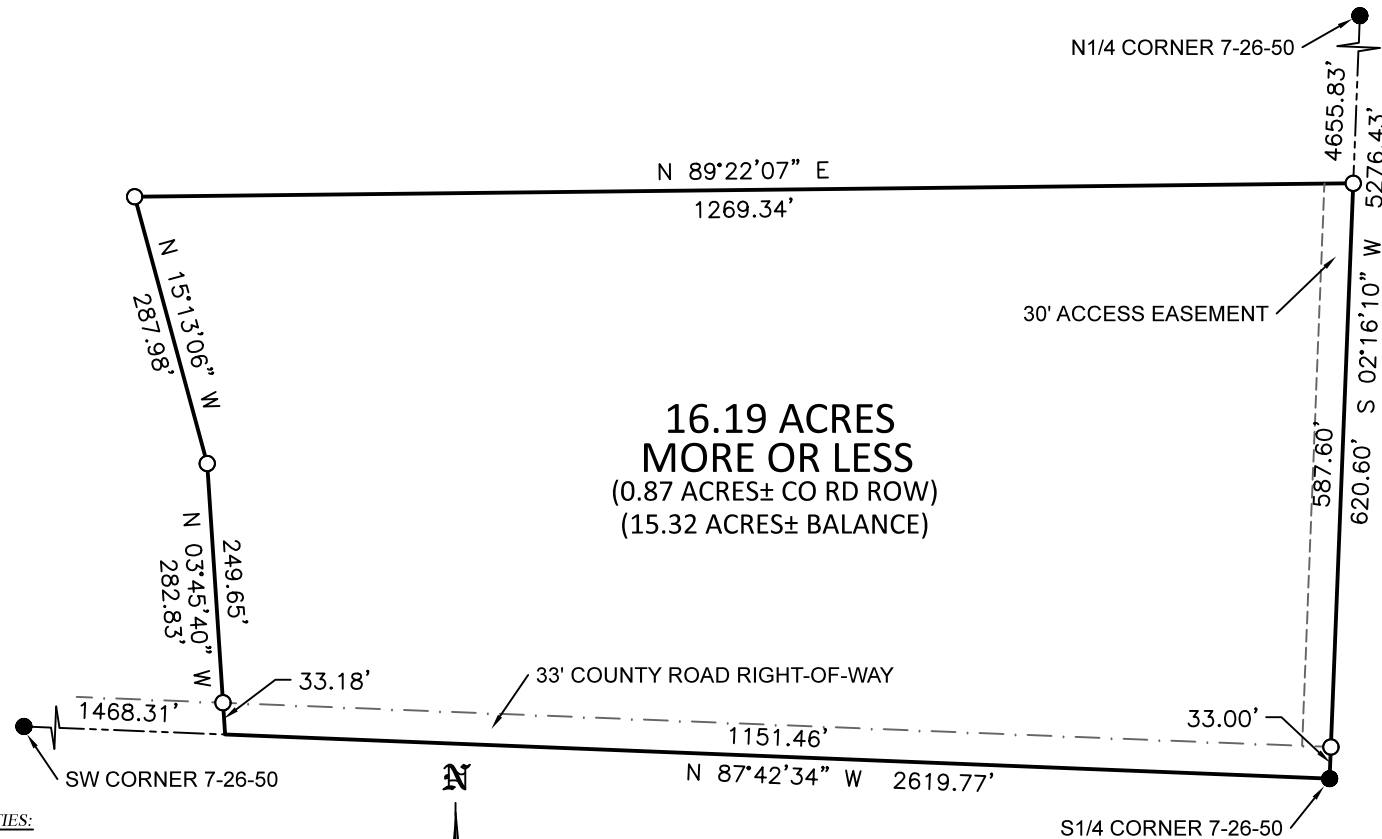


RECORD OF SURVEY

TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 26 NORTH,
RANGE 50 WEST OF THE 6TH P.M., BOX BUTTE COUNTY, NEBRASKA.



**16.19 ACRES
MORE OR LESS**
(0.87 ACRES± CO RD ROW)
(15.32 ACRES± BALANCE)

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 26 NORTH, RANGE 50 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOX BUTTE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE, ALONG THE SOUTH LINE OF SAID SECTION, N87°42'34\"W FOR A DISTANCE OF 1151.46 FEET; THENCE, N03°45'40\"W FOR A DISTANCE OF 282.83 FEET; THENCE, N15°13'06\"W FOR A DISTANCE OF 287.98 FEET; THENCE, N89°22'07\"E TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, BEING A DISTANCE OF 1269.34 FEET; THENCE, ALONG SAID EAST LINE, S02°16'10\"W FOR A DISTANCE OF 620.60 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 16.19 ACRES, MORE OR LESS, OF WHICH 0.87 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY. ALSO TO INCLUDE A 30 FEET WIDE ACCESS EASEMENT BEING THE EAST 30 FEET OF THE ABOVE DESCRIBED TRACT FOR THE USE AND BENEFIT OF THE LANDS NORTH.

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE', NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 200 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS APPLYING TO SURVEYING WITHIN THE STATE OF NEBRASKA; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 28th day of February, 2025.

Scott M. Bosse'
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

SURVEYOR NOTES:

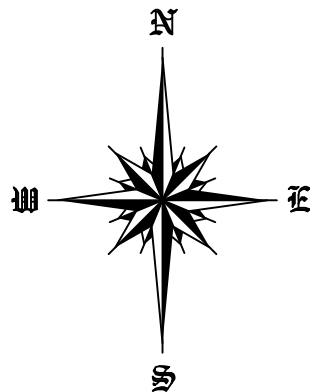
- 1) THIS TRACT MAYBE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
- 2) ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.

CORNER TIES:

SW CORNER 7-26-50
FOUND 3/4\" REBAR
NE 41.61' TO FENCE CORNER
SE 37.25' TO POWER POLE
SW 43.63' TO GATE POST
NW 40.44' TO GATE POST

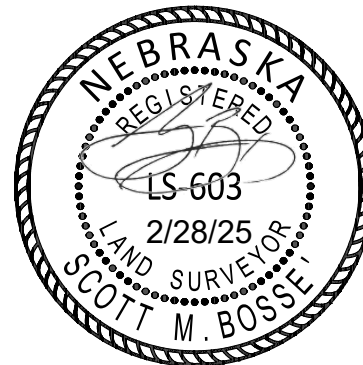
S 1/4 CORNER 7-26-50
FOUND 3/4\" REBAR
NE 43.33' TO CMP END
NW 44.12' TO CMP END
S 32.66' TO FENCE CORNER
SSE 34.42' TO POWER POLE

N 1/4 CORNER 7-26-50
FOUND 3/4\" REBAR
NNE 44.01' TO FENCE CORNER
S 32.88' TO FENCE CORNER
SSW 37.99' TO GATE POST



SCALE 1\" = 200'

- = CORNER FOUND
- = CORNER SET
- 5/8\"x24\" REBAR PVC CAP



Scale 1\" = 200'
Date: FEBRUARY 28, 2025
Dwn By SMB
REVISED:

ACCUSTAR SURVEYING

30601 COUNTY ROAD 17
PHONE: (308) 623-0197
MITCHELL, NE 69357
CELL: (308) 631-0737

PROJECT:
HANSEN 7-26-50
SHAUN HANSEN
HEMINGFORD, NEBRASKA

**SHEET
1 OF 1**