

LEGAL DESCRIPTION

A tract of land located in Section 4, Township 1 North, Range 39 West, of the 6th P.M. in Dundy County, Nebraska, being more particularly described as follows:

Commencing at the SW Corner of said Section 4, thence N00°11'04"W (all bearings contained herein relative thereto), on the West line of said Section 4, 2726.00 feet;

thence N89°29'08"E, 38.59 feet to the Point of Beginning;

thence N88°11'08"E, 469.44 feet;

thence N11°15'41"E, 29.37 feet;

thence S89°49'43"E, 1239.32 feet;

thence S37°13'34"E, 788.53 feet;

thence S87°54'28"E, 1817.82 feet;

thence N00°16'34"W, 740.02 feet;

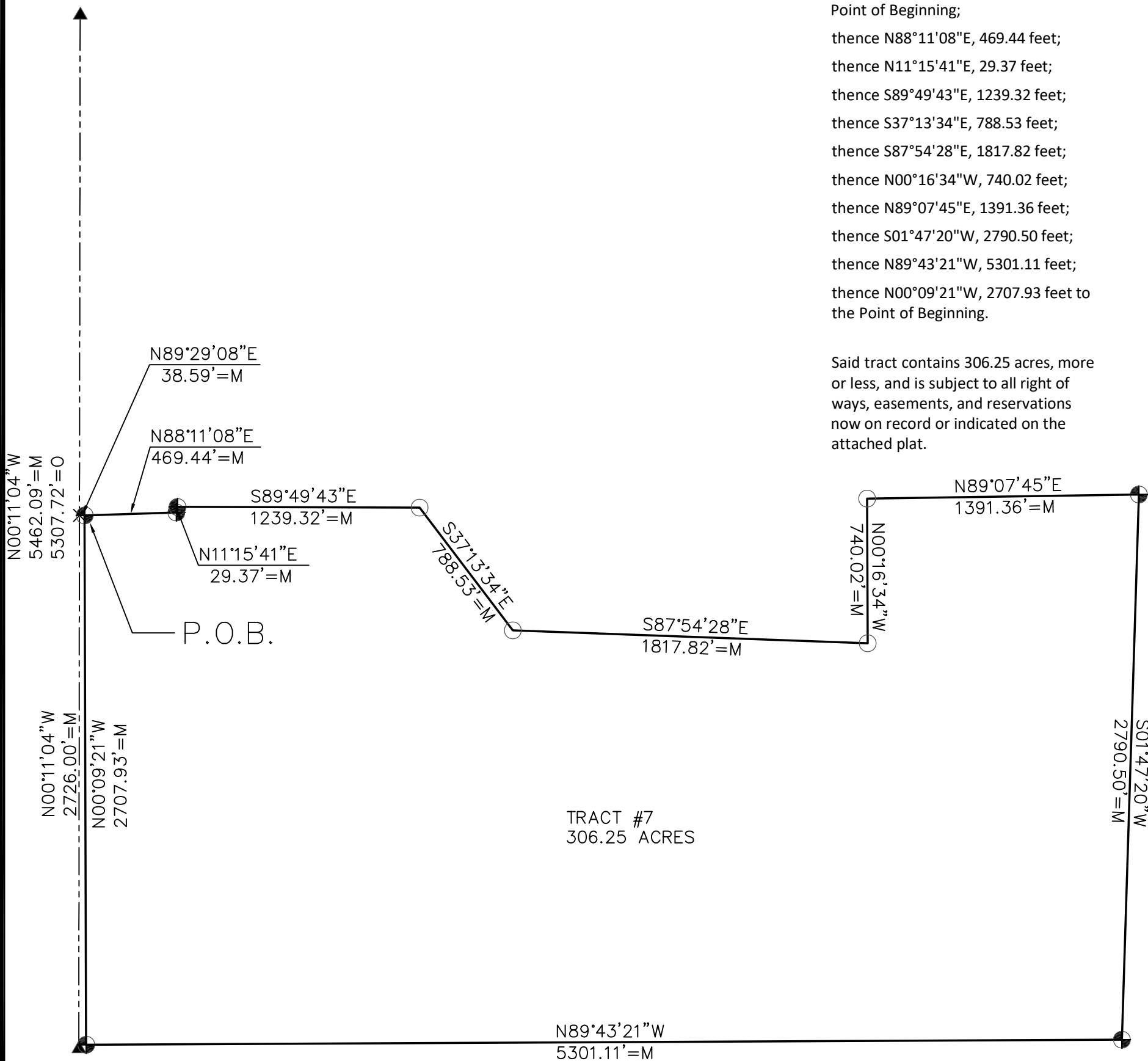
thence N89°07'45"E, 1391.36 feet;

thence S01°47'20"W, 2790.50 feet;

thence N89°43'21"W, 5301.11 feet;

thence N00°09'21"W, 2707.93 feet to the Point of Beginning.

Said tract contains 306.25 acres, more or less, and is subject to all right of ways, easements, and reservations now on record or indicated on the attached plat.



TRACT #7
306.25 ACRES

SURVEYOR'S CERTIFICATE

I, Don D. Terry, Nebraska Registered Land Surveyor No. LS-812, do hereby state that the survey and the referenced Legal Description herein, was performed by myself using known and recorded monuments. All information shown on the above plat is accurate and correct to the best of my knowledge and belief.

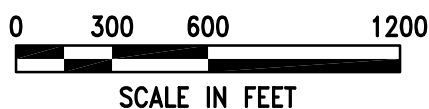
Date of Survey: November 20, 2023

T.F.S.

TERRY FAMILY SURVEYING LLC
403 WASHINGTON AVE., MCCOOK, NE, 69001
308-737-7752

Legend

- ▲ = FOUND SECTION CORNER
- = SET 1/2" REBAR & LS 812 CAP
- ⊕ = SET MAG NAIL & LS-812 WASHER TOP CORNER FENCE POST
- × = CALCULATED POINT
- M = MEASURED DISTANCE
- O = GLO DISTANCE



THIS PLAT OF SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TERRY FAMILY SURVEYING LLC TO DETERMINE OWNERSHIP, EASEMENTS, OR RIGHTS-OF-WAY.