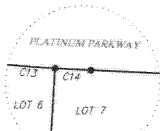


DETAIL A
(NOT TO SCALE)



DETAIL B
(NOT TO SCALE)

APPROXIMATE SECTION LINE (NOT MEASURED)

NORTHEAST CORNER OF
SECTION 30-T14N-R38W

CENTER 1/4 CORNER OF SECTION 30-T14N-R38W

FOUND 2-1/2" AL. CAP STAMPED PER B.L.M. STANDARDS.
DICKINSON FOUND SAME IN 2011, & 2009.
DICKINSON PLACED SAME IN 2008, AFTER FINDING DRILL HOLE IN CONC.

TIES:
NW 71.0' NEAR FACE OF G.W.P.
NW 52.4' END OF CONC. CULVERT (TOP CENTER
ENE 98.6' FOUND NAIL & BRASS DISC IN P.P.
SE 96.0' TOP OF FIRE HYDRANT

NORTHEAST CORNER OF SECTION 30-T14N-R38W

FOUND 5/8" REBAR ON CENTERLINE OF HWY.

N 54.8' NEAR FACE OF R.O.W. MARKER
NE 57.1' FOUND NAIL & SHINER IN P.P.
NW 73.7' FOUND NAIL IN END OF C.M.P.
WNW 78.8' FOUND NAIL & BRASS DISC IN SIGN POST
WSW 77.6' FOUND NAIL & BRASS DISC IN SIGN POST

C SOUTH 1/4 CORNER OF SECTION 30-T14N-R38W

FOUND 2-1/2" AL. CAP STAMPED PER B.L.M. STANDARDS.
DICKINSON FOUND SAME IN 2011.
DICKINSON SET SAME IN 2008.

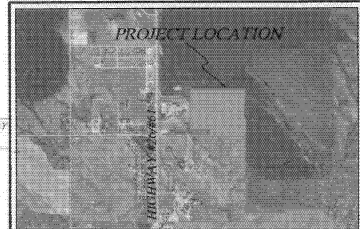
D SOUTHEAST CORNER OF SECTION 30-T14N-R38W

FOUND 5/8" REBAR W/ 2-1/2" AL. CAP STAMPED PER B.L.M. STANDARDS.
DICKINSON PLACED SAME IN 2011, AFTER FINDING 1/2" REBAR 2.5' DEEP.

TIES:
W 5.8' FOUND NAIL & DISC IN B.P.
W 1.1' FOUND NAIL & BRASS DISC IN C.F.P.
S 42.1' FOUND NAIL IN TOP F.P.

NOTE:
PROPOSED FUTURE DEVELOPMENT
SHOWN WITH LIGHT GRAY LINES

RESERVED FOR REPOSITORY



VICINITY MAP
(NOT TO SCALE)

PHASE 1 CURVE TABLE

MEASURED DISTANCE					
CHYR	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	M-67.00	M-51.94	S 210°39'4" E	M-50.85	44°25'10"
C2	M-133.00	M-14.11	S 47°01'34" E	M-14.11	67°04'50"
C3	M-133.00	M-16.81	S 134°00'02" E	M-16.80	71°43'35"
C4	M-67.00	M-67.05	S 58°42'59" E	M-64.29	57°02'26"
G10	M-133.00	M-105.11	S 21°09'34" E	M-100.55	44°25'11"
G11	M-67.00	M-15.58	S 36°42'27" E	M-15.54	17°51'24"
G12	M-133.00	M-44.62	S 39°42'07" E	M-44.61	18°58'44"
G13	M-133.00	M-85.58	S 68°28'29" E	M-82.71	36°29'02"
					33°58'45"

PHASE I LINE TABLE

MEASURED DISTANCE		
LINE	BEARING	DISTANCE
L1	S 01°03'01" W	M-83.05
L7	S 01°03'01" W	M-83.04
L8	S 43°22'09" E	M-15.30
L9	S 43°22'09" E	M-110.65
L10	S 30°02'45" E	M-107.53

PHASE 1 LOT AREA
TABLE

Case	Block	ASDRA (AU-Keys)
1	1	3.01 +/-
2	1	3.00 +/-
3	1	3.01 +/-
11	1	3.01 +/-
12	1	3.01 +/-
1	2	3.40 +/-
2	2	3.01 +/-

SURVEYOR'S CERTIFICATE

I, Ryan E. Dickinson, Nebraska Registered Land Surveyor No. 554, 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 Surveyor's Regulation Act in effect at the time of this survey.

Ryan E. Dickinson
Nebraska Registered Land Surveyor
Registration No. 554



Dickinson Land Surveyors, Inc.

Nebraska and Colorado Certified
302 Diamond Springs Trail, Ogallala, Nebraska 69153

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www.dickinsonlandsurveyors.com

CLIENT: CLEVELAND/PETERSON

DATE OF SURVEY: 12 APRIL 2021

PAGE 1 OF 2 PROJECT #: 23-041

