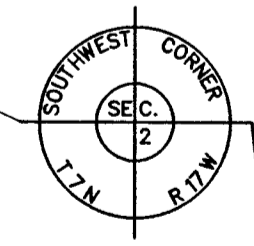
Surveyed by Buffalo Surveying Corporation, as shown on the above plat, Mark W. Humphrey, Party Chief, and all information shown on the above plat is true and correct to the best of my knowledge and belief, and in accordance with the Land Surveyors Regulation Act in effect at the time of this survey.



BUFFALO SURVEYING CORPORATION

Mitchell W. Humphrey
 Mitchell W. Humphrey, President
 Nebr. Registered Land Surveyor No. 492

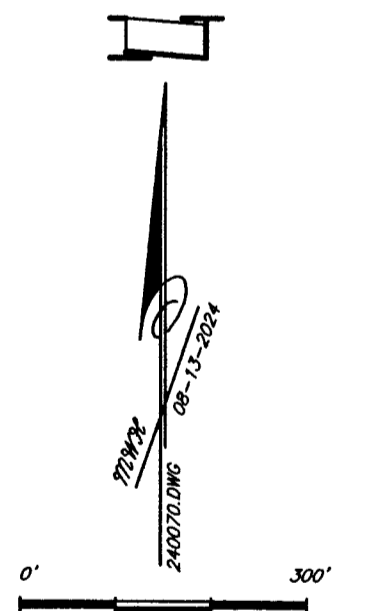
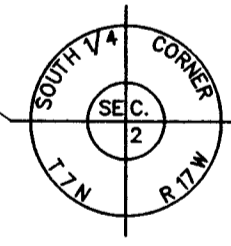
1" PIN
 - SET NAIL IN TOP OF CORNER FENCE POST,
 - NORTHEAST - 45.55'
 - SET NAIL IN TOP OF CORNER FENCE POST,
 - EAST - 32.40'
 - SET NAIL IN TOP OF FENCE POST,
 - SOUTHWEST - 36.85'
 - SET NAIL IN TOP OF FENCE POST,
 - WEST-NORTHWEST - 55.90'



NOTE

There was not a title report provided to the surveyor for the completion of this land survey. There may be easements or other restrictions filed or not filed of public record affecting the subject property not reflected on this document.

PHELPS COUNTY ALUMINUM CAPPED 5/8" R. ROD ABOVE 2 LIMESTONES ON EAST AND WEST SIDE OF MONUMENT
 - CORNER FALLS IN CULTIVATED FIELD
 NO TIES AVAILABLE



- SCALE: 1" = 100'
- = CORNERS FOUND (5/8" R. ROD EXCEPT AS INDICATED)
 - = CORNERS ESTABLISHED (5/8" x 24" R. ROD W/ I.D. CAP STAMPED "HUMPHREY LS 492")
 - + = TEMPORARY POINTS
 - P = PLATTED DISTANCES
 - R = RECORDED DISTANCES
 - M = MEASURED DISTANCES
- SURVEY COMPLETED: JULY 18, 2024

