Date	Drawn By
08/13/26	DWR
Project #	HR4665
Scale	1" = 200'
Field Book	
File Name	SEVENSPRINGS2.DWG
Revision	
Revision	
Sheet	1 of 2

AN IRREGULAR TRACT OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 AND THE WEST 1/2 OF THE NE 1/4 OF SECTION 31, T30N, R20W OF THE 6TH P.M., BROWN COUNTY, NEBRASKA.

LEGAL SURVEY

Rasmussen Land Surveying, LLC
85774 US Highway 281 O'Neill, Nebraska 68763
Phone/Fax: (402) 482-5851 / (402) 482-5841

This plat of survey was prepared at the request of Seven Springs, Inc., Long Pine, Nebraska.

1" = 200'

LEGEND

- ● – Found Monument (see field notes)
- ○ – Set Monument (see field notes)
- M – Measured this survey
- D – Deeded Distance
- P – Plat Distance
- R1 – As Recorded by myself on plat of survey dated 09/05/2023.
- R2 – As Recorded by myself on plat of survey dated 07/14/2022.
- RR – As Recorded on Railroad Station Map V.9–A S–1A dated 1919.
- DLP – As per Donald L. Pettigrew, LS #305, unrecorded survey dated 01/21/2015.
- TAH – As Recorded by Timothy A. Hanson, LS #491, plat of survey dated 03/14/2005.
- VSB – As Recorded by Virlyn S. Bolte, LS #631, plat of survey dated 05/07/2026.
- ——— – Surveyed Tract Boundary Line
- ▨ – Deed Book #75, Page #453 Tract Boundary Line

LINE	BEARING DISTANCE
17 TO 63	N 00°25'47" W 803.60' M 803.57' R1
60 TO 50	S 12°43'05" E 1.25' M
50 TO 49	S 12°43'05" E 41.24' M 41.33' DLP
57 TO 56	S 00°24'03" E 14.84' M
3 TO 5	N 14°02'57" W 172.96' M 173.00' R1
6 TO 63	S 00°25'21" E 145.02' M 144.97' R1

LINE	BEARING DISTANCE
17 TO 9	N 00°25'50" W 1317.08' M 1316.58' VSB(GRID?)
6 TO 9	N 00°26'06" W 368.46' M
6 TO 61	N 00°26'52" W 96.78' M
61 TO 9	N 00°25'50" W 271.68' M
4 TO 3	N 66°18'16" E 71.38' M 71.37' R1

Survey Record Repository Stamp

Curve Data:
Radius: 3869.79' M
Length: 222.36' M
Chord: 222.33' M
Delta: 03°17'32"
Chord Bearing: N 67°14'34" E

Curve Data:
Radius: 3869.79' M
Length: 493.09' M
Chord: 492.76' M
Delta: 07°18'03"
Chord Bearing: N 72°32'21" E

Center–North 1/16 Corner Section 31, T30N, R20W

Centerline former Chicago and Northwestern Railroad Now State of Nebraska Game and Parks Cowboy Trail

N 62°07'20" E 806.54' M 806.58' DLP

S 49°21'59" W 373.40' M & RR

S 69°38'05" W 453.44' M 453.46' R1

N 75°08'09" E 414.53' M 414.49' R1

S 75°09'04" W 336.96' M

N 09°50'22" W 191.95' M

N 80°09'38" E 594.14' M 594.27' VSB

Existing Historical Bridge Supports

Surveyed Tract 5.428 Acres ±

Lot 1 Hansen's Subdivision

Irrigation Lateral

85' D

80' D

50'

T.P.O.B. Surveyed Tract

S 85°32'34" W 113.70' M

R20W

T30N

SECTION 31
SITUATION SKETCH
(NOT TO SCALE)

Previously Surveyed Tract by Timothy A. Hansen, LS #491, plat of survey dated 03/14/2005

Curve Data:
Radius: 1809.86' M & R1
Length: 581.85' M
581.72' R1
Chord: 579.31' M
Delta: 18°25'12"
Chord Bearing: N 19°21'21" E

N 00°25'50" W 539.40' M & R1

Outlot C

Curve Data:
Radius: 617.00' M & R1
Length: 100.35' M
100.29' R1
Chord: 100.24' M
Delta: 09°19'09"
Chord Bearing: S 80°16'16" E

N 00°26'43" W 264.21' M 264.17' R1

S 00°13'51" E 153.77' M 153.75' DLP

Recorded in Deed Book #75 Page #453

N 89°46'53" W 439.94' M 440' R2 & P

N 89°46'53" W 56.99' M

S 22°11'28" W 84.59' M

S 66°18'16" W 95.98' M

N 89°48'07" W 2639.07' M 2638.86' TAH

Center 1/4 Corner Section 31, T30N, R20W

East 1/4 Corner Section 31, T30N, R20W

Street | Block 22 | Block 21 | Block 20 | First Street

Arthur Street

Street | Block 23 | Elm | Block 24 | Main | Block 25

Ash | Block 31 | Blaine Street

100' P | 80' P | 140' P | 360' P | 40' P

SURVEYOR'S CERTIFICATE

I, Steven L. Rasmussen, Nebraska Registered Land Surveyor No. 624, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of 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 and belief is true, correct and in accordance with the Land Surveyor's Regulation Act in effect at the time of this survey.

NEBRASKA PROFESSIONAL PLS-624 LAND SURVEYOR STEVEN L. RASMUSSEN

Steven L. Rasmussen,
Nebr. Reg. L.S. No. 624

Date: 8-19-2026

Surveyor's Note:

The northern boundary of the surveyed tract was determined by adjoining deeded tract in Deed Book 75, Page 453 and the existing lines of occupation along the Nebraska Game and Parks Cowboy Trail. Trail boundary sign was found to be 50 feet off occupation centerline of existing trail. No evidence exists of side yard track ICC 35 in the field nor could I find plans with sufficient data on the side tracks, therefore, I was *unable to retrace with any sort of accuracy the original north* boundary. I found my method to be the most "clean" and logical approach to help acquire an agreement/title and help with future retracement as this will be referenced to the right of *way of the mainline track and not a side yard track that no* longer is retraceable.

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AN IRREGULAR TRACT OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 AND THE WEST 1/2 OF THE NE 1/4 OF SECTION 31, T30N, R20W OF THE 6TH P.M., BROWN COUNTY, NEBRASKA.

FIELD NOTES & LEGAL DESCRIPTION

Rasmussen Land Surveying, LLC
85774 US Highway 281 O'Neill, Nebraska 68763
Phone/Fax: (402) 482-5851 / (402) 482-5841

This plat of survey was prepared at the request of Seven Springs, Inc., Long Pine, Nebraska.

FIELD NOTES:

Points #3, #4, #5, #6, #44 #45, #46, & #63 – Found ⅝" Rebar with stamped plastic cap as recorded by myself on plat of survey dated 09/05/2023.

Point #9 – Center–North 1/16 Corner, Section 31, T30N, R20W
Found ⅝" Rebar with stamped plastic cap as recorded by Virlyn S. Bolte, LS #631, on plat of survey dated 05/07/2026, flush with grass surface.

NW 0.23 feet to found capped 5/8" rebar as recorded by Chad A. Dixon, LS #672.
West 6.32 feet to found nail and washer top corner fence post. (6.49' R)
West 12.84 feet to found nail and washer top brace post. (13.01' R)
SW 25.31 feet to found nail and washer top corner fence post. (25.11' R)
SW 30.71 feet to found nail and washer top brace post. (30.54' R)
On range of fence bearing West.
West 6 feet to range of fence bearing North–South.

Points #14 & #15 – Found PK Nail with brass washer as recorded by Virlyn S. Bolte, LS #631, on plat of survey dated 05/07/2026.

Point #17 – Center ¼ Corner, Section 31, T30N, R20W
Found U–Post as recorded by Virlyn S. Bolte, LS #631, on plat of survey dated 05/07/2026, 36" below grass surface.

SE 11.46 feet to found nail and washer top fence post. (11.42' R)
NNE 14.23 feet to found nail and washer top fence post. (14.17' R)
West 63.25 feet to found ⅝" rebar with stamped plastic cap. (63.25' R)
West 80.32 feet to found ⅝" rebar with stamped plastic cap. (80.33' R)
North 30 feet to range of fence bearing East.
East 8 feet to range of fence bearing South.

Point #31 – Found ⅝" Rebar as recorded by myself on plat of survey dated 07/14/2022.

Points #32, #49, & #50 – Found ⅝" Rebar as per Donald L. Pettigrew, LS #305, on unrecorded plat of survey dated 01/21/2015.

Point #33 – Found ⅝" Rebar with stamped plastic cap as recorded by Jeremy D. Feusner, LS#726, on plat of survey dated 08/04/2025.

Point #38 – East ¼ Corner, Section 31, T30N, R20W
Found Survey Spike as recorded by myself on plat of survey dated 07/14/2022, flush with asphalt road surface. Head was missing on said survey spike, perpetuated with a cotton gin spindle, flush with asphalt road surface.

NE 46.3 to Bureau of Land Management reference marker. (46.30' R)
NW 44.12 to Bureau of Land Management reference marker. (44.20' R)
SW 48.79 to near top corner of leaning concrete post. (48.20' R)
SW 52.23 to found nail and washer top brace post. (52.20' R)
WNW 35.52 to found nail and washer top corner fence post. (35.54' R)
On occupation centerline of asphalt road bearing North–South.
South 8 feet to range of fence bearing West.

Point #57 – Northeast Corner of Outlot C, City of Long Pine, Brown County, Nebraska – Set 5/8 x 24" Rebar with plastic cap.

Points #53, #54, #55, #56, #58, #59, #60, & #61 – Set ⅝" X 24" Rebar with stamped plastic cap.

Legal Description of Surveyed Tract

An irregular tract of land located in the SE ¼ of the NW ¼ and the West ½ of the NE ¼ of Section 31, T30N, R20W of the 6th P.M., Brown County, Nebraska, more particularly described as follows:

Commencing at the southeast corner of said SE ¼ of the NW ¼; thence N 00°25'47" W (assumed bearing) on the east line of said SE ¼ of the NW ¼, a distance of 803.60 feet to a 5/8" rebar with a plastic cap stamped "RLS 624 Survey Marker" on the north line of the Ainsworth Irrigation Lateral, also being the True Point of Beginning; thence S 75°09'04" W on said north line of the Ainsworth Irrigation Lateral, a distance of 336.96 feet to a 5/8" rebar with a plastic cap stamped "PLS 624 Survey Marker"; thence S 85°32'34" W on said north line of the Ainsworth Irrigation Lateral, a distance of 113.70 feet to a 5/8" rebar with a plastic cap stamped "PLS 624 Survey Marker"; thence N 09°50'22" W on a line as described as being "1085 feet East of the West point of line Y" as recorded in Deed Book 75, Page 88, a distance of 191.95 feet to a 5/8" rebar with a plastic cap stamped "PLS 624 Survey Marker", being on a curve concaved northwesterly having a radius of 3869.79 feet, and also being 50.00 feet, measured radially, from the centerline of the current State of Nebraska Game & Parks Commission Cowboy Trail; thence northeasterly on said curve and parallel with said centerline, an arc distance of 493.09 feet to a 5/8" rebar with a plastic cap stamped "PLS 624 Survey Marker" on said east line of the SE ¼ of the NW ¼; thence continuing on said curve and parallel with said centerline, an arc distance of 222.36 feet to a 5/8" rebar with a plastic cap stamped "PLS 624 Survey Marker"; thence S 12°43'05" E, a distance of 1.25 feet to a found 5/8" rebar, as set by Donald L. Pettigrew, LS# 305, on an unrecorded survey, dated 01/21/2015, being the northwesterly corner of a tract of land recorded in Deed Book 75, Page 453; thence continuing S 12°43'05" E, along the boundary of said tract of land, a distance of 41.24 feet to a found 5/8" rebar, as set by said Donald L. Pettigrew; thence N 62°07'20" E, along the boundary of said tract of land, a distance of 806.54 feet to a found 5/8" rebar, as set by said Donald L. Pettigrew; thence S 00°13'51" E, along the boundary of said tract of land, a distance of 153.77 feet to a found 5/8" rebar, as set by said Donald L. Pettigrew, being on the north line of First Street in the City of Long Pine, Brown County, Nebraska; thence N 89°46'53" W on an extension of the north line of said First Street, a distance of 56.99 feet to a 5/8" rebar with a plastic cap stamped "PLS 624 Survey Marker" being a point of intersection of said extension of the north line of First Street and the extension of the northwesterly line of Block 22 of Kimball and Blairs Addition to the City of Long Pine, Brown County, Nebraska; thence S 49°21'59" W, on said extension of the northwesterly line of Block 22, a distance of 373.40 feet to a 5/8" rebar with a plastic cap stamped "PLS 624 Survey Marker"; thence S 22°11'28" W, a distance of 84.59 feet to a 5/8" rebar with a plastic cap stamped "PLS 624 Survey Marker" being the northeast corner of Outlot C within the City of Long Pine, Brown County, Nebraska; thence S 00°24'03" E, a distance of 14.84 feet to a 5/8" rebar with a plastic cap stamped "PLS 624 Survey Marker", on said north line of the Ainsworth Irrigation Lateral; thence S 66°18'16" W, on said north line of the Ainsworth Irrigation Lateral, a distance of 95.98 feet to a 5/8" rebar with a plastic cap stamped "RLS 624 Survey Marker" being the southeasterly corner of Lot 1 of Hansen's Subdivision; thence N 14°02'57" W, on the easterly line of said Lot 1 of Hansen's Subdivision, a distance of 172.96 feet to a 5/8" rebar with a plastic cap stamped "RLS 624 Survey Marker", being the northeasterly corner of said Lot 1 Hansen's Subdivision; thence S 69°38'05" W, on the northerly line of said Lot 1 of Hansen's Subdivision, a distance of 453.44 feet to a 5/8" rebar with a plastic cap stamped "RLS 624 Survey Marker", being the northwesterly corner of said Lot 1 Hansen's Subdivision and also being on said east line of the SE ¼ of the NW ¼; thence S 00°25'21" E, on the westerly line of said Lot 1 of Hansen's Subdivision and also on said east line of the SE ¼ of the NW ¼, a distance of 145.02 feet to the point of beginning, containing 5.428 acres of land, more or less, subject to all easements and roads of record.