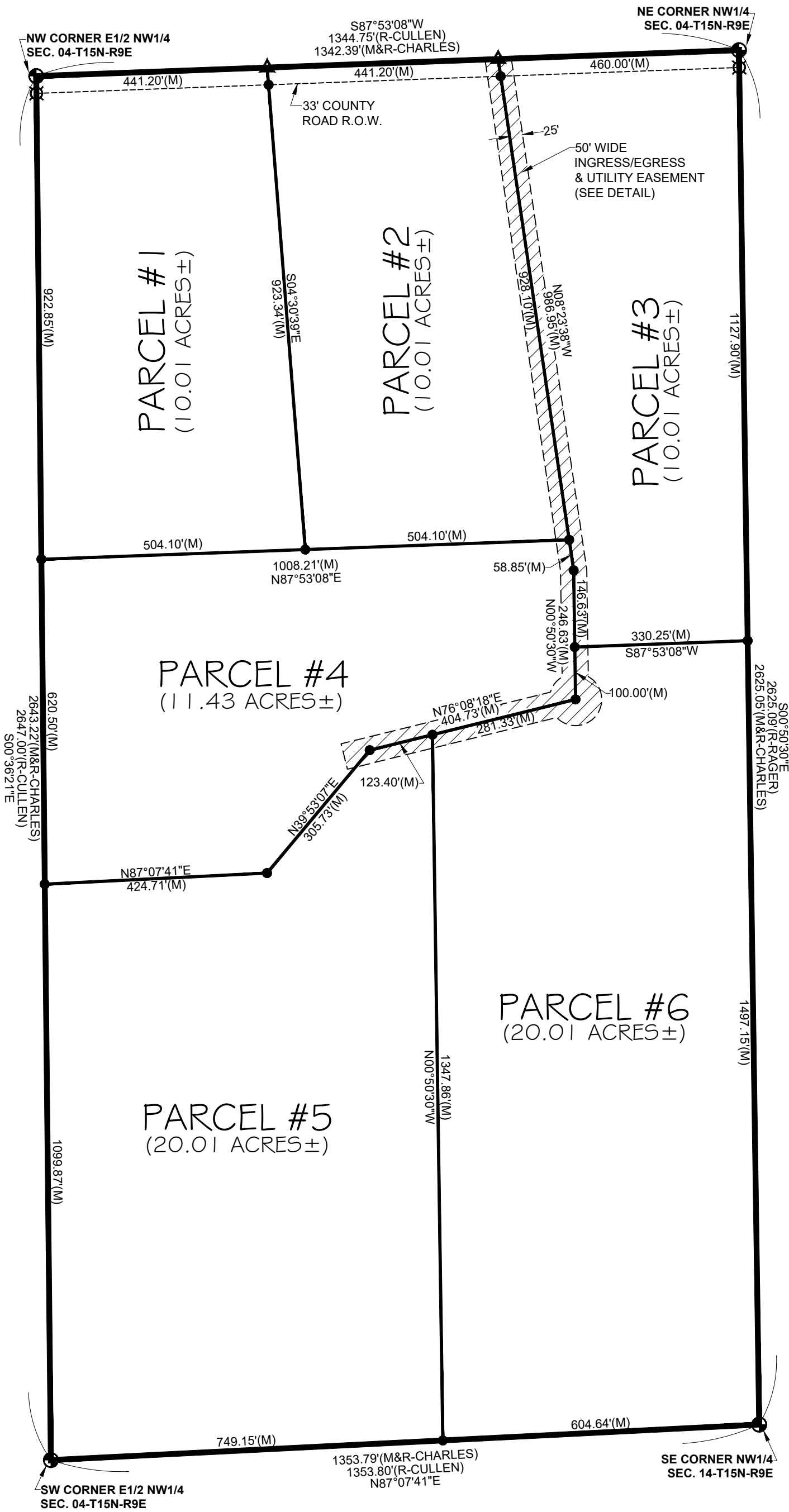




LEGAL DESCRIPTIONS:

PARCEL #1:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF EAST HALF OF THE NORTHWEST QUARTER OF SECTION 4, THENCE S00°36'21"E (ASSUMED BEARING), ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 922.85 FEET, THENCE N87°53'08"E, A DISTANCE OF 504.10 FEET; THENCE N04°30'39"W, A DISTANCE OF 923.34 FEET TO A POINT ON THE NORTH LINE OF EAST HALF OF THE NORTHWEST QUARTER; THENCE S87°53'08"W, ON THE NORTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 441.20 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 10.01 ACRES MORE OR LESS.

PARCEL #2:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4; THENCE S87°53'08"W (ASSUMED BEARING), ON THE NORTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 460.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S87°53'08"W, ON THE NORTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 441.20 FEET; THENCE S04°30'39"E, A DISTANCE OF 923.34 FEET; THENCE N87°53'08"E, A DISTANCE OF 504.10 FEET; THENCE N08°23'38"W, A DISTANCE OF 928.10 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 10.01 ACRES MORE OR LESS.

PARCEL #3:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4; THENCE S00°50'30"E (ASSUMED BEARING), ON THE EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 1127.90 FEET; THENCE S87°53'08"W, A DISTANCE OF 330.25 FEET; THENCE N00°50'30"W, A DISTANCE OF 146.63 FEET; THENCE N08°23'38"W, A DISTANCE OF 986.95 FEET TO A POINT ON THE NORTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER; THENCE N87°53'08"E, ON THE NORTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 460.00 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 10.01 ACRES MORE OR LESS.

PARCEL #4:

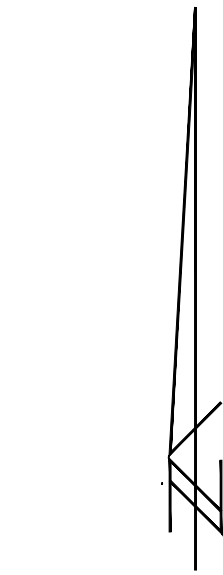
THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER; THENCE S00°36'21"E, ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 922.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°36'21"E, ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 620.50 FEET; THENCE N87°07'41"E, A DISTANCE OF 424.71 FEET; THENCE N39°53'07"E, A DISTANCE OF 305.73 FEET; THENCE N76°08'18"E, A DISTANCE OF 404.73 FEET; THENCE N00°50'30"W, A DISTANCE OF 246.63 FEET; THENCE N08°23'38"W, A DISTANCE OF 58.85 FEET; THENCE S87°53'08"W, A DISTANCE OF 1008.21 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 11.43 ACRES MORE OR LESS.

PARCEL #5:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 4; THENCE S00°36'21"E (ASSUMED BEARING), ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 1543.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°36'21"E, ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 1099.87 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER; THENCE N87°07'41"E, ON THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 749.15 FEET; THENCE N00°50'30"W, A DISTANCE OF 1347.86 FEET; THENCE S76°08'18"W, A DISTANCE OF 123.40 FEET; THENCE S39°53'07"W, A DISTANCE OF 305.73 FEET; THENCE S87°07'41"W, A DISTANCE OF 424.71 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 20.01 ACRES MORE OR LESS.

PARCEL #6:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4; THENCE S00°50'30"E (ASSUMED BEARING), ON THE EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 1127.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°50'30"E, ON THE EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 1497.15 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER; THENCE S87°07'41"W, ON THE SOUTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 604.64 FEET; THENCE N00°50'30"W, A DISTANCE OF 1347.86 FEET; THENCE N76°08'18"E, A DISTANCE OF 281.33 FEET; THENCE N00°50'30"W, A DISTANCE OF 100.00 FEET; THENCE N87°53'08"E, A DISTANCE OF 330.25 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 20.01 ACRES MORE OR LESS.



CORNER TIES:

NW CORNER E1/2 NW1/4

FOUND 5/8" IRON
S 33.00' 5/8" X 24" REBAR W/CAP
NE 54.26' 5/8" X 24" REBAR
N 33.48' 1/2" REBAR

NE CORNER NW1/4

FOUND ALUMINUM CAP
N 32.60' "X" NAILS IN S-FACE FENCE POST
NW 43.89' "X" NAILS IN TOP FENCE POST
NE 47.69' "X" NAILS IN TOP FENCE POST

SW CORNER E1/2 NW1/4

FOUND 5/8" REBAR W/CAP
E 32.33' "60D" SPIKE IN S-FACE 36" CLUMP ELM TREE
W 51± FENCE RIDGE NORTH
NO OTHER TIES AVAILABLE

SE CORNER NW1/4

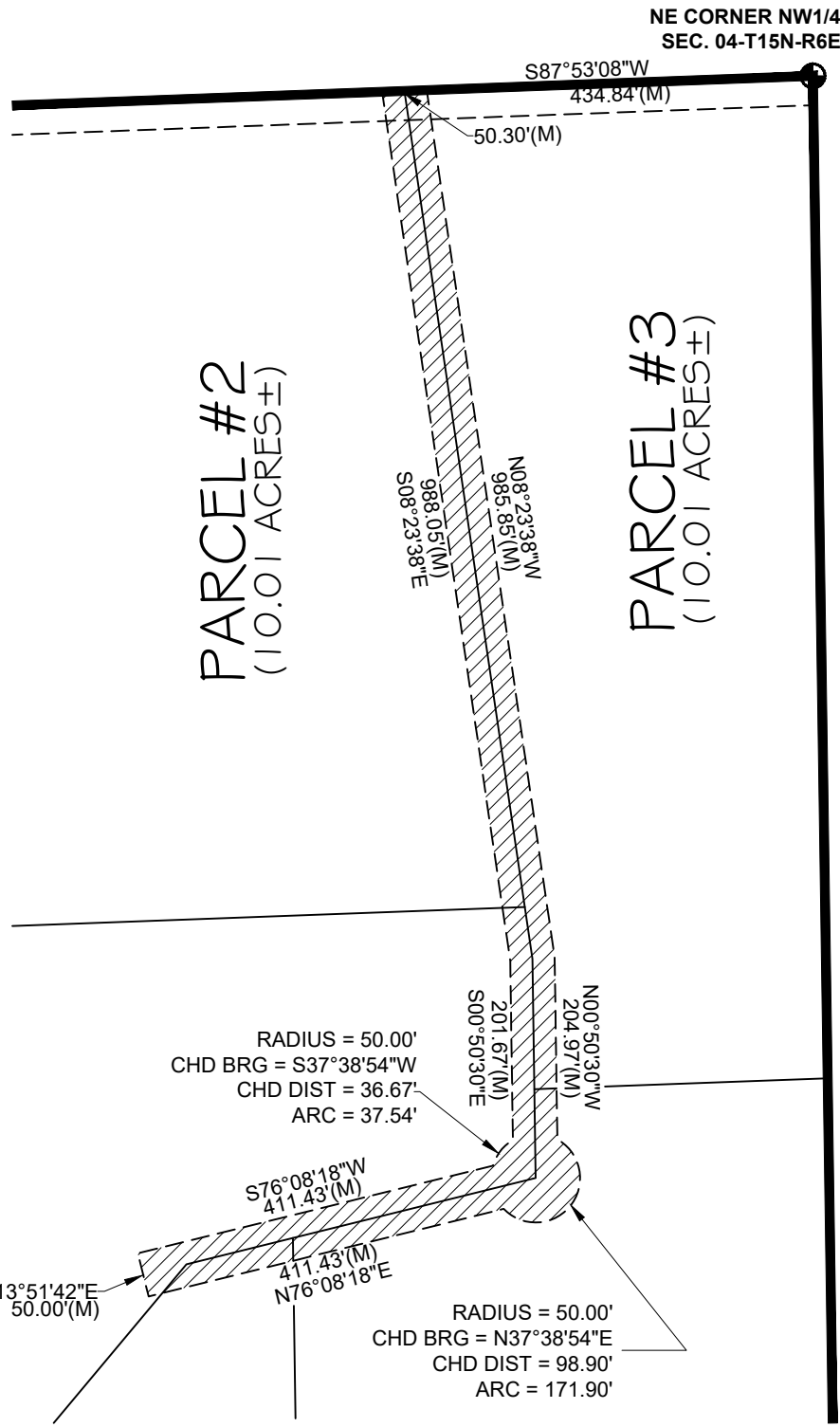
FOUND 5/8" REBAR W/CAP
SE 3.39' "60D" SPIKE IN S-FACE 24" ELM TREE
W 29.76' "60D" SPIKE IN N-FACE 8" ELM TREE
S 34.94' 5/8"X24" REBAR
W 46± FENCE NORTH

- LAND CORNER FOUND
- PIN FOUND (5/8" X 24" REBAR W/CAP L.S. 618)
- PIN SET (5/8" x 24" REBAR W/CAP)
- TEMPORARY POINT
- M = MEASURED DISTANCE
- R = RECORDED DISTANCE

SURVEYOR'S CERTIFICATE:

I, JEREMY A. CHARLES, NEBRASKA PROFESSIONAL LAND SURVEYOR No. 618, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AS BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY. PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS AS SHOWN ON THE PLAT AND ARE DESCRIBED IN THE LEGEND. ALL BEARINGS SHOWN ON THE PLAT ARE ASSUMED AND WERE USED FOR DESCRIPTIVE PURPOSES ONLY. THEY SHOULD NOT BE RELIED ON TO DETERMINE CARDINAL DIRECTIONS. ALL DIMENSION ARE CHORD MEASUREMENTS AND ARE IN FEET AND DECIMALS OF A FOOT. ALL ANGLES AND DISTANCES WERE MEASURED WITH AN SPECTRA PRECISION SP80 GPS, NIKON MODEL DTM-520 TOTAL STATION AND/OR A 200-FOOT SOKKIA NYCLAD TAPE.

JEREMY A. CHARLES P.L.S. 618

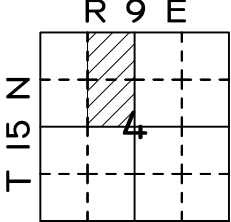


50' WIDE INGRESS/EGRESS & UTILITY EASEMENT DETAIL

50' WIDE INGRESS/EGRESS & UTILITY EASEMENT:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4; THENCE S87°53'08"W (ASSUMED BEARING), ON THE NORTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 434.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S87°53'08"W, ON THE NORTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 50.30 FEET; THENCE S08°23'38"E, A DISTANCE OF 986.05 FEET; THENCE S00°50'30"E, A DISTANCE OF 201.67 FEET; THENCE SOUTHWESTERLY ON THE ARC OF A 50.00' FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING OF S37°38'54"W AND A CHORD DISTANCE OF 36.67 FEET, A DISTANCE OF 37.54 FEET; THENCE S76°08'18"W, A DISTANCE OF 411.43 FEET; THENCE S13°51'42"E, A DISTANCE OF 50.00 FEET; THENCE N76°08'18"E, A DISTANCE OF 411.43 FEET; THENCE NORTHEASTERLY ON THE ARC OF A 50.00' FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING OF N37°38'54"E AND A CHORD DISTANCE OF 98.90 FEET, A DISTANCE OF 171.90 FEET; THENCE N00°50'30"W, A DISTANCE OF 204.97 FEET; THENCE N08°23'38"W, A DISTANCE OF 985.85 FEET TO THE POINT OF BEGINNING.

VICINITY SKETCH



SURVEY RECORD REPOSITORY STAMP

CHARLES SURVEYING LLC.

JEREMY A. CHARLES
21 N. 3RD CIRCLE
MEAD NE 68041
(402) 443-6955

SURVEY RECORD

E1/2 NW1/4, SECTION 4, T15N, R9E
OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA.

scale:	1"=200'
date:	10/30/2025
drawn by:	CB
field wk:	JC/JC
sheet:	1 of 1