

Land  
Survey  
Tech

P.O.  
Box 713  
Beatrice, Ne  
68310-0713  
JOB - # 4011

# SURVEY RECORD

Survey of: Tract 1, The South Half of the Southwest Quarter of Section 4, a part of the South Half of the Southeast Quarter of Section 4, a part of the East Half of the Northwest Quarter of Section 9, a part of the Northeast Quarter of Section 9, and a part of the Southeast Quarter of Section 9, and Tract 2, being a part of the East Half of the Northwest Quarter of Section 9 and a part of the Northeast Quarter of Section 9, Township 2 North, Range 2 East of the Sixth Principal Meridian, Jefferson County, Nebraska.

Date of Survey: 4-19-2022

## Section Corner Description Section 4, T2N, R2E, of the 6TH P.M.

W 1/4 Cor.,  
Found 3/4" Bar.

53.02'-NE to "X" nails SE side PP  
32.58'-SW to "RM LS638" Capped Rebar 25' S  
of fence/PP line E-W and 33' W of CL  
N-S road  
38.77'-SE to "RM LS638" Capped Rebar 25' S  
of fence/PP line E-W and under N-S  
PP line  
7'-E to CL N-S road  
-In line with fence and PP line W

N 1/4 Cor.,  
Found 1" Pipe recorded as being set from  
previously recorded ties.

46.32'-ENE to PK nail N end CMP  
55.71'-ESE to PK nail S end CMP  
37.88'-WNW to NE Corner of concrete railroad  
crossing panel (furthest E track)  
17'-E to CL NNW-SSE road

NE Cor.,  
Found Sandstone.

0.40'-S to nail and shiner W side CFP  
6.20'-W to Mag nail N side Brace Post  
6.13'-N to Mag nail W side Brace Post

E 1/4 Cor.,  
Found Jefferson County Aluminum Cap at  
surface.

1.10'-S to Spike E side Cedar Tree  
74.97'-W to 3/4" Rebar with "RM" Cap  
149.94'-W to 3/4" Rebar with "RM" Cap  
5'-W to N-S fence line

E 1/16 Cor., NE 1/4  
Set 3/4" X24" Rebar with "LS 638" Cap to grade.

10.89'-NNW to Mag nail and shiner S side CFP  
17.53'-SSW to Mag nail and shiner N side CFP  
11'-N to fence line W  
4'-W to fence line N-S

E 1/16 Cor., SE 1/4  
Found "LS 570" Capped Rebar.

22.24'-WNW to Mag nail and shiner N side  
Gate Post  
8.81'-NE to "X" nails S side Brace Post  
9.94'-NW to Mag nail and shiner S side CFP  
3'-N to fence line W  
7'-W to fence line N

W 1/16 Cor., NW 1/4  
Found 3/4" Rebar.

40.88'-SE to PK nail top of FP  
82.93'-NNW to Mag nail and shiner S end  
CMP  
50.00'-E to "LS 638" Capped Rebar (Prop.  
Corner)

107.64'-NNE to Mag nail and shiner W side PP  
E 1/16 Cor., SW 1/4  
Set 3/4" X24" Rebar with "LS 638" Cap to grade.

21.86'-WNW to 60d Spike N side Cottonwood Tree  
13.70'-S to "RM LS638" Capped Rebar on Quarter  
Section line at N edge of field  
2'-N to remnants of E-W fence

## Section Corner Description Section 9, T2N, R2E, of the 6TH P.M.

SE Cor.,  
Found Survey Sike at surface of asphalt.

48.66'-NW to chiseled "X" top of concrete  
bridge guard rail  
34.47'-SW to NDOR Aluminum Cap on concrete  
bridge guard rail  
83.82'-NE to orange flagged nail in top of  
wood guard rail post  
46.66'-SE to orange flagged nail in top of  
wood guard rail post  
5'-N to CL Highway 136

S 1/4 Cor.,  
Found Mag Nail with yellow washer at surface of  
asphalt.

29.76'-SW to 3/4" X24" Rebar with "RM LS638" Cap  
20' W of fence N and 2' S of asphalt  
shoulder  
34.14'-SE to 3/4" X24" Rebar with "RM LS638" Cap  
20' E of fence N and 2' S of asphalt  
shoulder  
93.78'-N to 3/4" Rebar with "RM 2004" Plastic Cap  
2'-S to CL Highway 136

SW Cor.,  
Found Survey Spike with Washer at surface  
of asphalt.

141.74'-NW to nail and shiner NE side TUG post  
155.02'-ENE to top SW Corner of Box Culvert  
parapet  
152.65'-ESE to top NW Corner of Box Culvert  
parapet  
97.78'-N to Mag nail and shiner W side CFP  
36'-W to CL road N  
2'-N to CL Highway 136

W 1/4 Cor.,  
Found 3/4" Bar.

32.70'-NW to nail and shiner E side CFP  
62.93'-NNW to Mag nail and shiner E side PP  
39.84'-SW to nail and shiner E side CFP  
40.26'-E to nail in bottle cap N side CFP  
7'-E to CL N-S road  
-In line with fence line E

Center 1/4 Cor.,  
Set 3/4" X24" Rebar with "LS 638" Cap to grade.

16.10'-NW to Mag nail and shiner SW side FP  
9.92'-N to Mag nail and shiner W side FP  
16.07'-NE to Mag nail and shiner SE side FP  
10'-N to E-W fence

NW Cor.,  
Found 1" Pipe.

45.30'-NW to Mag nail and shiner NE side  
power Brace Pole  
47.81'-SW to Mag nail and shiner SE side PP  
42.87'-NE to 60d Spike and shiner top of  
Gate Post  
34.45'-E to Mag nail and shiner N side end  
post  
9'-S to CL road W  
2'-E to CL N-S road  
-In line with fence line E

NE Cor.,  
Found 1" Pinched top Pipe.

33.54'-NE to "RM LS638" Capped Rebar  
33.07'-SE to "RM LS638" Capped Rebar  
49.88'-NNE to 3/4" Rebar  
49.96'-NW to 3/4" Rebar  
0.4'-N to fence line E  
1'-W to fence line S

S 1/16 Cor., NW 1/4  
Set 3/4" X24" Rebar with "LS 638" Cap to grade.

15.00'-NNW to Mag nail and shiner E side gate  
post  
3.29'-W to Mag nail and shiner N side CFP  
6.30'-E to Mag nail and shiner N side brace  
post  
3'-W to N-S fence line  
1'-S to E-W fence line

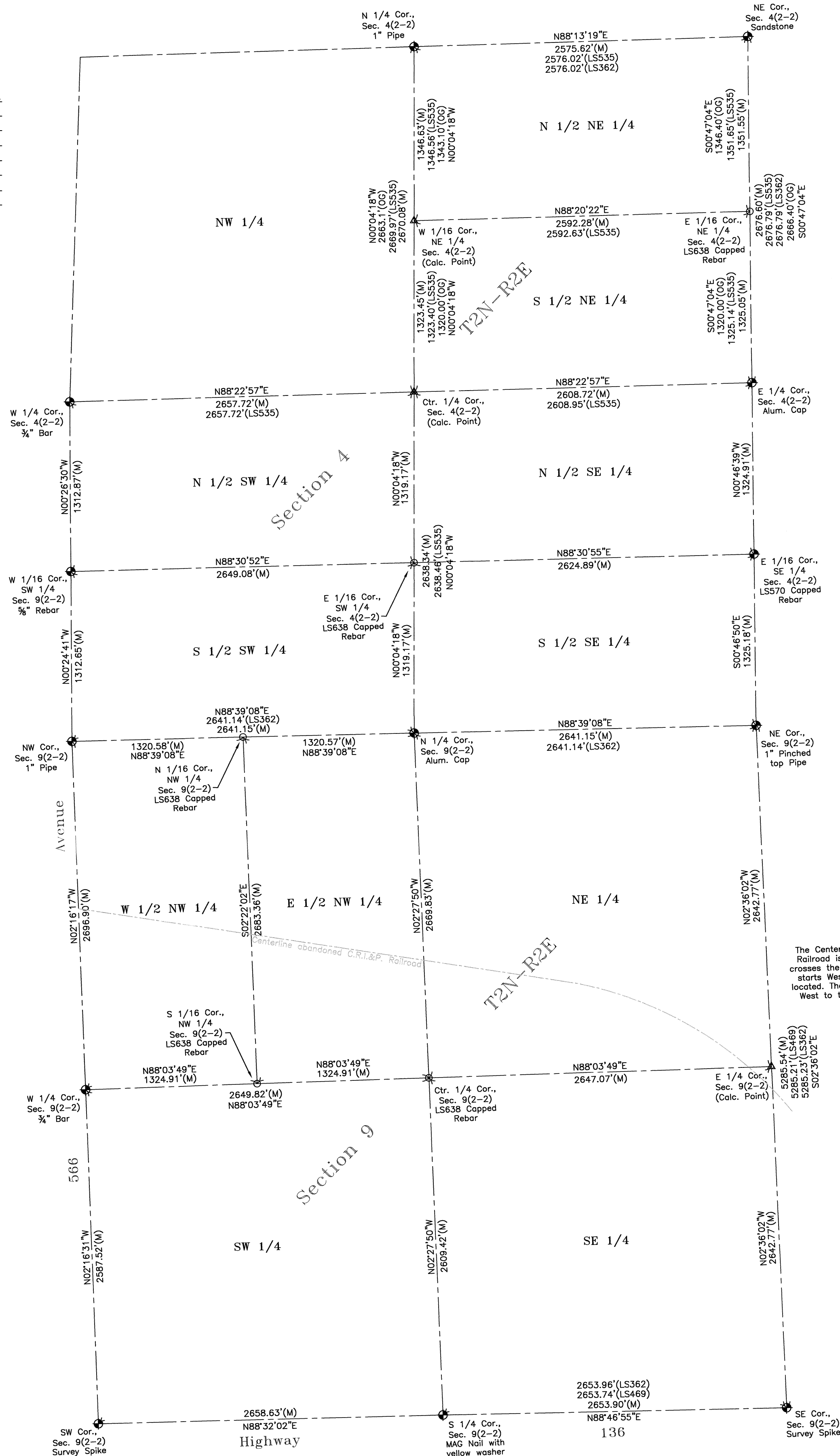
N 1/16 Cor., NW 1/4  
Set 3/4" X24" Rebar with "LS 638" Cap to grade.

12.24'-W to Mag nail and shiner N side CFP  
10.14'-NNW to 60d Spike and shiner W side  
Cotton Wood tree  
-In line with fence W

N 1/4 Cor.,  
Found Jefferson County Aluminum Cap 18" deep  
in cultivated field.

20.00'-N to "LS638" Capped Rebar on Quarter  
Section line  
20.00'-S to "LS638" Capped Rebar on Quarter  
Section line

20.00'-W to "LS638" Capped Rebar on Section line  
20.00'-E to "LS638" Capped Rebar on Section line



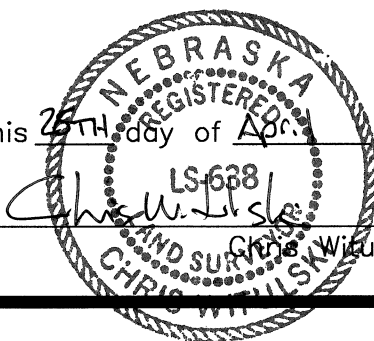
- Legend**
- = Section, Quarter, or Sixteenth Corner Found
  - = Corner Found
  - = Corner Set
  - 3/4" = Rebar with LS638 plastic cap, unless otherwise noted
  - == = Lath, Flag and 60d Spike Set
  - (M) = Measured Distance
  - (P) = Plat Distance
  - (D) = Deed Distance
  - (R) = Record Distance
  - (Δ) = Temporary Point

Nebraska  
Survey Record Repository  
RECEIVED  
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JEFFERSON  
1573-409 1/2

## Surveyor's Certificate

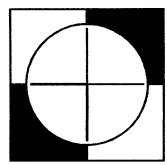
I, Chris Witulski, a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, on the date shown. Permanent monument corners as described in the survey drawing were placed at all missing or remonumented corners. Distances shown are measured in feet and decimals of a foot.

Signed this 27th day of April, 2022.



Breakdown of Sections 4 and 9, T2N, R2E

Abandoned Chicago, Rock Island and Pacific  
Track Centerline Layout



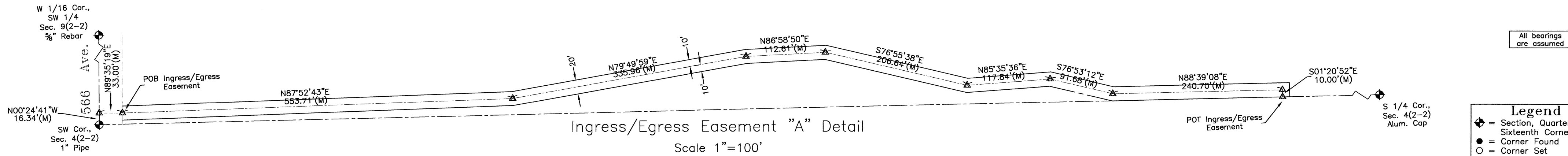
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## SURVEY RECORD

Survey of: Tract 1, The South Half of the Southwest Quarter of Section 4, a part of the South Half of the Southeast Quarter of Section 4, a part of the East Half of the Northwest Quarter of Section 9, a part of the Northeast Quarter of Section 9, and a part of the Southeast Quarter of Section 9, and Tract 2, being a part of the East Half of the Northwest Quarter of Section 9 and a part of the Northeast Quarter of Section 9, Township 2 North, Range 2 East of the Sixth Principal Meridian, Jefferson County, Nebraska.

Date of Survey: 4-19-2022



### LEGAL DESCRIPTION Tract 1

Tract 1, being a part of South Half of the Southwest Quarter, a part of the South Half of the Southeast Quarter of Section 4, a part of the East Half of the Northwest Quarter of Section 9, and a part of the Northeast Quarter of Section 9, Township 2 North, Range 2 East, of the 6th Principal Meridian, Jefferson County, Nebraska, being more particularly described as follows:

For the purpose of this legal description, the basis of bearings is the South line of the Northwest Quarter of said Section 4, having an assumed reference bearing of N 88°39'08" E.

Beginning at the Southwest Corner of said Section 4; thence easterly N 88°39'08" E, on the South line of the Southwest Quarter of said Section 4, 1708.54 feet; thence easterly S 79°25'47" E, 242.18 feet; thence southeasterly S 29°51'01" E, 369.99 feet; thence southeasterly S 34°38'27" E, 405.78 feet; thence southeasterly S 53°03'35" E, 179.76 feet; thence southeasterly S 02°27'50" E, 903.79 feet, to a point of intersection on centerline of the abandoned Chicago, Rock Island and Pacific Railroad Right of Way; thence easterly S 81°26'51" E, on said Right of Way centerline, 459.95 feet to a point of intersection on the centerline of the Little Blue River; thence southerly on the centerline of the Little Blue River and on the following described courses, southerly S 14°48'22" E, 138.03 feet; thence southerly S 05°59'20" E, 258.20 feet; thence southerly S 20°32'02" E, 494.22 feet, to a point of intersection on the South line of the Northeast Quarter of said Section 9; thence easterly N 88°03'49" E, 631.07 feet; thence northerly N 07°18'08" W, 202.72 feet; thence northerly N 03°06'55" W, 149.45 feet; thence northerly N 01°44'00" W, 292.47 feet, to a point of intersection of the southwesterly Right of Way line of the abandoned Chicago, Rock Island and Pacific Railroad; thence easterly S 81°26'51" E, on said Right of Way line, 17.64 feet, to a point of curvature of a 2789.93 foot radius curve to the right; thence southeasterly on said Right of Way line and on said curve, a chord bearing of S 61°55'29" E, a chord distance of 1864.68 feet, an arc distance of 1901.25 feet, to a point of intersection on the East line of the Southeast Quarter of said Section 9; thence northerly N 02°36'02" W, on the East line of the Southeast Quarter of said Section 9, 208.69 feet, to a point of intersection on the southwesterly Right of Way line of the Union Pacific Railroad; thence northwesterly N 32°52'25" W, on said southwesterly Right of Way line, 3197.54 feet, to a point of intersection on the North line of the Northeast Quarter of said Section 9; thence westerly S 88°39'08" W, on the North line of the Northeast Quarter of said Section 9 and on said southwesterly Right of Way line, 58.63 feet; thence northwesterly N 32°52'35" W, on said southwesterly Right of Way line, 214.93 feet, to a point of curvature of a 2010.08 foot radius curve to the right; thence northerly on said southwesterly Right of Way line and on said curve, a chord bearing of N 12°17'50" W, a chord distance of 198.88 feet, an arc distance of 198.90 feet, to a point of intersection on the North line of the South Half of the Southeast Quarter of said Section 4; thence westerly S 88°30'55" W, on the North line of the South Half of the Southeast Quarter of said Section 4, 470.06 feet, to the West Sixteenth Corner of the Southeast Quarter of said Section 4, said Corner also being the East Sixteenth Corner of the Southwest Quarter of said Section 4; thence westerly S 88°30'52" W, on the North line of the South Half of the Southwest Quarter of said Section 4, 2649.08 feet, to the West Sixteenth Corner of the Southwest Quarter of said Section 4; thence southerly S 00°24'41" E, on the West line of the South Half of the Southwest Quarter of said Section 4, 1312.65 feet to the Southwest Corner of said Section 4, said Corner also being the True Point of Beginning;

Containing a calculated area of 206.472 acres more or less of which 0.994 acres more or less are reserved for County Right of Way purposes. Subject to all easements, restrictions, and reservations of record.

### LEGAL DESCRIPTION Tract 2

Tract 2, being a part of the East Half of the Northwest Quarter, and a part of the Northeast Quarter of Section 9, Township 2 North, Range 2 East, of the 6th Principal Meridian, Jefferson County, Nebraska, being more particularly described as follows:

For the purpose of this legal description, the basis of bearings is the North line of the East Half of the Northwest Quarter of said Section 9, having an assumed reference bearing of N 88°39'08" E.

Beginning at the North Sixteenth Corner of the Northwest Quarter of said Section 9; thence easterly N 88°39'08" E, on the North line of the East Half of the Northwest Quarter of said Section 9, 387.96 feet; thence easterly S 79°25'47" E, 242.18 feet; thence southeasterly S 29°51'01" E, 369.99 feet; thence southeasterly S 34°38'27" E, 405.78 feet; thence southeasterly S 53°03'35" E, 179.76 feet; thence southerly S 02°27'50" E, 903.79 feet, to a point of intersection on centerline of the abandoned Chicago, Rock Island and Pacific Railroad Right of Way; thence easterly S 81°26'51" E, on said Right of Way centerline, 459.95 feet to a point of intersection on the centerline of the Little Blue River; thence southerly on the centerline of the Little Blue River and on the following described courses, southerly S 14°48'22" E, 138.03 feet; thence southerly S 05°59'20" E, 258.20 feet; thence southerly S 20°32'02" E, 494.22 feet, to a point of intersection on the South line of the Northeast Quarter of said Section 9; thence easterly N 88°03'49" W, on the South line of the Northeast Quarter of said Section 9, 408.37 feet, to the Center Quarter Corner of said Section 9; thence westerly S 88°03'49" W, on the South line of the East Half of the Northwest Quarter of said Section 9, 1324.91 feet, to the South Sixteenth Corner of the Northwest Quarter of said Section 9; thence northerly N 02°22'02" W, on the West line of the East Half of the Northwest Quarter of said Section 9, 2683.36 feet, to the North Sixteenth Corner of the Northwest Quarter Corner of said Section 9, said Corner also being the True Point of Beginning;

Containing a calculated area of 74.266 acres more or less. Subject to all easements, restrictions, and reservations of record.

### LEGAL DESCRIPTION Ingress/Egress Easement "A"

A 20 foot wide Ingress/Egress Easement located on a part of South Half of the Southwest Quarter of Section 4, Township 2 North, Range 2 East, of the 6th Principal Meridian, Jefferson County, Nebraska, said Easement lying 10 feet on each side of the following described centerline:

For the purpose of this legal description, the basis of bearings is the West line of the South Half of the Southwest Quarter of said Section 4, having an assumed reference bearing of N 00°24'41" W.

Referring to the Southwest Corner of said Section 4; thence northerly N 00°24'41" W, on the West line of the South Half of the Southwest Quarter of said Section 4, 16.34 feet; thence easterly N 89°35'19" E, 33.00 feet, to a point of intersection on the East Right of Way line of 566 Avenue, said point also being the Point of Beginning; thence easterly N 87°52'43" E, 553.71 feet; thence easterly N 79°49'59" E, 335.96 feet; thence easterly N 86°58'50" E, 112.61 feet; thence easterly N 86°53'38" W, 208.64 feet; thence easterly N 85°35'36" E, 117.84 feet; thence easterly S 76°53'12" E, 91.68 feet; thence easterly N 88°39'08" E, 240.70 feet; thence southerly S 01°20'52" E, 10.00 feet, to a point of intersection on the South line of the South Half of the Southwest Quarter of said Section 4, said point also being the Point of Termination. Lengthening and shortening the sidelines of said Easement so as to terminate on the East Right of Way line of 566 Road and on the South line of the South Half of the Southwest Quarter of said Section 4.

Containing a calculated area of 12.262 acres more or less. Subject to all easements, restrictions, and reservations of record.

### LEGAL DESCRIPTION Ingress/Egress Easement "B"

An Ingress/Egress Easement located on a part of Northeast Quarter and on a part of the Southeast Quarter of Section 9, Township 2 North, Range 2 East, of the 6th Principal Meridian, Jefferson County, Nebraska, said Easement being more particularly described as follows:

For the purpose of this legal description, the basis of bearings is the South line of the Northeast Quarter of said Section 9, having an assumed reference bearing of S 88°03'49" W.

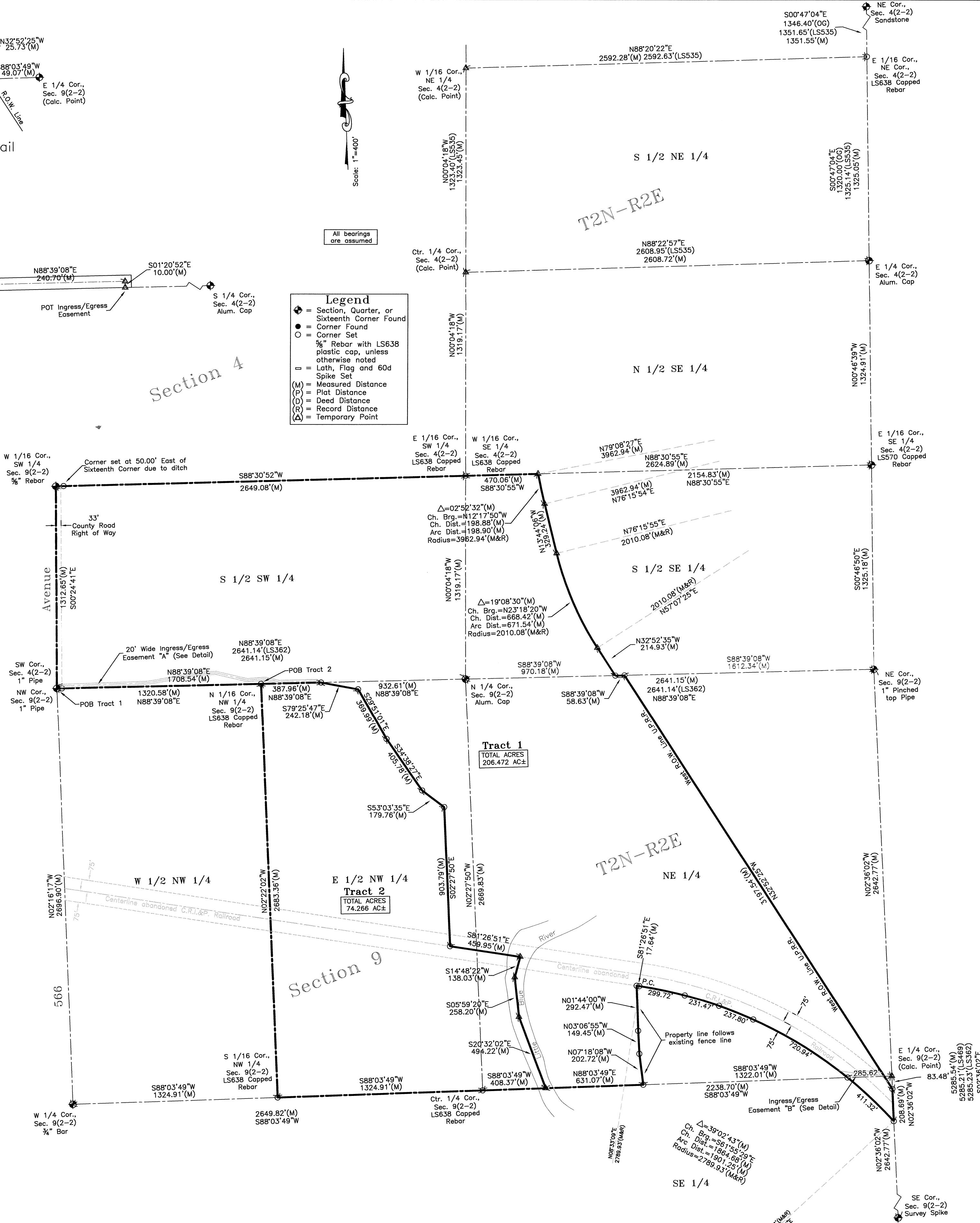
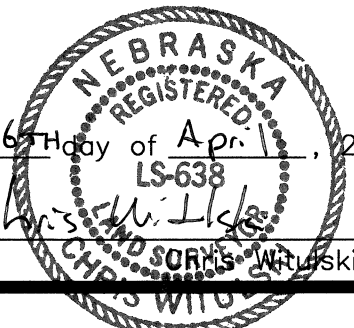
Referring to the East Quarter Corner of said Section 9; thence westerly S 88°03'49" W, on the South line of the Northeast Quarter of said Section 9, 49.07 feet, to a point of intersection on the southwesterly Right of Way line of the Union Pacific Railroad; thence northwesterly N 32°52'25" W, on said southwesterly Right of Way line, 3.67 feet, to the Point of Beginning; thence continuing northwesterly N 32°52'25" W, on said southwesterly Right of Way line, 25.73 feet; thence westerly N 83°53'38" W, 84.04 feet; thence westerly N 80°21'46" W, 100.25 feet, to a point of intersection on the southwesterly Right of Way line of the abandoned Chicago, Rock Island and Pacific Railroad; thence southeasterly on said southwesterly Right of Way line on a non tangent 2789.93 foot radius curve to the right, a chord bearing of S 51°34'51" E, a chord distance of 75.23 feet, an arc distance of 75.23 feet; thence easterly N 76°33'13" E, 43.10 feet; thence easterly N 80°13'40" E, 82.64 feet; thence easterly S 83°53'38" E, 110.15 feet, to a point of intersection on the southwesterly Right of Way line of the Union Pacific Railroad, said point also being the True Point of Beginning.

Containing a calculated area of 0.137 acres more or less. Subject to all easements, restrictions, and reservations of record.

#### Surveyor's Certificate

I, Chris Witulski, a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, on the date shown. Permanent monument corners as described in the survey drawing were placed at all missing or remonumented corners. Distances shown are measured in feet and decimals of a foot.

Signed this 26th day of April, 2022.



1573-409 3/2