

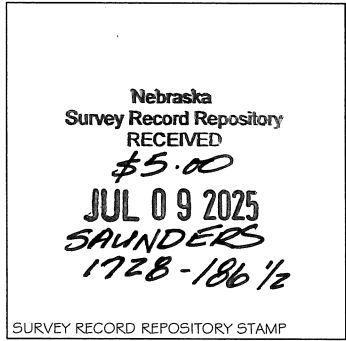
SURVEYOR'S CERTIFICATE:

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

CREEKLINE DATA

LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	S54°05'16"W	172.48'	L16	N46°41'43"W	65.83'
L2	S18°54'03"W	52.33'	L17	N15°56'06"W	53.80'
L3	S20°59'53"E	98.94'	L18	N05°02'26"W	75.82'
L4	S04°37'19"E	111.19'	L19	N20°56'27"E	76.58'
L5	S32°21'53"W	82.10'	L20	N33°49'05"E	326.99'
L6	S55°58'50"W	311.77'	L21	N18°15'50"E	181.37'
L7	S62°59'16"W	223.08'	L22	N05°37'22"E	142.74'
L8	S36°26'45"W	122.24'	L23	N09°58'20"E	140.06'
L9	S04°14'09"W	83.04'	L24	N15°19'09"W	71.46'
L10	S12°01'46"W	95.28'	L25	N19°11'03"W	88.72'
L11	S01°34'03"E	36.99'	L26	N00°59'56"W	73.97'
L12	S12°21'50"W	73.78'	L27	N36°14'11"W	82.16'
L13	S50°21'08"W	82.80'	L28	N66°03'20"W	67.98'
L14	S81°12'03"W	90.58'	L29	S87°49'30"W	270.18'
L15	S89°01'48"W	174.02'			



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

SURVEY RECORD	scale:	1"=400'
	date:	04/28/2025
	drawn by:	JC
	field wk:	JC/CB
PT. SW1/4 NE1/4 & W1/2 SE1/4 IN SEC. 20, T14N, R8E OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA.	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 NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER, THENCE S02°04'57"E, (ASSUMED BEARING), ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER, A DISTANCE OF 643.00 FEET TO A POINT ON THE CENTERLINE OF WAHOO CREEK; THENCE S54°05'16"W, ON THE 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 N36°14'11"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 S87°49'30"W, ON SAID CENTERLINE, A DISTANCE OF 270.18 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER; THENCE N01°56'32"W, ON THE WEST LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 329.50 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER; THENCE 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 ¼ LINE  
N    98.68'   5/8" REBAR ON ¼ 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 2/2