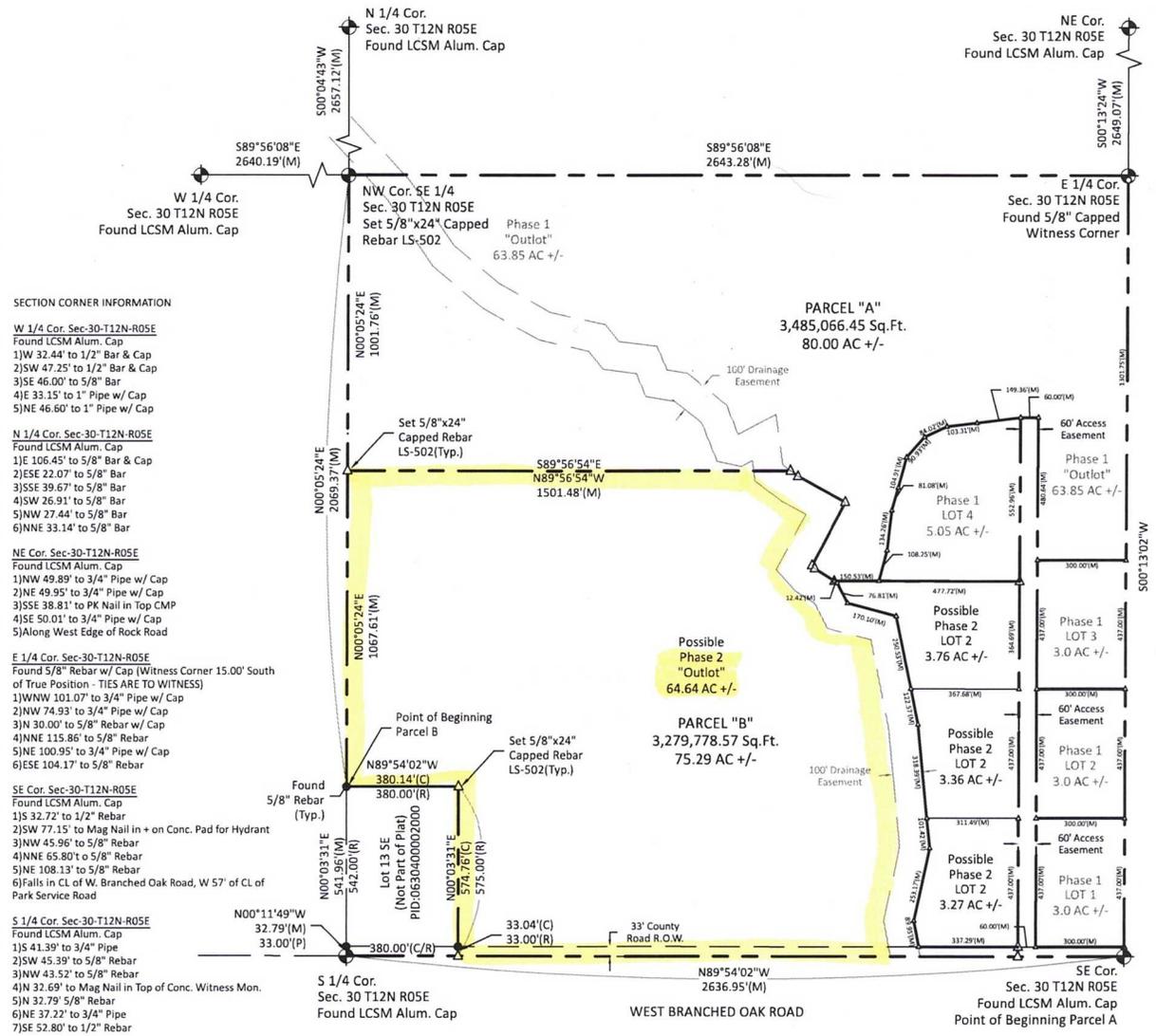


SURVEY RECORD

I.T. LOT 12 SE - SE 1/4, SEC. 30, T12N, R05E, 6th P.M.
LANCASTER COUNTY, NEBRASKA



SECTION CORNER INFORMATION

- W 1/4 Cor. Sec-30-T12N-ROSE**
Found LCSM Alum. Cap
1)W 32.44' to 1/2" Bar & Cap
2)SW 47.25' to 1/2" Bar & Cap
3)SE 46.00' to 5/8" Bar
4)E 33.15' to 1" Pipe w/ Cap
5)NE 46.60' to 1" Pipe w/ Cap
- N 1/4 Cor. Sec-30-T12N-ROSE**
Found LCSM Alum. Cap
1)E 106.45' to 5/8" Bar & Cap
2)ESE 22.07' to 5/8" Bar
3)SE 39.67' to 5/8" Bar
4)SW 26.91' to 5/8" Bar
5)NW 27.44' to 5/8" Bar
6)NNE 33.14' to 5/8" Bar
- NE Cor. Sec-30-T12N-ROSE**
Found LCSM Alum. Cap
1)NW 49.89' to 3/4" Pipe w/ Cap
2)NE 49.95' to 3/4" Pipe w/ Cap
3)SE 38.81' to PK Nail in Top C/M
4)SE 50.01' to 3/4" Pipe w/ Cap
5)Along West Edge of Rock Road
- E 1/4 Cor. Sec-30-T12N-ROSE**
Found 5/8" Rebar w/ Cap (Witness Corner 15.00' South of True Position - TIES ARE TO WITNESS)
1)WNW 101.07' to 3/4" Pipe w/ Cap
2)NW 74.93' to 3/4" Pipe w/ Cap
3)N 30.00' to 5/8" Rebar w/ Cap
4)NNE 115.86' to 5/8" Rebar
5)NE 100.95' to 3/4" Pipe w/ Cap
6)ESE 104.17' to 5/8" Rebar
- SE Cor. Sec-30-T12N-ROSE**
Found LCSM Alum. Cap
1)S 32.72' to 1/2" Rebar
2)SW 77.15' to Mag Nail in + on Conc. Pad for Hydrant
3)NW 45.96' to 5/8" Rebar
4)NNE 65.80' to 5/8" Rebar
5)NE 108.13' to 5/8" Rebar
6)Falls in CL of W. Branched Oak Road, W 57' of CL of Park Service Road
- S 1/4 Cor. Sec-30-T12N-ROSE**
Found LCSM Alum. Cap
1)S 41.39' to 3/4" Pipe
2)SW 45.39' to 5/8" Rebar
3)NW 43.52' to 5/8" Rebar
4)N 32.69' to Mag Nail in Top of Conc. Witness Mon.
5)N 32.79' 5/8" Rebar
6)NE 37.22' to 3/4" Pipe
7)SE 52.80' to 1/2" Rebar
- NW Cor. of SE 1/4 Sec-30-T12N-ROSE**
Set 5/8"x24" Capped Rebar (LS-502)
1)NW 1.20' to 3/8" Bar
2)NNW 8.60' to Mag Nail in Top FP
3)E 16.51' to Mag Nail in Top FP
4)SE 10.81' to Nail in 8" Dec. Tree
5)W 0.32' to Mag Nail in CFP

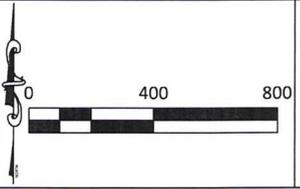
LEGAL DESCRIPTION

(PARCEL A) A 80.00 ACRE TRACT OF LAND LOCATED IN AND PART OF I.T. LOT 12 SE, LOCATED IN THE SE 1/4 OF SECTION 30, TOWNSHIP 12 NORTH, RANGE 05 EAST, OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF SAID SECTION 30, THENCE ON THE SOUTH LINE OF SAID SECTION 30, N89°54'02"W, FOR A DISTANCE OF 360.00 FEET; THENCE LEAVING SAID SOUTH SECTION LINE, N00°13'02"E, FOR A DISTANCE OF 1271.69 FEET; THENCE N89°53'58"W, FOR A DISTANCE OF 628.24 FEET; THENCE N57°48'36"W, FOR A DISTANCE OF 79.53 FEET; THENCE N40°49'36"W, FOR A DISTANCE OF 14.13 FEET; THENCE N28°05'11"E, FOR A DISTANCE OF 240.62 FEET; THENCE N61°24'35"W, FOR A DISTANCE OF 183.85 FEET; THENCE N53°14'15"W, FOR A DISTANCE OF 31.50 FEET; THENCE N89°56'54"W, FOR A DISTANCE OF 1501.48 FEET TO THE WEST LINE OF THE SE 1/4 OF SAID SECTION 30; THENCE ON THE WEST LINE OF THE SE 1/4 OF SAID SECTION 30, N00°05'24"E, FOR A DISTANCE OF 1001.76 FEET TO THE NW. COR. OF THE SE 1/4 OF SAID SECTION 30; THENCE ON THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 30, S89°56'08"E, FOR A DISTANCE OF 2643.28 FEET TO THE E 1/4 COR. OF SAID SECTION 30; THENCE ON THE EAST LINE OF THE SE 1/4 OF SAID SECTION 30, S00°13'02"W, FOR A DISTANCE OF 2645.75 FEET TO THE SE COR. OF SAID SECTION 30, AND THE POINT OF BEGINNING. SAID TRACT HAS AN AREA OF 3,485,066.45 SQUARE FEET OR 80.00 ACRES MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

(PARCEL B) A 75.29 ACRE TRACT OF LAND LOCATED IN AND PART OF I.T. LOT 12 SE, LOCATED IN THE SE 1/4 OF SECTION 30, TOWNSHIP 12 NORTH, RANGE 05 EAST, OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE S 1/4 CORNER OF SAID SECTION 30, THENCE ON THE WEST LINE OF THE SE 1/4 OF SAID SECTION 30, N00°11'49"W, FOR A DISTANCE OF 32.79 FEET; THENCE CONTINUING ON SAID WEST LINE, N00°03'31"E, FOR A DISTANCE OF 541.96 FEET; THENCE CONTINUING ON SAID WEST LINE, N00°05'24"E, FOR A DISTANCE OF 1067.61 FEET; THENCE LEAVING SAID WEST LINE, S89°56'54"E, FOR A DISTANCE OF 1501.48 FEET; THENCE S53°14'15"E, FOR A DISTANCE OF 31.50 FEET; THENCE S61°24'35"E, FOR A DISTANCE OF 183.85 FEET; THENCE S28°05'11"W, FOR A DISTANCE OF 240.62 FEET; THENCE S40°49'36"E, FOR A DISTANCE OF 14.13 FEET; THENCE S57°48'36"E, FOR A DISTANCE OF 79.53 FEET; THENCE S89°53'58"E, FOR A DISTANCE OF 628.24 FEET; THENCE S00°13'02"W, FOR A DISTANCE OF 1271.69 FEET TO THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 30; THENCE ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 30, N89°54'02"W, FOR A DISTANCE OF 1896.95 FEET; THENCE LEAVING SAID SOUTH LINE, N00°03'31"E, FOR A DISTANCE OF 574.76 FEET; THENCE N89°54'02"W, FOR A DISTANCE OF 380.14 FEET TO THE WEST LINE OF THE SE 1/4 OF SAID SECTION 30, AND THE POINT OF BEGINNING. SAID TRACT HAS AN AREA OF 3,279,778.57 SQUARE FEET OR 75.29 ACRES MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

- LEGEND**
- ▲ - SET SURVEY POINT AS INDICATED
 - - FOUND SURVEY POINT AS INDICATED
 - - CALCULATED SURVEY POINT
 - CTP - CRIMPED TOP PIPE
 - OTP - OPEN TOP PIPE
 - M - MEASURED DISTANCE
 - C - CALCULATED DISTANCE
 - P - PLAT DISTANCE
 - R - RECORDED DISTANCE
 - BOUNDARY LINE

Drawn By: PC/JS
Checked By: PC
Crew: JS/AK
Field: 12/10/24
Drawing: 03/10/25
Job #: 2024-126
Scale: 1" = 400'
Sheet 1 of 1



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