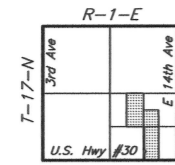


-Legend-

- Found Monument
- Set 5/8" x 24" Rebar w/ Plastic Survey Cap
- × Computed Location
- M Measured this Survey
- T Recorded Measurement T.A. Tremel, L.S. #455
- P Plat Measurement General Land Office

Platte County Nebraska



Note: All Bearings are referenced from True North observed at the Northeast Corner, Section 36, T17N, R1W.

Field Notes:

- A) Northeast Corner E1/2 NW1/4 SE1/4, Section 16, T17N, R1E - found 3/4" iron pipe 12" deep as recorded by T.A. Tremel, L.S. #455, June 25, 2020.
Ties: 14.56' SW to top center of metal brace post
13.18' South to top center of metal brace post
18.87' South to "X" nails in top of brace post
On range of fence South
10.80' South to range of fence West
- B) E1/4 Corner, Section 16, T17N, R1E - found 1" iron pipe 4" deep as recorded by T.A. Tremel, L.S. #455, June 25, 2020.
Ties: 35.92' NW to "X" nails in power pole
34.60' NE to PK nail in power pole
32.52' NE to near corner of telephone pedestal
1' North to range of distant power poles East
1.2' East to centerline of East 14th Avenue N&S
- C) Southwest Corner SW1/4 NE1/4 SE1/4 - set 5/8" x 24" rebar with plastic cap on the intersection of the N/S and E/W 1/16 section lines.
Ties: 0.50' West to sign post
21.57' North to "X" nails in top of fence post
25.58' WSW to top of fire hydrant
23.64' ESE to SW corner of telephone pedestal
On centerline of East 11th Avenue South
- D) S1/4 Corner, Section 16, T17N, R1E - found 3/4" drill hole at the centerline of U.S. Highway #30 and East 6th Avenue as recorded by T.A. Tremel, L.S. #455, June 25, 2020.
Ties: 72.57' SE to MAG spike in concrete joint (sidewalk)
83.46' SW to MAG spike in concrete joint (sidewalk)
75.09' NW to MAG spike in concrete joint (sidewalk)
97.43' NE to MAG spike in concrete joint (sidewalk)
0.60' West to concrete joint
0.25' South to concrete joint
- E) Southeast Corner, Section 16, T17N, R1E - found 4" MAG spike as recorded by T.A. Tremel, L.S. #455, June 25, 2020.
Ties: 70.78' NE to "X" marked in base of light pole
56.85' NW to "X" marked in East side of manhole ring
82.78' NW to "X" marked in base of light pole
39.9' East to range of power poles N&S
On centerline of Westbound lane, U.S. Highway #30
On centerline of county roads N&S
- F) Found 5/8" Rebar w/plastic cap
G) Found 1" Iron Pipe
H) 5/8" Iron Rod
I) Found 7/8" Rebar
J) Found 5/8" Iron Rod w/plastic cap
K) Found 3/4" Iron Pipe w/plastic cap

Tract 1 Description:

The E1/2 of the NW1/4 of the SE1/4 of Section 16, T17N, R1E of the 6th P.M., Platte County, Nebraska, containing 20.33 acres more or less.

Tract 2 Description:

A tract of land located in the SW1/2 of the NE1/4 of the SE1/4 and in the W1/2 of the SE1/4 of the SE1/4, Section 16, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows: beginning at the Southwest Corner of said SW1/4 NE1/4 SE1/4; thence N 00°02'46" W, 664.91 ft. on the West line of said SW1/4 NE1/4 SE1/4; thence N 89°49'56" E, 592.43 ft. on the North line of said SW1/4 NE1/4 SE1/4 to the Northwest Corner of Lot 1, Thiele 4th Subdivision; thence S 00°11'46" E, 238.75 ft. on the West line of said Thiele 4th Subdivision to the Northwest Corner of Lot 8, Block 2, Thiele 2nd Subdivision; thence S 00°09'05" E, 500.10 ft. on the West line of said Thiele 2nd Subdivision to the Northwest Corner of Lot 5, Block 2, Thiele 3rd Subdivision; thence S 00°10'51" E, 475.26 ft. on the West line of said Thiele 3rd Subdivision to the Southwest Corner thereof; thence S 00°11'26" E, 413.28 ft. to the point of beginning, containing 10.01 acres more or less.

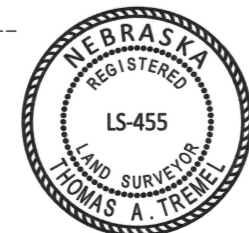
Tract 3 Description:

A tract of land located in the W1/2 of the SE1/4 of the SE1/4, Section 16, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows: referring to the Southeast Corner of said Section 16; thence S 89°51'27" W, 738.00 ft. on the South line of said section; thence N 00°11'26" W, 60.00 ft. to the North Right-of-Way Line of U.S. Highway #30 and the point of beginning; thence S 89°51'23" W, 552.77 ft. on the North right-of-way line of said highway to the East Right-of-Way Line of East 11th Avenue; thence Northerly for the next eight courses on the East right-of-way line of said avenue: 1) N 00°03'23" W, 110.33 ft., 2) N 01°34'52" W, 123.41 ft., 3) N 38°42'05" E, 47.89 ft., 4) N 87°04'02" E, 5.19 ft., 5) N 00°14'05" W, 65.66 ft., 6) N 89°53'04" W, 6.79 ft., 7) N 45°01'52" W, 50.83 ft., 8) N 00°02'04" W, 822.82 ft.; thence N 89°50'49" E, 560.99 ft. to the West line of said Thiele 2nd Subdivision; thence S 00°09'05" E, 307.32 ft. on the West line of said Thiele 2nd Subdivision to the Northwest Corner of Lot 5, Block 2, Thiele 3rd Subdivision; thence S 00°10'51" E, 475.26 ft. on the West line of said Thiele 3rd Subdivision to the Southwest Corner thereof; thence S 00°11'26" E, 413.28 ft. to the point of beginning, containing 15.28 acres more or less.

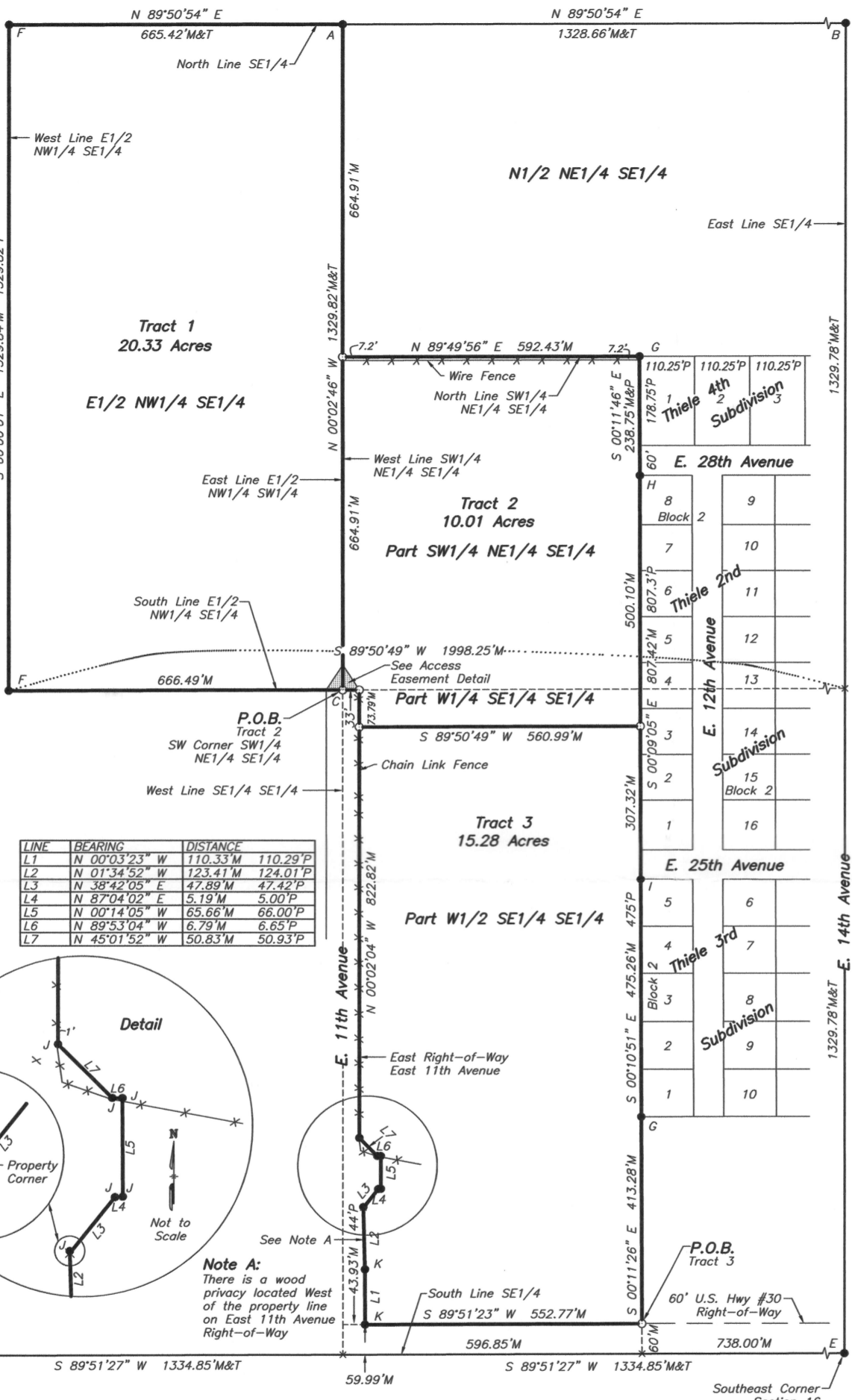
Surveyor's Statement:

I, Thomas A. Tremel, a Registered Land Surveyor in the State of Nebraska, hereby state that this survey was conducted under my direct supervision and is correct to the best of my knowledge and belief.

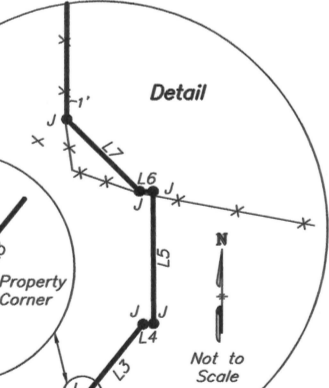
Thomas A. Tremel, L.S. #455
July 7, 2021



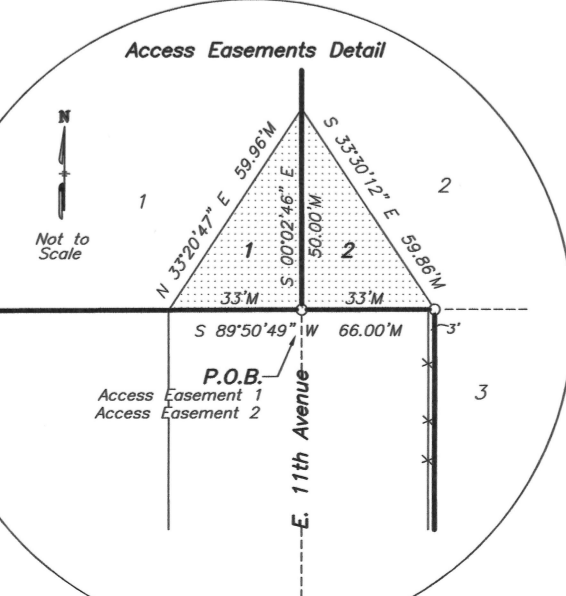
Nebraska Survey Record Repository
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LINE	BEARING	DISTANCE
L1	N 00°03'23" W	110.33 M 110.29 P
L2	N 01°34'52" W	123.41 M 124.01 P
L3	N 38°42'05" E	47.89 M 47.42 P
L4	N 87°04'02" E	5.19 M 5.00 P
L5	N 00°14'05" W	65.66 M 66.00 P
L6	N 89°53'04" W	6.79 M 6.65 P
L7	N 45°01'52" W	50.83 M 50.93 P



Note A:
There is a wood privacy located West of the property line on East 11th Avenue Right-of-Way



Access Easement 1 Description:

A strip of land located in the E1/2 of the NW1/4 of the SE1/4 of Section 16, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows: beginning at the Southeast Corner of said E1/2 NW1/4 SE1/4; thence S 89°50'49" W, 33.00 ft. on the South line of said E1/2 NW1/4 SE1/4; thence N 33°20'47" E, 59.96 ft. to the East line of said E1/2 NW1/4 SE1/4; thence S 00°02'46" E, 50.00 ft. on the East line of said E1/2 NW1/4 SE1/4 to the point of beginning.

Access Easement 2 Description:

A strip of land located in the SW1/4 of the NE1/4 of the SE1/4 of Section 16, T17N, R1E of the 6th P.M., Platte County, Nebraska, more particularly described as follows: beginning at the Southwest Corner of said SW1/4 NE1/4 SE1/4; thence N 00°02'46" W, 50.00 ft. on the West line of said SW1/4 NE1/4 SE1/4; thence S 33°30'12" E, 59.86 ft. to the South line of said SW1/4 NE1/4 SE1/4; thence S 89°50'49" W, 33.00 ft. on the South line of said SW1/4 NE1/4 SE1/4 to the point of beginning.