

OFFICIAL SURVEY RECORD

SURVE TRACT IN PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 31,
TOWNSHIP 14 NORTH, RANGE 13 WEST, SHERMAN COUNTY, NEBRASKA

Sheet 1 of 2

N-LINE



LAND SURVEYING

P.O. BOX 173
Central City, NE 68826
Phone: 308-946-3601

**WEST QUARTER CORNER
SEC. 31 (T. 14 N, R 13 W)**
Found 4" x 4" Concrete Post
Just East of North to South Fence
SE 0.96' Nail in Corner Post
N 11.22' Nail in Fence Post
E 6.65' Nail in Fence Post

**NORTH QUARTER CORNER
SEC. 31 (T. 14 N, R 13 W)**
Found Bent Bar as Recorded,
Determined straight origin and set a
1"x12" Pipe with Blank Plastic Cap.
SE 56.90' Nail in Fence Post
SSE 46.72' Nail in Corner Post
SW 54.16' Nail in Fence Post
S 16.0' Center Line of E-W Road

**NORTHEAST CORNER OF THE
SOUTHWEST QUARTER (SW1/4)
(CENTER QUARTER COR.)
SEC. 31 (T. 14 N, R 13 W)**
Set 1/2" x 24" Rebar with #610 Cap
NE 50.90' Nail in Fence Post
ESE 29.49' Nail in Corner Post
S 6.05' Nail in Fence Post

**EAST QUARTER CORNER
SEC. 31 (T. 14 N, R 13 W)**
Found T Post in Roadway
W 58.28' Nail in 8" Tree
WNW 5.01' 3/4" Bar (Erroneous Cor.)
ESE 14.60' Tack in CMP Culvert
SW 30.72' Tack in CMP Culvert

Legend

- ▲ = Section Corner (See Description)
- = Corner Set 1/2" x 24" Rebar w/ Cap #610
- = Found NDOR Brass Cap
- × = Calculated Corner
- (M) = Measured Distance
- (R) = Record Distance

Scale: 1" = 300'



SURVEYOR'S NOTES

This survey was prepared without the benefit of a title report. Property is subject to all restrictions, record easements, agreements, adjoiners, and other recorded documents which might affect the quality of the property.

All Bearing and distances are referenced from the Sherman County Low Distortion Projection Coordinate System.

SURVEY TRACT 1 DESCRIPTION:

A tract of land located in part of the Southwest Quarter (SW1/4) of Section 31, Township 14 North, Range 13 West of the 6th P.M., Sherman County, Nebraska, more particularly described as follows:

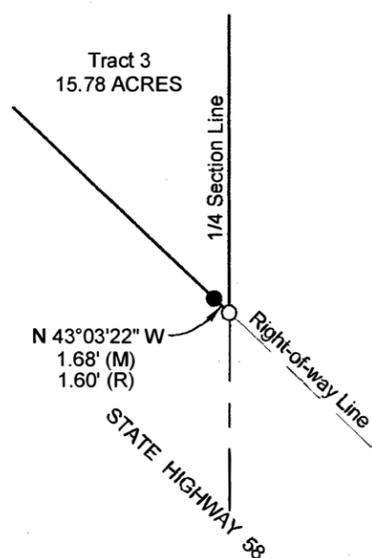
BEGINNING at the Northeast Corner of the said Southwest Quarter (SW1/4); thence on an assigned bearing of South 55°56'18" West a distance of 1429.98 feet to the easterly right-of-way line of Nebraska State Highway 58; thence on said easterly right-of-way line 269.56 feet on a 8534.37 foot radius curving to the right with a chord bearing of North 33°08'33" West and a chord distance of 269.55 feet to a corner of said easterly right-of-way; thence North 32°15'24" West on said easterly right-of-way line a distance of 681.74 feet to the northerly line of said Southwest Quarter (SW1/4); thence South 89°57'21" East on said northerly quarter section line a distance of 1695.87 feet to the POINT OF BEGINNING containing a calculated area of 15.65 acres, more or less. Subject to all easements, restrictions, and agreements of record.

Together with An Ingress and Egress Easement being part of a said Southwest Quarter (SW1/4) of Section 31, Township 14 North, Range 13 West of the 6th P.M., Sherman County, Nebraska, more particularly described as follows:

Commencing at the Northeast Corner of the said Southwest Quarter (SW1/4); thence on an assigned bearing of South 55°56'18" West on the southerly line of the 15.65 acre tract of land described hereon a distance of 1389.98 to a point being 40.00 feet from the easterly Right-of-way line of Nebraska State Highway 58 at an extension from the last described course and also being the POINT OF BEGINNING; thence southeast and 40 feet parallel with the said easterly right-of-way line for 1087.82 feet on a 8494.37 foot radius curving to the left with a chord bearing of South 37°42'58" East and a chord distance of 1087.07 feet; thence South 48°37'14" West a distance of 40.00 feet to the said easterly right-of-way line; thence on said easterly right-of-way line 1092.93 feet on a 8534.37 foot radius curving to the right with a chord bearing of North 37°42'58" West and a chord distance of 1092.18 feet to the said southerly line of the said 15.65 acre tract of land; thence North 55°56'18" East on said southerly line a distance of 40.00 feet to the POINT OF BEGINNING.

DETAIL

Not to Scale



CURVE INFORMATION

(C1)

Δ=01°48'35"
Arc Distance = 269.56' (M)
Radius = 8534.37' (M) & (R)
Chord Bearing = N 33°08'33" W
Chord Distance = 269.55' (M)

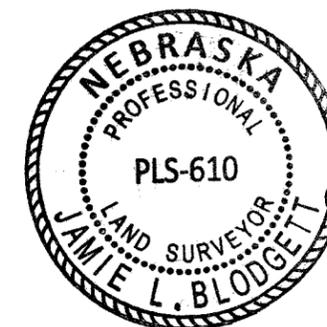
(C2)

Δ=07°20'15"
Arc Distance = 1087.82' (M)
Radius = 8494.37' (M)
Chord Bearing = S 37°42'58" E
Chord Distance = 1087.07' (M)

(C3)

Δ=07°20'15"
Arc Distance = 1092.93' (M)
Radius = 8534.37' (M) & (R)
Chord Bearing = N 37°42'58" W
Chord Distance = 1092.18' (M)

**SOUTH QUARTER CORNER
SEC. 31 (T. 14 N, R 13 W)**
Found 3/4" Bar 13.7' SW of CL R.R.
NW 51.55' Top of Conc. Post
W 41.55' Nail in Corner Post
NE 81.83' Nail in ROW Fence Post
SW 37.15' Angle Iron near Brace Post



SURVEYOR'S CERTIFICATE

I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly Professional Land Surveyor under the laws of the State of Nebraska.

Jamie L. Blodgett 7/29/2025
Date: _____
Jamie L. Blodgett
License Number 610
Pages covered by this seal 1 of 2 and 2 of 2

OFFICIAL SURVEY RECORD

SURVE TRACT IN PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 31,
TOWNSHIP 14 NORTH, RANGE 13 WEST, SHERMAN COUNTY, NEBRASKA



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SW 30.72' Tack in CMP Culvert

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- (R) = Record Distance



Scale: 1" = 300'

SURVEYOR'S NOTES

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All Bearing and distances are referenced from the Sherman County Low Distortion Projection Coordinate System.

NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW1/4) (CENTER QUARTER COR.)
SEC. 31 (T. 14 N, R 13 W)
Set 1/2" x 24" Rebar with #610 Cap
NE 50.90' Nail in Fence Post
ESE 29.49' Nail in Corner Post
S 6.05' Nail in Fence Post

SURVEY TRACT 2 DESCRIPTION:

A tract of land located in part of the Southwest Quarter (SW1/4) of Section 31, Township 14 North, Range 13 West of the 6th P.M., Sherman County, Nebraska, more particularly described as follows:

BEGINNING at the Northeast Corner of the said Southwest Quarter (SW1/4); thence on an assigned bearing of South 00°14'38" East on the easterly line of said Southwest Quarter (SW1/4) a distance of 668.55 feet; thence South 55°56'18" West a distance of 1039.94 feet to the easterly right-of-way line of Nebraska State Highway 58; thence on said easterly right-of-way line 555.83 feet on a 8534.37 foot radius curving to the right with a chord bearing of North 35°54'48" West and a chord distance of 555.73 feet; thence North 55°56'18" East a distance of 1429.98 feet to the POINT OF BEGINNING containing a calculated area of 15.79 acres, more or less. Subject to all easements, restrictions, and agreements of record.

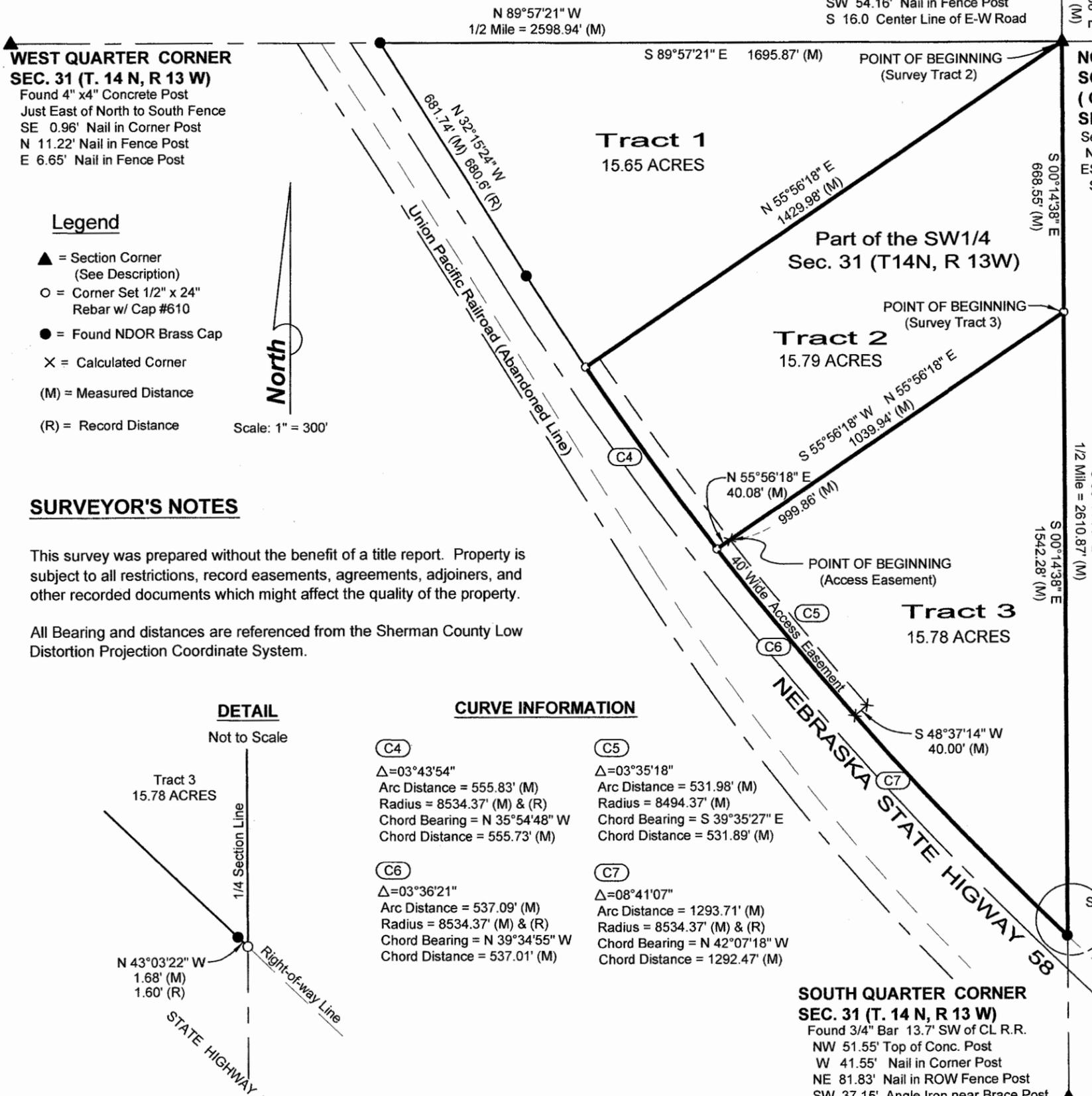
Together with An Ingress and Egress Easement being part of a said Southwest Quarter (SW1/4) of Section 31, Township 14 North, Range 13 West of the 6th P.M., Sherman County, Nebraska, more particularly described as follows:

Commencing at the Northeast Corner of the said Southwest Quarter (SW1/4); thence on an assigned bearing of South 00°14'38" West on the easterly line of said Southwest Quarter (SW1/4) and the easterly line of the 15.79 acre tract of land described hereon a distance of 668.55 feet to a corner of said 15.79 acre tract of land; thence South 55°56'18" West on the southerly line of said 15.79 acre tract of land a distance of 999.86 feet to a point being 40.08 feet from the easterly Right-of-way line of Nebraska State Highway 58 at an extension from the last described course and also being the POINT OF BEGINNING thence southeast and 40 feet parallel with the said easterly right-of-way line for 531.98 feet on a 8484.37 foot radius curving to the left with a chord bearing of South 39°35'27" East and a chord distance of 531.89 feet; thence South 48°37'14" West a distance of 40.00 feet to the said easterly right-of-way line; thence on said easterly right-of-way line 537.09 feet on a 8534.37 foot radius curving to the right with a chord bearing of North 39°34'55" West and a chord distance of 537.01 feet to the said southerly line of said 15.79 acre tract of land; thence North 55°56'18" East on said southerly line a distance of 40.00 feet to the POINT OF BEGINNING.

SURVEY TRACT 3 DESCRIPTION:

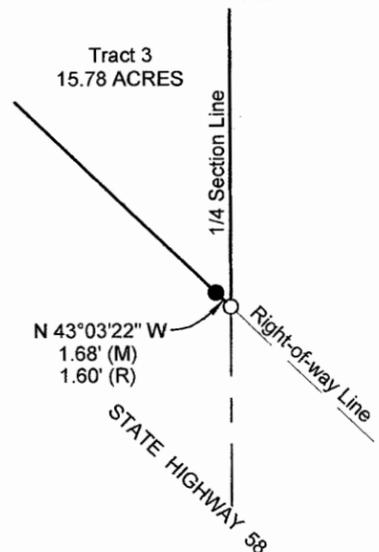
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Commencing at the Northeast Corner of the said Southwest Quarter (SW1/4); thence on an assigned bearing of South 00°14'38" East on the easterly line of said Southwest Quarter (SW1/4) a distance of 668.55 feet to the POINT OF BEGINNING; thence continuing South 00°14'38" East on said easterly quarter section line a distance of 1542.28 feet to the easterly right-of-way line of Nebraska State Highway 58; thence North 46°03'22" West on the said easterly right-of-way line a distance of 1.68 feet to a corner of said easterly right-of-way; thence on said easterly right-of-way 1293.71 feet on a 8534.37 radius curving to the right with a chord bearing of North 42°07'18" West and a chord distance of 1292.47 feet; thence North 55°56'18" East a distance of 1039.94 feet to the POINT OF BEGINNING containing a calculated area of 15.78 acres, more or less. Subject to all easements, restrictions, and agreements of record.



DETAIL

Not to Scale



CURVE INFORMATION

- | | |
|--|--|
| <p>(C4)
Δ=03°43'54"
Arc Distance = 555.83' (M)
Radius = 8534.37' (M) & (R)
Chord Bearing = N 35°54'48" W
Chord Distance = 555.73' (M)</p> | <p>(C5)
Δ=03°35'18"
Arc Distance = 531.98' (M)
Radius = 8494.37' (M)
Chord Bearing = S 39°35'27" E
Chord Distance = 531.89' (M)</p> |
| <p>(C6)
Δ=03°36'21"
Arc Distance = 537.09' (M)
Radius = 8534.37' (M) & (R)
Chord Bearing = N 39°34'55" W
Chord Distance = 537.01' (M)</p> | <p>(C7)
Δ=08°41'07"
Arc Distance = 1293.71' (M)
Radius = 8534.37' (M) & (R)
Chord Bearing = N 42°07'18" W
Chord Distance = 1292.47' (M)</p> |

SOUTH QUARTER CORNER
SEC. 31 (T. 14 N, R 13 W)
Found 3/4" Bar 13.7' SW of CL R.R.
NW 51.55' Top of Conc. Post
W 41.55' Nail in Corner Post
NE 81.83' Nail in ROW Fence Post
SW 37.15' Angle Iron near Brace Post