

Survey Record

YORK COUNTY, NEBRASKA

Survey of: PART OF THE NORTHWEST QUARTER OF

SEC. 19 T 10 N, R 2 W of the 6th P.M.

Signed this 24th day of January, 2025

Name: Jai Jason Andrist

Surveyor's License No. L.S. Le30



Land Surveyor's Seal

SURVEYOR'S CERTIFICATE

I, JAI JASON ANDRIST, A NEBRASKA REGISTERED LAND SURVEYOR NO. 630, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE 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.

LEGAL DESCRIPTION TRACT A

A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) WEST OF THE 6TH P.M., YORK COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF R.L. KALIFF RANCH COMPANY THIRD ADDITION; THENCE ON AN ASSUMED BEARING OF N00°16'22"E, ON THE EAST LINE OF SAID R.L. KALIFF RANCH COMPANY THIRD ADDITION ALSO BEING THE EAST RIGHT OF WAY LINE OF KALIFF DRIVE, A DISTANCE OF 244.97 FEET TO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF KALIFF DRIVE AND THE SOUTH RIGHT OF WAY LINE OF DAVID DRIVE; THENCE S89°44'14"E, ON SAID SOUTH RIGHT OF WAY LINE OF DAVID DRIVE, A DISTANCE OF 593.90 FEET TO THE INTERSECTION OF THE EXTENSION OF SAID SOUTH RIGHT OF WAY LINE OF DAVID DRIVE AND THE CENTERLINE OF THE ABANDONED BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE S06°54'45"E, ON SAID CENTERLINE OF THE ABANDONED BURLINGTON NORTHERN RAILROAD RIGHT OF WAY, A DISTANCE OF 773.77 FEET TO THE NORTHEAST CORNER OF LOT 1, H & R SECOND ADDITION; THENCE N89°48'20"W, ON THE NORTH LINE OF LOT 1, H & R SECOND ADDITION, A DISTANCE OF 854.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, H & R SECOND ADDITION; THENCE N00°21'37"E A DISTANCE OF 34.86 FEET TO THE NORTHEAST CORNER OF NAOMI ROAD; THENCE N89°48'44"W, ON THE NORTH RIGHT OF WAY LINE OF SAID NAOMI ROAD, A DISTANCE OF 227.12 FEET TO THE SOUTHEAST CORNER OF A 125 FOOT STRIP OF LAND AS RECORDED IN DEED BOOK 196, PAGE 249, YORK COUNTY REGISTER OF DEEDS; THENCE N00°13'37"E, ON THE EAST LINE OF SAID 125 FOOT STRIP OF LAND, A DISTANCE OF 489.24 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, BLOCK 1, R.L. KALIFF RANCH COMPANY THIRD ADDITION; THENCE S89°43'51"E, ON SAID SOUTH LINE OF LOT 1, BLOCK 1, R.L. KALIFF RANCH COMPANY THIRD ADDITION, A DISTANCE OF 391.45 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 690408.98 SQUARE FEET OR 15.85 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT B

A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINETEEN (19), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) WEST OF THE 6TH P.M., CITY OF YORK, YORK COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, R.L. KALIFF RANCH COMPANY THIRD ADDITION; THENCE ON AN ASSUMED BEARING OF S89°43'34"E, ON THE SOUTH LINE OF SAID LOT 1, BLOCK 1, R.L. KALIFF RANCH COMPANY THIRD ADDITION, A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF A 125 FOOT STRIP OF LAND AS RECORDED IN DEED BOOK 196, PAGE 249, YORK COUNTY REGISTER OF DEEDS; THENCE S00°13'37"W, ON THE EAST LINE OF SAID 125 FOOT STRIP OF LAND, A DISTANCE OF 489.24 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NAOMI ROAD; THENCE N89°49'31"W, ON SAID NORTH RIGHT OF WAY LINE OF NAOMI ROAD, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, BOSSELMAN SUBDIVISION; THENCE N00°18'25"E, ON THE EAST LINE OF LOT 1, BOSSELMAN SUBDIVISION, A DISTANCE OF 102.46 FEET TO THE SOUTHEAST CORNER OF LOT 2, BOSSELMAN SUBDIVISION; THENCE N00°16'45"E, ON THE EAST LINE OF SAID LOT 2, BOSSELMAN SUBDIVISION, A DISTANCE OF 130.49 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, BOSSELMAN SUBDIVISION; THENCE N00°20'42"E, ON SAID EAST LINE OF SAID LOT 3, BOSSELMAN SUBDIVISION, A DISTANCE OF 154.57 FEET TO THE SOUTHEAST CORNER OF LOT 4, R.L. KALIFF RANCH COMPANY SUBDIVISION; THENCE N00°05'58"W A DISTANCE OF 101.94 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 61040.00 SQUARE FEET OR 1.40 ACRES MORE OR LESS.

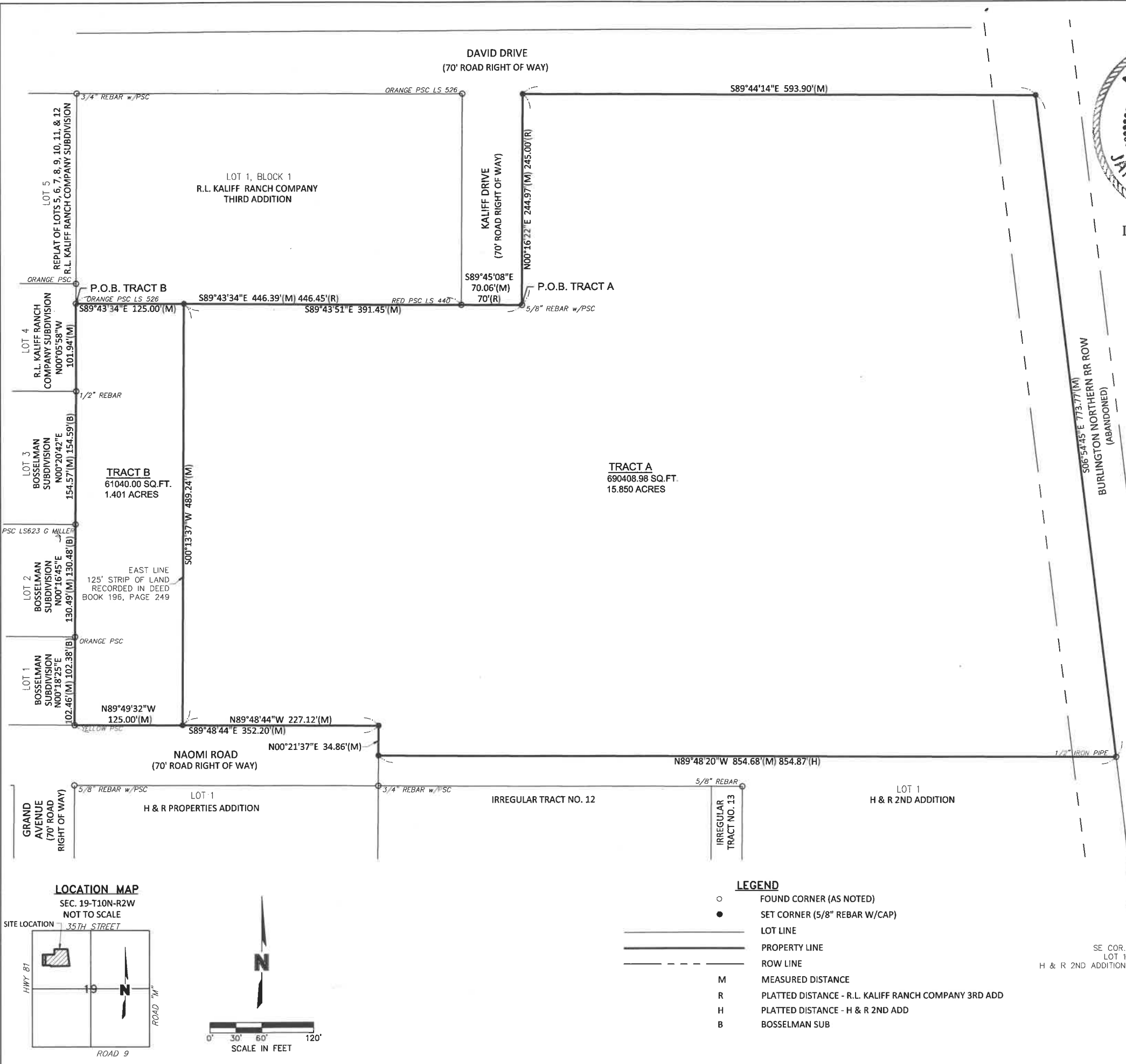
olsson

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PROJECT NO. 2025-00213

R.L. KALIFF SURVEY

FB YORK 2



DWG: F:\2025\00201-00500\025-00213\40-Design\Survey\Xref\Xref_V_XBNDY_LDP_02500213.dwg
DATE: Jan 20, 2025 11:59am
USER: lwreiler
XREFS: V_XBNDY_LDP_02400384