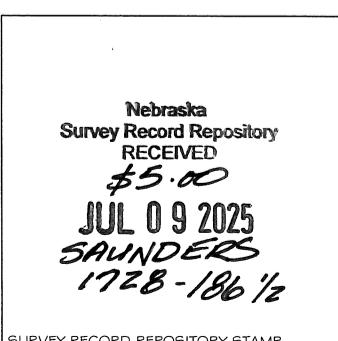


SURVEYOR'S CERTIFICATE:

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



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

SURVEY RECORD	
PT. SW1/4 NE1/4 & W1/2 SE1/4 IN SEC. 20, T14N, R8E OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA.	
scale:	1"=400'
date:	04/28/2025
drawn by:	JC
field wk:	JC/CB
sheet:	1 of 2

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER ALL IN SECTION 20, TOWNSHIP 14 NORTH, RANGE 8 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA, DESCRIBED AS BEGINNING AT THE HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 643.00 FEET TO A POINT ON THE CENTERLINE OF WAHOO CREEK; THENCE S02°04'57"E, (ASSUMED BEARING), ON THE EAST LINE OF THE WEST CENTERLINE OF WAHOO CREEK, A DISTANCE OF 172.48 FEET; THENCE S18°54'03"W, ON SAID CENTERLINE, A DISTANCE OF 52.33 FEET; THENCE S20°59'53"E, ON SAID CENTERLINE, A DISTANCE OF 98.94 FEET; THENCE S04°37'19"E, ON SAID CENTERLINE, A DISTANCE OF 111.19 FEET; THENCE S32°21'53"W, ON SAID CENTERLINE, A DISTANCE OF 82.10 FEET; THENCE S55°58'50"W, ON SAID CENTERLINE, A DISTANCE OF 311.77 FEET; THENCE S62°59'16"W, ON SAID CENTERLINE, A DISTANCE OF 223.08 FEET; THENCE S36°26'45"W, ON SAID CENTERLINE, A DISTANCE OF 122.24 FEET; THENCE S04°14'09"W, ON SAID CENTERLINE, A DISTANCE OF 83.04 FEET; THENCE S12°01'46"W, ON SAID CENTERLINE, A DISTANCE OF 95.28 FEET; THENCE S01°34'03"E, ON SAID CENTERLINE, A DISTANCE OF 36.99 FEET; THENCE S12°21'50"W, ON SAID CENTERLINE, A DISTANCE OF 73.78 FEET; THENCE S50°21'08"W, ON SAID CENTERLINE, A DISTANCE OF 82.80 FEET; THENCE S81°12'03"W, ON SAID CENTERLINE, A DISTANCE OF 90.58 FEET; THENCE S89°01'48"W, ON SAID CENTERLINE, A DISTANCE OF 174.02 FEET; THENCE N46°41'43"W, ON SAID CENTERLINE, A DISTANCE OF 65.83 FEET; THENCE N15°56'06"W, ON SAID CENTERLINE, A DISTANCE OF 53.80 FEET; THENCE N05°02'26"W, ON SAID CENTERLINE, A DISTANCE OF 75.82 FEET; THENCE N20°56'27"E, ON SAID CENTERLINE, A DISTANCE OF 76.58 FEET; THENCE N33°49'05"E, ON SAID CENTERLINE, A DISTANCE OF 326.99 FEET; THENCE N18°15'50"E, ON SAID CENTERLINE, A DISTANCE OF 181.37 FEET; THENCE N05°37'22"E, ON SAID CENTERLINE, A DISTANCE OF 142.74 FEET; THENCE N09°58'20"E, ON SAID CENTERLINE, A DISTANCE OF 140.06 FEET; THENCE N15°19'09"W, ON SAID CENTERLINE, A DISTANCE OF 71.46 FEET; THENCE N19°11'03"W, ON SAID CENTERLINE, A DISTANCE OF 88.72 FEET; THENCE N00°59'56"W, ON SAID CENTERLINE, A DISTANCE OF 73.97 FEET; THENCE S87°49'30"W, ON SAID CENTERLINE, A DISTANCE OF 82.16 FEET; THENCE N66°03'20"W, ON SAID CENTERLINE, A DISTANCE OF 67.98 FEET; THENCE THE WEST LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 329.50 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER; THENCE N01°56'32"W, ON N02°04'00"W, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1298.69 FEET TO THE SOUTHWEST CORNER OF THE TRACT CONVEYED BY THE DEED RECORDED IN DEED BOOK 614, PAGE 480; THENCE S48°08'22"E, ON THE SOUTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 1838.01 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 50.32 ACRES MORE OR LESS.

CORNER TIES:

NW CORNER SW1/4 NE1/4

FOUND 5/8" REBAR W/CAP L.S. 618
S 13.15' 5/8" X 24" REBAR W/CAP L.S. 618
N 74.50' 5/8" X 24" REBAR
E 154.44' 5/8" X 24" REBAR ON E-SIDE HEDGE POST

NE CORNER SW1/4 NE1/4

FOUND 5/8" REBAR W/CAP L.S. 618
NNE 13.34' SW BOLT HOLE IN BASE IRRIGATION WELL
ENE 28.05' SE CORNER CONC. PIVOT PAD
SW 10.93' MAG NAIL NE-FACE 18" MULBERRY TREE

SW CORNER NE1/4

FOUND 5/8" REBAR W/CAP L.S. 618
W 76.80' 5/8" X 24" REBAR ON S. LINE SE1/4 NW1/4
E 58.01' 5/8" X 24" REBAR IN S. LINE NE1/4
E 6.0' "U"-POST AND SURVEY MARKER SIGN
CORNER IS 0.07' NORTH OF REBARS EAST AND WEST

NE CORNER W1/2 SE1/4

FOUND 5/8" REBAR W/CAP L.S. 618
N 98.88' 1/2" X 24" REBAR ON E. LINE SW1/4 NE1/4
W 4.30' "60D" SPIKE IN E-FACE 10" LOCUST TREE
SE 17.08' "60D" SPIKE IN NE-FACE 10" ASH TREE

NE CORNER SE1/4

FOUND ALUMINUM CAP
SW 38.18' 1/2" IRON PIPE
W 31.87' P.K. NAIL IN POWER POLE
NW 47.08' 1/2" IRON PIPE
NE 46.60' 1/2" REBAR
NW 46.60' 1/2" REBAR

SE CORNER NE1/4 SE1/4

FOUND 5/8" IRON
ESE 32.96' MAG NAIL IN SW-FACE BRACE POST
E 33.01' 5/8" X 24" REBAR W/CAP L.S. 618
NE 47.00' 5/8" X 24" REBAR
FENCE WES BEARS SOUTH 1.5'±
CORNER IN LINE WITH FENCE EAST

SW CORNER NW1/4 SE1/4

SET 5/8" X 24" REBAR W/CAP BY PROPORTION
NW 58.86' 5/8" X 24" REBAR
NE 63.27' 5/8" X 24" REBAR
S 56.90' 5/8" X 24" REBAR

SW CORNER SE1/4

FOUND ALUMINUM CAP
N 39.53' 5/8" REBAR ON 1/4 LINE
N 98.68' 5/8" REBAR ON 1/4 LINE
N 10.5'± "U"-POST AND SURVEY MARKER SIGN
CENTERLINE DIRT ROAD BEARS SOUTH 4.5'±

SE CORNER W1/2 SE1/4

SET 5/8" X 24" REBAR W/CAP BY PROPORTION
SE 48.55' 5/8" X 24" REBAR
NW 39.10' MAG NAIL IN SE-FACE POWER POLE
SW 35.55' MAG NAIL IN SW-FACE POWER POLE
CENTERLINE CO. RD. BEARS SOUTH 2.0'±

SE CORNER SE1/4

FOUND 5/8" REBAR
SE 48.41' COTTON GIN SPINDLE IN ASPHALT PAVING
NE 69.00' SW CORNER CONCRETE BLOCK FOUNDATION
SE 88.48' "X" NAILS IN POWER POLE
SW 48.84' "X" NAILS IN POWER POLE
NW 46.67' 5/8" REBAR

1728-186 3/2