

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA. THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY, THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

JOSHUA D. BORCHERS, LS 766

**SURVEYOR'S REPORT:**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ANDY LANGEMEIER WITH PATHFINDER COMPANY FARM MANAGEMENT AND REAL ESTATE SALES. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PRIMER AND CREATE A WRITES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 15, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA.

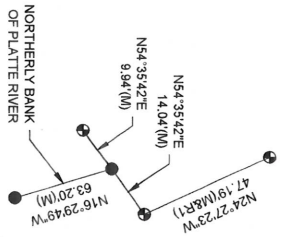
EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE A 5/8" REBAR WITH A PLASTIC CAP STAMPED BORCHERS LS 766. OR AS NOTED ON CORNER TIES. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED BORCHERS LS 766.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12(G)SS RECEIVER UTILIZING THE SELLER INSTRUMENTS REAL TIME NETWORK OR A RT2 GSS BASE RECEIVER.

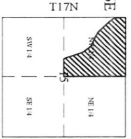
DETAIL "A"  
NO SCALE

10" WITNESS CORNER  
TRUE CORNER FALLS IN LAKE

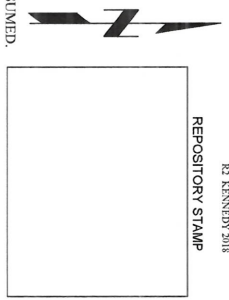
DETAIL "B"  
NO SCALE



**VICINITY SKETCH**  
DODGE COUNTY  
NEBRASKA



NOTE: ALL BEARINGS ARE ASSUMED.



CHRISTENSEN CORPORATION

2023  
PART OF THE NW1/4 OF  
FRACTIONAL SEC. 15-T17N-R6E  
SURVEY RECORD



PROJECT NO. 231168  
DATE 8/22/2023  
DRAWN BY JDC  
FILE NAME 8/22/2023  
FIELD BOOK DODGE CO. #32  
FIELD CREW MSN/NEF  
SURVEY FILE NO. 2023-144

CORNER TIES:

(A) NW CORNER FRACTIONAL SECTION 15-17N-R6E

FOUND A 1" OPEN TOP PIPE, 0.5' DEEP.  
NW 35.88' TO A 60D SPIKE FOUND IN THE NORTHEAST FACE OF A 12" TREE (2.0' ABOVE GROUND)  
W 30.40' TO A NAIL, "X" FOUND IN THE EAST FACE OF A RAILROAD TIE CORNER FENCE POST (4.0' ABOVE GROUND)  
SW 46.68' TO A 60D SPIKE FOUND IN THE EAST FACE OF AN 18" TREE (2.0' ABOVE GROUND)  
E 33.00' TO A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "BORCHERS L.S. 769" FOUND 0.1' DEEP  
IN THE CENTERLINE OF A NORTH-SOUTH GRAVEL ROAD

(B) NE CORNER NW1/4 FRACTIONAL SECTION 15-17N-R6E

FOUND A DODGE COUNTY ALUMINUM CAP FLUSH WITH THE GROUND.  
NE 25.51' TO A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "R.M. 2023" SET FLUSH WITH THE GROUND  
NW 27.03' TO A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "R.M. 2023" SET FLUSH WITH THE GROUND  
S 18.65' TO A 60D SPIKE FOUND IN THE NORTH FACE OF AN 18" TREE (2.5' ABOVE GROUND)  
SW 27.15' TO A 60D SPIKE WITH ALUMINUM WASHER STAMPED "BORCHERS L.S. 766" SET IN THE EAST FACE OF AN 18" TREE (1.0' ABOVE GROUND)  
N 5' TO A FENCE LINE WEST  
E 1' TO A FENCE LINE SOUTH

(C) SE CORNER NW1/4 FRACTIONAL SECTION 15-17N-R6E

FOUND A 5/8" REBAR WITH AN ALUMINUM CAP STAMPED "NDOR L.S. 521" FLUSH WITH THE GROUND.  
E 34.82' TO A MAG NAIL SET IN THE NORTH FACE OF A LONE FENCE POST (1.0' ABOVE GROUND)  
ESE 17.25' TO A 60D SPIKE SET IN THE SOUTH FACE OF AN 18" TREE (1.5' ABOVE GROUND)  
W 7.18' TO A NAIL FOUND IN THE SOUTH FACE OF A CORNER FENCE POST (1.5' ABOVE GROUND)  
NW 17.20' TO A NAIL FOUND IN THE EAST FACE OF AN 18" TREE (1.5' ABOVE GROUND)  
W 7' TO A FENCE LINE NORTH  
S 0.5' TO A HOG WIRE FENCE

LEGAL DESCRIPTION:

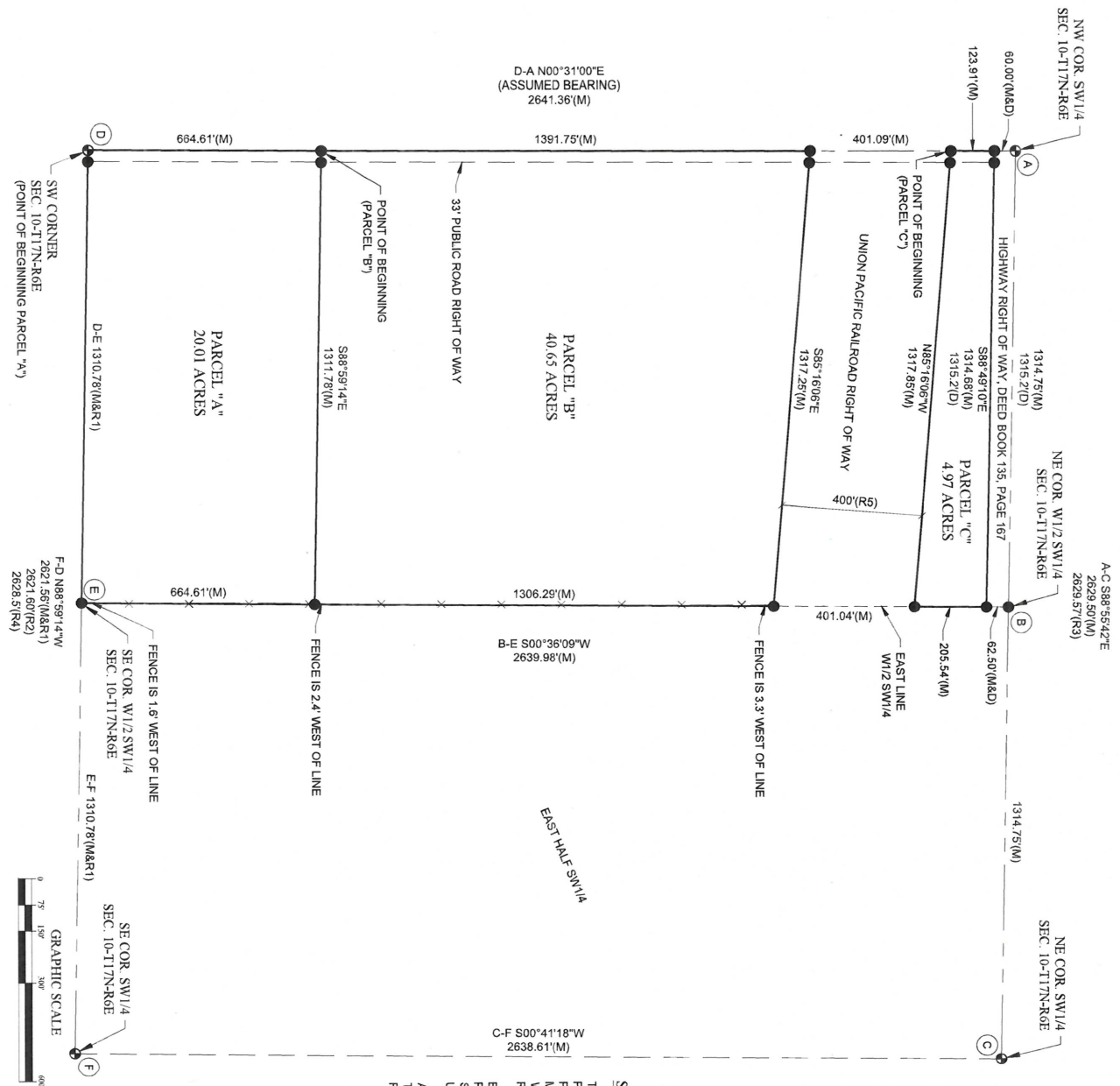
PARCEL, "A"  
A PARCEL OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 15, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 15; THENCE S88.50/144E (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2821.56 FEET TO THE NORTHWEST QUARTER, A DISTANCE OF 368.91 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N88.28/27W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 441.29 FEET; THENCE N88.28/27W CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 178.70 FEET; THENCE N88.27/19W CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 88.38 FEET; THENCE N88.26/77W CONTINUING ON SAID SOUTH LINE, A DISTANCE OF 120.86 FEET; THENCE N41.15/41W, A DISTANCE OF 178.66 FEET; THENCE N16/29/49W, A DISTANCE OF 63.20 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 202209562, THENCE NORTHWESTERLY ON SAID EASTERLY LINE THE FOLLOWING IS COURSE, N64.53/42E, 140.4 FEET; N24.37/23W/47.19 FEET; N16.19/22W, 289.21 FEET; N18.44/58W, 344.61 FEET; N23.95/35W, 81.28 FEET; N37.59/35W, 116.33 FEET; N44.34/43W, 213.01 FEET; N55.11/10W, 141.08 FEET; N63.20/46W, 386.19 FEET; N60.10/10W, 179.05 FEET; N47.10/4W, 166.96 FEET; N43.00/30W, 501.44 FEET; N58.08/45W, 168.97 FEET; N30.02/23W, 91.03 FEET; N17.15/15W, 114.23 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER, THENCE N00.46/02E ON SAID WEST LINE, A DISTANCE OF 388.57 FEET TO THE POINT OF BEGINNING, CONTAINING 105.42 ACRES, MORE OR LESS.

CHRISTENSEN CORPORATION

2023  
PART OF THE NW1/4 OF  
FRACTIONAL SEC. 15-17N-R6E  
SURVEY RECORD



PROJECT NO. 231168  
DATE 8/22/2023  
DRAWN BY JDG  
FILE NAME SV-231168.dwg  
PLOT DATE 8/23/2023  
DODGE CO. #52  
FIELD CREW MSN/FEF  
SURVEY FILE NO. 2023-144



**SURVEYOR'S CERTIFICATE:**

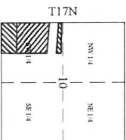
I HEREBY CERTIFY THAT I AM A DULY REGISTERED AND SUPERVISOR UNDER THE LAWS OF THE STATE OF NEBRASKA, THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY, THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

JOSHUA D. BORCHERS, LS 766

## SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ANDY LANDEMEIER WITH THE PATHINDER COMPANY FARM MANAGEMENT AND REAL ESTATE SALES. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF THREE PARCELS OF LAND LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R121 GUNNS RECEIVER UTILIZING THE SELLER REAL TIME NETWORK OR A R12 GUNNS BASE RECEIVER.



### VICINITY SKETCH

DODGE COUN  
NEBRASKA

## REPOSITORY STAMP

**LEGEND**

● MONTAIGNET FOL NO  
○ MONUMENT SET  
○ CALCULATED POINT  
D DEEDED DISTANCE  
G GOVERNMENT DISTANCE  
M MEASURED DISTANCE  
P PLATTED DISTANCE  
R1 BORCHERS 2023  
R2 KENNEDY 2018  
R3 SIEDSCHLAG 2010  
R4 BIRNELL 1889  
R5 RAILROAD STRIP MAP

NOTE: ALL BEARINGS ARE ASSUMED.



CORNER TIES:

- (A) NW CORNER SW 1/4 SECTION 10-T17N-R6E  
FOUND A MAG NAIL FLUSH WITH ASPHALT ROAD.  
SW 54.74' TO A 5/8" REBAR FOUND 0.1' DEEP  
SE 47.18' TO A 5/8" REBAR FOUND 0.6' DEEP (1' WEST OF GUY ANCHOR)  
NE 44.51' TO A MAG NAIL WITH ALUMINUM WASHER STAMPED 'BORCHERS L.S. 766' SET IN THE TOP EAST END OF A 30" CMP  
NW 42.24' TO A CHISELED 'X' FOUND IN THE TOP SOUTH END OF A CONCRETE HEADWALL  
N 60.08' TO A CHISELED 'X' FOUND IN THE TOP SOUTH END OF A CONCRETE HEADWALL  
NW 68.95' TO A 5/8" REBAR FOUND 0.1' DEEP  
NW 68.95' TO A 5/8" REBAR FOUND 0.5' DEEP  
N 71.05' TO A NGS BRASS CAP STAMPED 'E.T. BEND 1967'. FLUSH WITH THE GROUND  
W 30' TO THE CENTERLINE OF AN EAST-WEST ASPHALT ROAD  
TO A NORTH-SOUTH POWER LINE
- (B) NE CORNER W 1/2 SW 1/4 SECTION 10-T17N-R6E  
SET A SURVEY MARKER NAIL WITH AN ALUMINUM WASHER STAMPED 'BORCHERS L.S. 766' IN ASPHALT 0.1' DEEP  
SE 70.82' TO A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED 'R.M. 2023' SET FLUSH WITH THE GROUND  
S 62.50' TO A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED 'BORCHERS L.S. 766' SET 1.0' DEEP  
SW 68.95' TO A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED 'R.M. 2023' SET FLUSH WITH THE GROUND  
TO THE CENTERLINE OF AN EAST-WEST ASPHALT ROAD
- (C) NE CORNER SW 1/4 SECTION 10-T17N-R6E  
FOUND A MAG NAIL FLUSH WITH AN ASPHALT ROAD.  
SSE 74.14' TO A NAIL 'X' FOUND IN THE WEST FACE OF A TELEPHONE DROP BOX POST (2.0' ABOVE GROUND)  
SE 58.57' TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED 'BORCHERS L.S. 766' SET IN THE TOP EAST END OF A 30" CMP  
NE 84.96' TO A NAIL 'X' FOUND IN THE SOUTHEAST FACE OF A TELEPHONE DROP BOX POST (3.0' ABOVE GROUND)  
N 59.38' TO A CHISELED 'X' FOUND IN THE TOP OF A CONCRETE RIGHT OF WAY MARKER  
NNW 61.06' TO A NAIL 'X' FOUND IN THE EAST FACE OF A POWER POLE (1.0' ABOVE GROUND)  
E 20' TO THE CENTERLINE OF A FARM DRIVE SOUTH  
W 15' TO A POWER LINE SOUTH  
IN THE CENTERLINE OF AN EAST-WEST ASPHALT ROAD
- (D) SW CORNER SECTION 10-T17N-R6E  
FOUND A 1" OPEN TOP PIPE 0.5' DEEP.  
NW 35.88' TO A 60D SPIKE FOUND IN THE NORTHEAST FACE OF A 12" TREE (2.0' ABOVE GROUND)  
W 30.40' TO A NAIL 'X' FOUND IN THE EAST FACE OF A RAILROAD TIE CORNER FENCE POST (4.0' ABOVE GROUND)  
SW 46.68' TO A 60D SPIKE FOUND IN THE EAST FACE OF AN 18" TREE (2.0' ABOVE GROUND)  
E 33.00' TO A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED 'BORCHERS L.S. 766' SET 0.1' DEEP  
IN THE CENTERLINE OF A NORTH-SOUTH GRAVEL ROAD
- (E) SE CORNER W 1/2 SW 1/4 SECTION 10-T17N-R6E  
SET A 5/8" REBAR WITH A PLASTIC CAP STAMPED 'BORCHERS L.S. 766' SET IN THE WEST FACE OF A CORNER  
N 28.32' TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED 'BORCHERS L.S. 766' SET IN THE WEST FACE OF A CORNER  
FENCE POST (1.0' ABOVE GROUND)  
NE 26.01' TO A MAG NAIL WITH AN ALUMINUM WASHER STAMPED 'BORCHERS L.S. 766' SET IN THE WEST FACE OF A 36"  
LOCALITY TREE (1.0' ABOVE GROUND)  
SE 25.17' TO A 5/8" REBAR WITH A PLASTIC CAP STAMPED 'R.M. 2023' SET 0.4' DEEP  
SW 20.15' TO A 5/8" REBAR WITH A PLASTIC CAP STAMPED 'R.M. 2023' SET 1.0' DEEP  
N 28' TO A FENCE LINE EAST  
W 1' TO A FENCE LINE NORTH
- (F) SE CORNER SW 1/4 SECTION 10-T17N-R6E  
FOUND A DODGE COUNTY ALUMINUM CAP FLUSH WITH THE GROUND.  
NE 25.51' TO A 5/8" REBAR WITH A PLASTIC CAP STAMPED 'R.M. 2023' FOUND FLUSH WITH THE GROUND  
NW 27.03' TO A 5/8" REBAR WITH A PLASTIC CAP STAMPED 'R.M. 2023' FOUND FLUSH WITH THE GROUND  
W 18.65' TO A 60D SPIKE FOUND IN THE NORTH FACE OF AN 18" TREE (2.5' ABOVE GROUND)  
S 27.15' TO A 60D SPIKE WITH ALUMINUM WASHER STAMPED 'BORCHERS L.S. 766' FOUND IN THE EAST FACE OF AN 18" TREE  
(1.0' ABOVE GROUND)  
N 5' TO A FENCE LINE WEST  
E 1' TO A FENCE LINE SOUTH

LEGAL DESCRIPTIONS:

PARCEL "A"  
A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE N00°31'00"E (ASSUMED BEARING) ON THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 664.61 FEET; THENCE S88°59'14"E PARALLEL WITH THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 1311.78 FEET TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE S00°36'09"W ON SAID EAST LINE, A DISTANCE OF 664.61 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE N88°59'14"W ON SAID SOUTH LINE, A DISTANCE OF 1310.78 FEET TO THE POINT OF BEGINNING, CONTAINING 20.01 ACRES, MORE OR LESS.

PARCEL "B"  
A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:  
REFERRING TO THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE N00°31'00"E (ASSUMED BEARING) ON THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 664.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°31'00"E ON SAID WEST LINE, A DISTANCE OF 1391.75 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S85°16'09"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1317.25 FEET TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE S00°36'09"W ON SAID EAST LINE, A DISTANCE OF 1306.29 FEET; THENCE N88°59'14"W PARALLEL WITH THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 1311.78 FEET TO THE POINT OF BEGINNING, CONTAINING 40.85 ACRES, MORE OR LESS.

PARCEL "C"  
A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS:  
REFERRING TO THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE N00°31'00"E (ASSUMED BEARING) ON THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 2457.45 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND THE POINT OF BEGINNING; THENCE CONTINUING N00°31'00"E ON SAID WEST LINE, A DISTANCE OF 123.91 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30 AS DESCRIBED IN DEED BOOK 135, PAGE 167; THENCE S88°49'10"E ON SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1314.68 FEET TO THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE S00°36'09"W ON SAID EAST LINE, A DISTANCE OF 205.54 FEET TO SAID NORTH RAILROAD RIGHT OF WAY LINE; THENCE N85°16'09"W ON SAID NORTH RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 1317.85 FEET TO THE POINT OF BEGINNING, CONTAINING 4.97 ACRES, MORE OR LESS.

CHRISTENSEN CORPORATION

2023  
PART OF THE W 1/2 SW 1/4  
SECTION 10, T-17-N, R-6-E  
SURVEY RECORD



PROJECT NO.	231168
DATE	8/22/2023
DRAWN BY	JUG
FILE NAME	SV231168.dwg
FIELD BOOK	DODGE CO. #32
FIELD CREW	MSN/EF
SURVEY FILE NO.	2023-145