

# PLAT OF SURVEY

TAX LOT 15 LYING IN THE NW1/4 NW1/4 AND ALL OF THE SW1/4 NW1/4, ALL IN SECTION 16, T19N, R10E, 6TH P.M., WASHINGTON COUNTY, NEBRASKA



### LEGAL DESCRIPTION: PARCEL "A"

ALL OF TAX LOT 15 LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) AND PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 10 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16; THENCE N00°17'54"E (AN ASSUMED BEARING) FOR 987.00 FEET ALONG THE WEST LINE OF SAID SW1/4 NW1/4 OF SECTION 16 TO THE POINT OF BEGINNING; THENCE CONTINUING N00°17'54"E FOR 335.97 FEET ALONG THE WEST LINE OF SAID SW1/4 NW1/4 OF SECTION 16; THENCE CONTINUING N00°17'54"E FOR 149.89 FEET ALONG THE WEST LINE OF SAID NW1/4 NW1/4 OF SECTION 16 (ALSO BEING THE WEST LINE OF SAID TAX LOT 15); THENCE EASTERLY AND NORTHERLY ALONG THE COMMON LINE OF SAID TAX LOT 15 AND TAX LOT 13 IN SAID SECTION 16 FOR THE FOLLOWING FOUR (4) COURSES; (1)S89°42'06"E FOR 33.00 FEET; (2)N56°45'21"E FOR 668.04 FEET; (3)N09°47'41"E FOR 148.20 FEET; (4)N38°03'58"W FOR 381.70 FEET; THENCE EASTERLY ALONG THE COMMON LINE OF SAID TAX LOT 15 AND TAX LOT 16 IN SAID SECTION 16 FOR THE FOLLOWING EIGHT (8) COURSES; (1)N89°51'51"E FOR 103.53 FEET; (2)S69°06'09"E FOR 65.73 FEET; (3)S85°30'21"E FOR 152.06 FEET; (4)N69°06'03"E FOR 77.40 FEET; (5)N89°16'51"E FOR 240.43 FEET; (6)S48°45'47"E FOR 236.94 FEET; (7)N87°02'47"E FOR 48.57 FEET; (8)N66°19'35"E FOR 102.69 FEET; THENCE S00°23'33"W FOR 838.37 FEET ALONG THE EAST LINE OF SAID NW1/4 NW1/4 OF SECTION 16 (ALSO BEING THE EAST LINE OF SAID TAX LOT 15); THENCE S00°23'02"W FOR 336.89 FEET ALONG THE EAST LINE OF SAID SW1/4 NW1/4 OF SECTION 16; THENCE S89°43'42"W FOR 1326.35 FEET TO THE POINT OF BEGINNING.

- PARCEL CONTAINS 30.41 ACRES MORE OR LESS OF WHICH 0.37 ACRES ARE IN COUNTY ROAD RIGHT-OF-WAY.

### LEGAL DESCRIPTION: PARCEL "B"

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 10 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16; THENCE N00°17'54"E (AN ASSUMED BEARING) FOR 658.00 FEET ALONG THE WEST LINE OF SAID SW1/4 NW1/4 OF SECTION 16 TO THE POINT OF BEGINNING; THENCE CONTINUING N00°17'54"E FOR 329.00 FEET ALONG THE WEST LINE OF SAID SW1/4 NW1/4 OF SECTION 16; THENCE N89°43'42"E FOR 1326.35 FEET; THENCE S00°23'02"W FOR 329.00 FEET ALONG THE EAST LINE OF SAID SW1/4 NW1/4 OF SECTION 16; THENCE S89°43'41"W FOR 1325.86 FEET TO THE POINT OF BEGINNING.

- PARCEL CONTAINS 10.01 ACRES MORE OR LESS OF WHICH 0.25 ACRES ARE IN COUNTY ROAD RIGHT-OF-WAY.

### LEGAL DESCRIPTION: PARCEL "C"

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 10 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16; THENCE N00°17'54"E (AN ASSUMED BEARING) FOR 329.00 FEET ALONG THE WEST LINE OF SAID SW1/4 NW1/4 OF SECTION 16 TO THE POINT OF BEGINNING; THENCE CONTINUING N00°17'54"E FOR 329.00 FEET ALONG THE WEST LINE OF SAID SW1/4 NW1/4 OF SECTION 16; THENCE N89°43'41"E FOR 1325.86 FEET; THENCE S00°23'02"W FOR 329.00 FEET ALONG THE EAST LINE OF SAID SW1/4 NW1/4 OF SECTION 16; THENCE S89°43'40"W FOR 1325.37 FEET TO THE POINT OF BEGINNING.

- PARCEL CONTAINS 10.01 ACRES MORE OR LESS OF WHICH 0.25 ACRES ARE IN COUNTY ROAD RIGHT-OF-WAY.

### LEGAL DESCRIPTION: PARCEL "D"

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 10 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 16; THENCE N00°17'54"E (AN ASSUMED BEARING) FOR 329.00 FEET ALONG THE WEST LINE OF SAID SW1/4 NW1/4 OF SECTION 16; THENCE N89°43'40"E FOR 1325.37 FEET; THENCE S00°23'02"W FOR 329.00 FEET ALONG THE EAST LINE OF SAID SW1/4 NW1/4 OF SECTION 16; THENCE S89°43'39"W FOR 1324.88 FEET ALONG THE SOUTH LINE OF SAID SW1/4 NW1/4 OF SECTION 16 TO THE POINT OF BEGINNING.

- PARCEL CONTAINS 10.01 ACRES MORE OR LESS OF WHICH 0.25 ACRES ARE IN COUNTY ROAD RIGHT-OF-WAY.

### LAND SURVEYOR'S CERTIFICATE

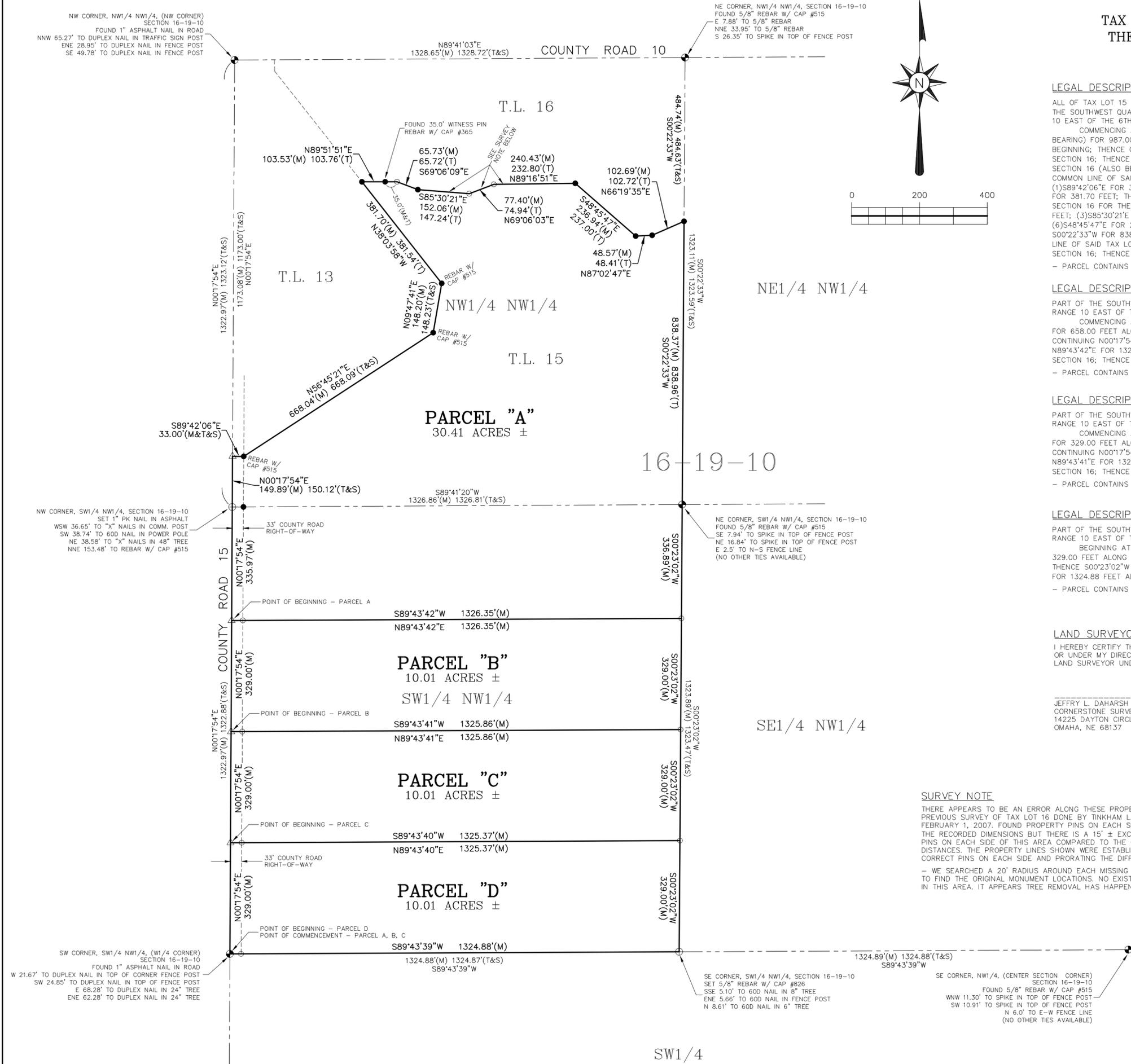
I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

JEFFRY L. DAHARSH R.L.S. NO. 826  
 CORNERSTONE SURVEYING, LLC  
 14225 DAYTON CIRCLE, SUITE 15  
 OMAHA, NE 68137 DATE \_\_\_\_\_

### SURVEY NOTE

THERE APPEARS TO BE AN ERROR ALONG THESE PROPERTY LINE FROM A PREVIOUS SURVEY OF TAX LOT 16 DONE BY TINKHAM LAND SURVEYING, DATED FEBRUARY 1, 2007. FOUND PROPERTY PINS ON EACH SIDE OF THIS AREA MATCH THE RECORDED DIMENSIONS BUT THERE IS A 15' ± EXCESS BETWEEN THE FOUND PINS ON EACH SIDE OF THIS AREA COMPARED TO THE ORIGINAL SURVEY DISTANCES. THE PROPERTY LINES SHOWN WERE ESTABLISHED HOLDING THE CORRECT PINS ON EACH SIDE AND PRORATING THE DIFFERENCE IN BETWEEN. - WE SEARCHED A 20' RADIUS AROUND EACH MISSING IRON PIN LOCATION HOPING TO FIND THE ORIGINAL MONUMENT LOCATIONS. NO EXISTING IRON PINS WERE FOUND IN THIS AREA. IT APPEARS TREE REMOVAL HAS HAPPENED IN RECENT YEARS.

LEGEND	
CORNERS FOUND, 5/8" REBAR W/CAP #365, UNLESS NOTED	●
CORNERS SET, 5/8" REBAR W/CAP #826, UNLESS NOTED	○
SECTION CORNER FOUND	⊙
SECTION CORNER SET	⊕
COMPUTED CORNER, NOT SET	△
OPEN TOP PIPE	○
MEASURED DIMENSION	(M)
RECORD DIMENSION	(R)
GARY D. TINKHAM DIMENSION SURVEY DATED FEBRUARY 01, 2007	(T)
MICHAEL R. SHARP DIMENSION SURVEY DATED NOVEMBER 21, 2006	(S)



<b>PLAT OF SURVEY</b>	
TAX LOT 15 LYING IN THE NW1/4 NW1/4 AND ALL OF THE SW1/4 NW1/4, ALL IN SECTION 16, T19N, R10E, 6TH P.M., WASHINGTON COUNTY, NEBRASKA	
BOOK 21-01	 CORNERSTONE SURVEYING, LLC PHONE: (402) 451-2088 14225 DAYTON CIRCLE, SUITE 15, OMAHA, NE 68137
PAGE 26-34	
PROJECT NO. 210010	
DATE MARCH 8, 2021	
PAGE 1 OF 1	