

RECORD OF SURVEY

TRACTS OF LAND IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.



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:

W 1/4 CORNER 34-23-52
FOUND 3/8" REBAR
E 24.78' TO POWER POLE
NNE 202.35' TO SPIKE POWER POLE
SSE 116.47' TO SPIKE POWER POLE
SW 44.02' TO FENCE CORNER

SE CORNER 34-23-54
FOUND PIPE
NE 45.52' TO SPIKE POWER POLE
SW 44.03' TO SPIKE TELE POST
NW 69.75' TO SPIKE GUY POLE

C 1/4 CORNER 34-23-54
FOUND 3/4" REBAR
E 4.29' TO FENCE CORNER
SE 10.07' TO GATE POST
SSE 32.69' TO GATE POST

S 1/4 CORNER 34-23-54
FOUND STONE T-POST W SIDE
SW 1.89' TO PIPE FENCE CORNER
E 9.37' TO WOOD POST
NE 21.79' TO WOOD POST
N 24.74' TO GATE POST

SW CORNER 34-23-54

LEGAL DESCRIPTIONS:

TRACT 1:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE, ALONG THE NORTH LINE OF SAID QUARTER SECTION, S82°47'51"E TO THE NORTHEAST CORNER OF SAID QUARTER SECTION, BEING A DISTANCE OF 2572.55 FEET; THENCE, ALONG THE EAST LINE OF SAID QUARTER SECTION, S04°59'13"W FOR A DISTANCE OF 371.69 FEET; THENCE, N89°13'40"W FOR A DISTANCE OF 32.79 FEET; THENCE, S22°19'41"W FOR A DISTANCE OF 1478.10 FEET; THENCE, N82°37'26"W FOR A DISTANCE OF 640.59 FEET; THENCE, S07°57'50"W FOR A DISTANCE OF 976.13 FEET; THENCE, S86°04'08"W TO THE NORTHEAST CORNER OF BLOCK 1, LITTLE CREEK SUBDIVISION, AS PLATTED IN SCOTTS BLUFF COUNTY, BEING A DISTANCE OF 363.39 FEET; THENCE, ALONG THE NORTH LINE OF SAID BLOCK 1, N86°39'09"W TO THE NORTHWEST CORNER OF SAID BLOCK 1, BEING A DISTANCE OF 360.41 FEET; THENCE, ALONG THE NORTHERLY BOUNDARY OF AN AEDS TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2008-136 OF THE SCOTTS BLUFF COUNTY DEED RECORDS, N84°47'00"W FOR A DISTANCE OF 100.72 FEET, N86°11'56"W FOR A DISTANCE OF 100.13 FEET, N83°43'41"W FOR A DISTANCE OF 731.70 FEET; THENCE, ALONG THE WEST LINE OF SAID QUARTER SECTION, N09°50'29"E FOR A DISTANCE OF 2894.86 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 140.91 ACRES, MORE OR LESS.

TRACT 2:

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 54 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE, ALONG THE EAST LINE OF SAID QUARTER SECTION, N04°59'13"E FOR A DISTANCE OF 2658.07 FEET; THENCE, N89°13'40"W FOR A DISTANCE OF 32.79 FEET; THENCE, S22°19'41"W FOR A DISTANCE OF 1478.10 FEET; THENCE, N82°37'26"W FOR A DISTANCE OF 640.59 FEET; THENCE, S07°57'50"W FOR A DISTANCE OF 976.13 FEET; THENCE, S86°04'08"W TO THE NORTHEAST CORNER OF BLOCK 1, LITTLE CREEK SUBDIVISION, AS PLATTED IN SCOTTS BLUFF COUNTY, BEING A DISTANCE OF 363.39 FEET; THENCE, ALONG THE EAST LINE OF SAID BLOCK 1, S03°23'23"W TO THE SOUTHEAST CORNER OF SAID BLOCK 1, BEING A DISTANCE OF 364.08 FEET; THENCE, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, S89°41'07"E FOR A DISTANCE OF 1517.88 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 45.46 ACRES, MORE OR LESS.

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 DESCRIPTIONS AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 500 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; 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 23rd day of June, 2023.

Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

PROJECT:
GABLE 34-23-54
KIM GABLE
SCOTTSBLUFF, NEBRASKA

ACCUSTAR SURVEYING

30601 COUNTY ROAD 17
PHONE: (308) 623-0197

MITCHELL, NE 69357
CELL: (308) 631-0737

Scale 1"=500'

Date: JUNE 23, 2023

Dwn By SMB

REVISED:

SHEET
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