

—CALCULATED CAPITALIST SURVEY— ACCRETION LANDS IN PART OF SECTIONS 3 & 4, T 13 N, R 35 W, OF THE 6th P.M., KEITH COUNTY, NEBRASKA

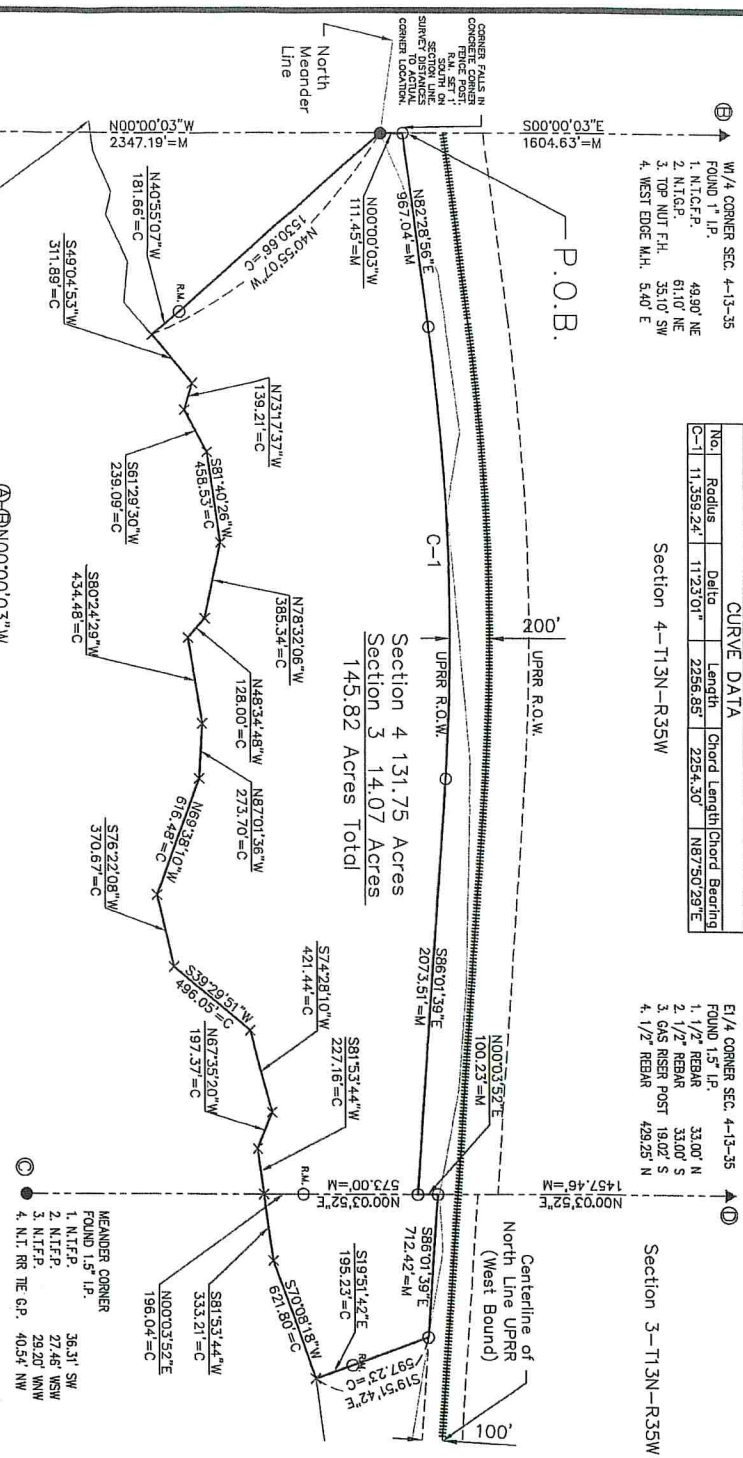
CURVE DATA

No.	Radius	Delta	Length	Chord Length	Chord Bearing
C-1	11,359.24'	112.31°	2256.85'	2254.30'	N87°50'29"E

Section 4-T13N-R35W

E1/4 CORNER SEC. 4-13-35
FOUND 1.5" I.P.
1. 1/2" REBAR 33.00' N
2. 1/2" REBAR 33.00' S
3. GAS RISER POST 19.02' S
4. 1/2" REBAR 429.25' N

Section 3-T13N-R35W



LEGAL DESCRIPTION
A tract of land located in part of Sections 3 and 4 Township 13 North Range 35 West of the 6th P.M. in Keith County, Nebraska being more particularly described as follows: Commencing at the W1/4 Corner of said Section 4, thence S00°00'03"E (all bearings contained herein relative thereto) on the West line of said Section 4, 1604.63 feet to a point on the South 200 foot R.O.W. line of the UPRR, which is the Point of Beginning; Thence continuing said R.O.W. N82°28'56"E, 967.04 feet; Thence continuing said R.O.W. N87°50'29"E, 2073.51 feet to a point where the South 200 foot R.O.W. intersects the East line of said Section 4; Thence continuing said East line N00°03'52"E, 100.23 feet to a point where said East line intersects the 100 foot R.O.W. of the UPRR; Thence continuing on said 100 foot R.O.W. S86°01'39"E, 712.42 feet to a point where the Meander line intersects said 100 foot R.O.W. line; S87°51'42"E, 597.23 feet to the Thread of the South Platte River; Thence continuing on said Thread, S70°08'18"W, 621.80 feet; Thence continuing on said Thread, S81°53'44"W, 333.21 feet to where said Thread intersects the East line of said Section 4; Thence continuing on said Thread, N87°50'29"E, 197.37 feet; Thence continuing on said Thread, S74°28'10"W, 421.44 feet; Thence continuing on said Thread, S39°29'51"W, 496.05 feet; Thence continuing on said Thread, S69°38'10"W, 616.48 feet; Thence continuing on said Thread, N69°38'10"W, 616.48 feet; Thence continuing on said Thread, S80°24'29"W, 723.70 feet; Thence continuing on said Thread, N48°34'48"W, 128.00 feet; Thence continuing on said Thread, N78°32'06"W, 385.34 feet; Thence continuing on said Thread, S81°53'44"W, 333.21 feet; Thence continuing on said Thread, S87°50'29"E, 197.37 feet; Thence continuing on said Thread, S76°22'08"W, 370.67 feet; Thence continuing on said Thread, S49°04'53"W, 311.89 feet; Thence leaving said Thread, N40°55'07"W, 1530.66 feet to the Meander Corner on the West line of said Section 4; Thence continuing on said West line, N00°03'52"E, 111.45 feet to the Point of Beginning. Said tract contains 145.82 acres, more or less, and is subject to all Easements and Right-of-Ways now on record or indicated on the attached plat.

SURVEYOR'S CERTIFICATE

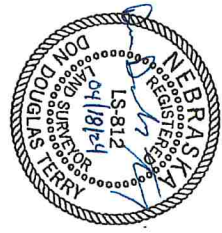
I, Don D. Terry, Nebraska Registered Land Surveyor No. LS-812, do hereby state that the survey and the referenced legal Description herein, was performed by myself using known and recorded monuments. All information shown on the above plat is accurate and correct to the best of my knowledge and belief.

Date of Survey: April 18, 2024

T.F.S.



TERRY FAMILY SURVEYING LLC
1200 403 WASHINGTON AVE., MCCOOK, NE, 69001
308-737-7752



THIS PLAT OF SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TERRY FAMILY SURVEYING LLC TO DETERMINE OWNERSHIP, EASEMENTS, OR RIGHTS-OF-WAY.

- Legend
- ▲ = FOUND SECTION CORNER
 - = FOUND MEANDER CORNER
 - = SET 1/2" REBAR & LS-812 CAP
 - × = CALCULATED POINT
 - M = MEASURED DISTANCE
 - S = SSO APPLICATION NO. 1203 06-01-64
 - C = CALCULATED DISTANCE
 - AMC = AUXILIARY MEANDER CORNER
 - R.M. = 1/2" REBAR & LS-812 CAP REFERENCE MARKER