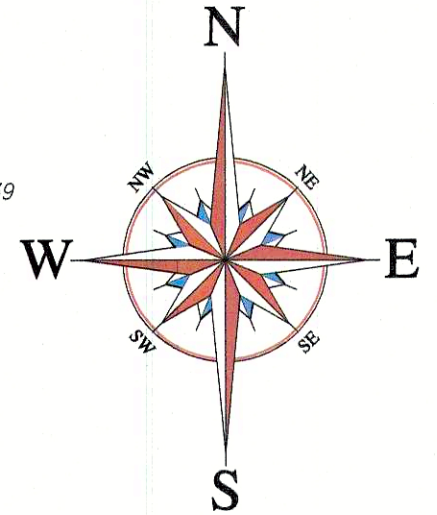
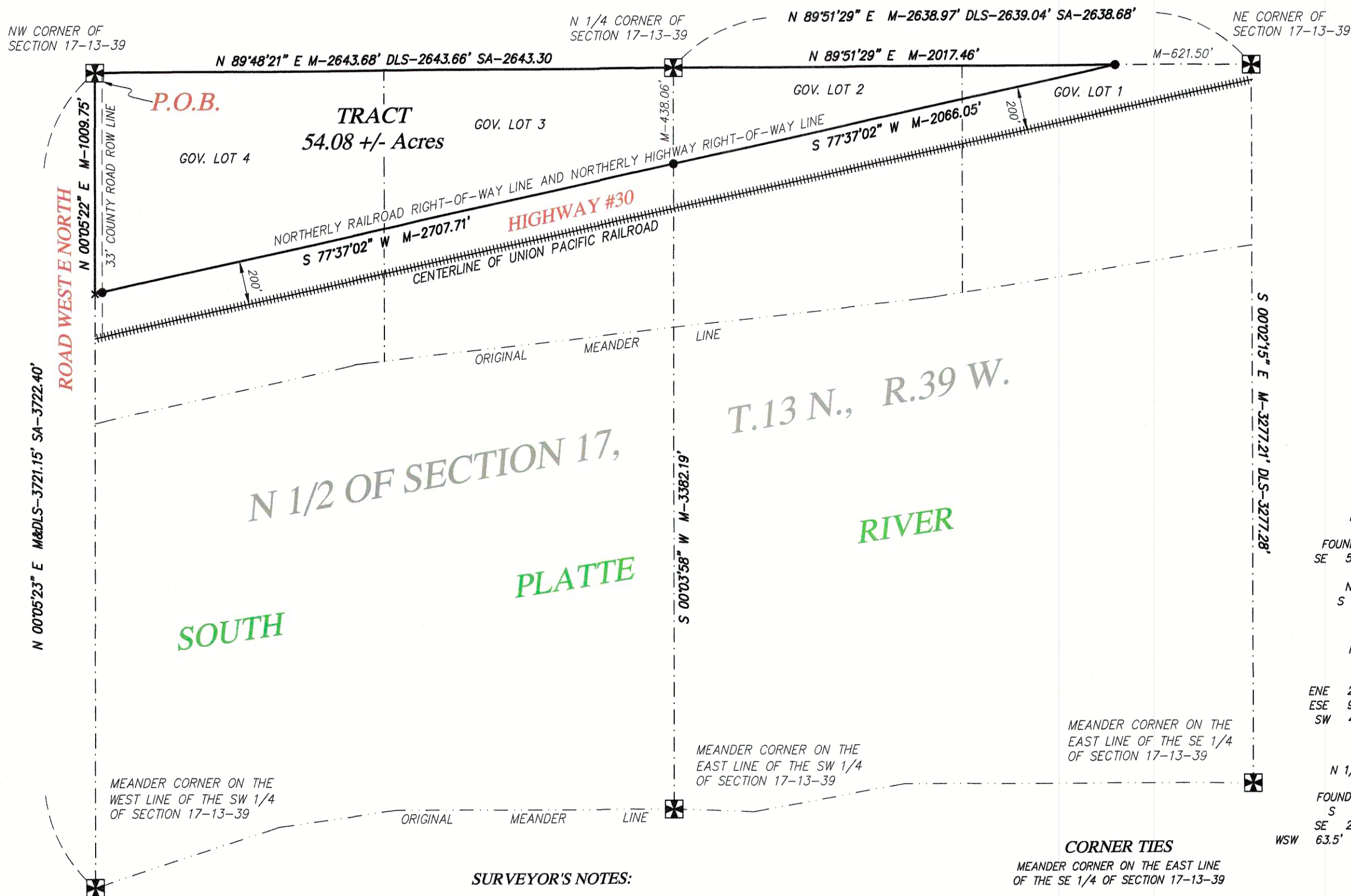


# A SURVEY PLAT OF A TRACT OF LAND LOCATED IN A PORTION OF GOVERNMENT LOTS 1-4 OF SECTION 17, T.13 N., R.39 W. OF THE 6th P.M., KEITH COUNTY, NEBRASKA



SCALE 1" = 500'

**LEGEND**

- ✕ FOUND SECTION, QUARTER & MEANDER CORNER MONUMENTS
- MONUMENT SET 1/2" REBAR W/ PLASTIC CAP STAMPED RLS 554
- SA- STATE APPLICATION NO. 1239, DISTANCE
- DLS- RYAN E. DICKINSON, R.L.S. 554, DISTANCE
- M- MEASURED DISTANCE
- X- TEMPORARY POINT

**CORNER TIES**

NW CORNER OF SECTION 17-13-39

- FOUND 1/2" REBAR W/ YELLOW PLASTIC CAP
- SE 55.0' FOUND NAIL & BRASS CAP IN P.P.
- SE 30.5' HOLE END OF C.M.P.
- NW 23.4' SET MAG NAIL IN C.M.P.
- S 11.0' CENTERLINE OF ROAD WEST

**CORNER TIES**

NE CORNER OF SECTION 17-13-39

- FOUND 3/4" REBAR
- ENE 22.7' FOUND NAIL & BRASS CAP IN P.P.
- ESE 90.7' FOUND NAIL & BRASS CAP IN P.P.
- SW 47.9' FOUND NAIL & BRASS CAP IN P.P.

**CORNER TIES**

N 1/4 CORNER OF SECTION 17-13-39

- FOUND 5/8" REBAR W/ 2 1/2" ALUM. CAP
- S 0.3' FACE ANGLE OF IRON POST
- SE 2.3' SET NAIL & BRASS CAP IN P.P.
- WSW 63.5' SET 1/2" ORANGE P.C. STAMPED "RLS 554"

RESERVED FOR REPOSITORY

**LEGAL DESCRIPTION**

A tract of land located in a portion of Government Lots 1-4 of Section 17, T.13 N., R.39 W. of the 6th P.M., Keith County, Nebraska, being more particularly described as follows:

Beginning at the NW 1/4 of Section 17, T.13 N., R.39 W. of the 6th P.M., Keith County, Nebraska; thence N 89°48'21" E on the north line of the NW 1/4 of said Section 17, 2643.68 feet to the N 1/4 corner of said Section 17; thence N 89°51'29" E on the north line of the NE 1/4 of said Section, 2017.46 feet to a point on the northerly Railroad Right-of-Way line, also being the northerly Highway #30 Right-of-Way line; thence now following said northerly Right-of-Way lines, S 77°37'02" W 2066.05 feet to a point on the east line of said NW 1/4; thence N 77°37'02" W 2717.71 feet to a point on the west line of said NW 1/4; thence now leaving said northerly Right-of-Way lines, N 00°05'22" E on the west line of said NW 1/4, 1009.75 feet; to the Point of Beginning containing 54.08 acres, more or less.

**SURVEYOR'S NOTES:**

This survey was set forth by Kathy Woodmancy to survey a tract of land located in a portion of Government Lots 1-4 of Section 17, T.13 N., R.39 W. of the 6th P.M., Keith County, Nebraska.

In the initial research, I found a survey by Robert D. Temple, LS 303, no dated given, and a survey by Ryan E. Dickinson, RLS 554, dated August 17, 2005. I also found a Deed of Transfer recorded in Instrument #2016-00757. I also found a Quitclaim Deed for Railroad Right-of-Way recorded in Deed Book 96, Page 147.

In the commencement of the field work I found the NW, NE, N 1/4 corners of said Section 17. I also found the Meander Corner on the west line of the SW 1/4, the Meander Corner on the east line of the SW 1/4 and the Meander corner on the east line of the SE 1/4 of said Section. Following the Railroad Right-of-Way Deed I set the property corners for the tract.

The basis of the bearings for this plat was based on GPS solutions.

A title search was not requested nor conducted by me for this tract of land. Therefore, all recorded and unrecorded Right-of-Ways or Easements may not be shown.

**CORNER TIES**

MEANDER CORNER ON THE EAST LINE OF THE SE 1/4 OF SECTION 17-13-39

- FOUND 5/8" REBAR
- N 107.7' FOUND 1/2" REBAR W/ PLASTIC CAP STAMPED "RLS 554"
- NW 39.8' FOUND NAIL & BRASS DISC IN POST AT EAST END OF GUARD RAIL
- WNW 48.8' FOUND NAIL & BRASS DISC IN POST AT EAST END OF GUARD RAIL

**CORNER TIES**

MEANDER CORNER ON THE WEST LINE OF THE SW 1/4 OF SECTION 17-13-39

- FOUND 1 3/4" PIPE
- S 19.8' FOUND NAIL & BRASS DISC IN C.F.P.
- SW 52.9' FOUND NAIL & BRASS DISC RAILROAD TIE F.P.
- WSW 70.1' FOUND NAIL & BRASS DISC RAILROAD TIE F.P.
- S 1.0' ORANGE "T" POST

**CORNER TIES**

MEANDER CORNER ON THE EAST LINE OF THE SW 1/4 OF SECTION 17-13-39

- FOUND 5/8" REBAR
- W 18.7' FOUND NAIL & BRASS DISC IN COTTON WOOD TREE
- S 16.7' FOUND NAIL & BRASS DISC IN COTTON WOOD TREE

**SURVEYOR'S STATEMENT**

I, Ryan E. Dickinson, a Registered Land Surveyor in the State of Nebraska, do hereby state that the survey represented by this plat was made under my supervision, and the monuments shown thereon actually exist, and this plat accurately represents said survey to the best of my knowledge and belief.

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



## Dickinson Land Surveyors, Inc.

### Nebraska and Colorado Certified

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Office: 308-284-8440

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CLIENT: KATHY WOODMANCY

DATE OF SURVEY: 19 AUG 2021

PAGE 1 OF 1 PROJECT #: 21-244

