

A SURVEY PLAT OF A TRACT OF LAND, LOCATED IN THE SE CORNER OF THE NE 1/4 OF SECTION 26, T.14N, R.38W, OF THE 6th P.M., KEITH COUNTY, NEBRASKA

LEGAL DESCRIPTION FOR TRACT:

A tract of land located in the NE 1/4 of Section 26, T.14N., R.38W. of the 6th P.M., Keith County, Nebraska, being particularly described as follows:

Beginning at the E 1/4 corner of Section 26, T.14N., R.38W. of the 6th P.M., Keith County, Nebraska; thence N 88°59'02" W on the south line of the N 1/2 of said Section 26, 265.60 feet; thence, now following an existing fence line, N 23°33'09" W 397.28 feet; thence N 25°33'04" W 267.93 feet; thence N 27°22'04" W 350.90 feet; thence now leaving said existing fence line, N 79°07'17" E 253.02 feet; thence S 73°29'36" E 483.43 feet to a point on the east line of the NE 1/4 of said Section 26; thence S 00°44'37" W on said east line 832.71 feet; to the Point of Beginning, containing 10.05 acres more or less.

LEGAL DESCRIPTION FOR EASEMENT:

A 40 foot wide Access Easement located in the NE 1/4 of Section 26, T.14 N., R.38 W. of the 6th P.M., Keith County, Nebraska, the east line being more particularly described as follows:

Beginning at the NE corner of Section 26, T.14 N., R.38 W. of the 6th P.M., Keith County, Nebraska; thence S 00°44'37" W on the east line of the NE 1/4 of said Section 26, 1802.88 feet more or less to the north line of a 10.05 acre tract of land also being the Point of Termination, containing 1.65 acres, more or less. The west line of said easement being 40 feet from and parallel with described east line. Said west line to be prolonged or shortened to conform to Grantor's property lines.

SURVEYOR'S NOTES:

This survey was set forth by Julie Johnson to survey a tract of land located in the SE Corner of the NE 1/4 of Section 26, T.14 N., R.38 W. of the 6th P.M., Keith County, Nebraska.

In the initial research I found three surveys by Ryan E. Dickinson, L.S. 554, dated April 2006 and April 2008, and October 2023. As well as a Personal Representative's Deed of Distribution to Robert J. Biel, dated December 28th, 2001. And a State Application, dated April 1st, 1938.

In the commencement of field work I recovered the Section and Quarter corners as shown hereon. Then, per the client's wishes, I set the property corners to conclude the survey.

The basis of bearing for this plat was arrived by GPS solutions.

A title search was not requested nor conducted by me for this tract of land. Therefore, all recorded and unrecorded Right-of-Ways or Easements may not be shown.

Only the record documents noted hereon were provided to or discovered by Surveyor. No abstract, current title commitment nor other record title documentation was provided to Surveyor.

There may be structures and improvements located on this tract which are not shown hereon.

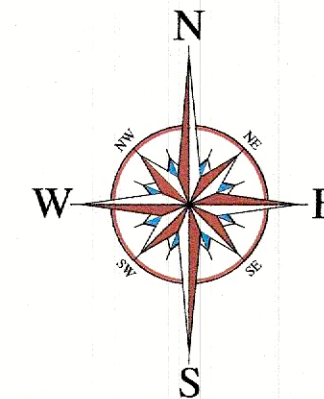
Underground utilities may or may not exist within the limits of this tract. The location of these facilities was not within the scope of work to be accomplished by the Surveyor.

Prior to any site excavations, contact the utility companies for location of their lines. Contact Nebraska 811 at 800-331-5666 prior to excavation.

SURVEYOR'S CERTIFICATE

I, Ryan E. Dickinson, Nebraska Professional Land Surveyor No. 554, 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.

Ryan E. Dickinson
Nebraska Professional Land Surveyor
Registration No. 554



SCALE 1" = 500'

LEGEND

- ✖ FOUND SECTION AND QUARTER CORNER MONUMENTS
- MONUMENT SET 1/2" REBAR W/ PLASTIC CAP STAMPED P.L.S. 554
- SA- STATE APPLICATION NO. 589, DISTANCE
- DLS- RYAN E. DICKINSON, R.L.S. 554, DISTANCE
- M- MEASURED DISTANCE
- SECTION LINE
- EASEMENT EDGE LINE

RESERVED FOR REPOSITORY**CORNER TIES:****1 NORTHEAST CORNER OF SECTION 26-T14N-R38W**

FOUND 5/8" REBAR W/ YELLOW P.C. STAMPED "LS 303". RYAN E. DICKINSON, L.S. 554, FOUND 5/8" REBAR W/ YELLOW P.C. STAMPED R.L.S. 303 APRIL 2006.

TIES:
SW 30.50' SET NAIL & DISC IN MAIL BOX POST
NE 47.30' FOUND "X" NAILS IN P.P.
NE 46.50' NEAR FACE CONCRETE WITNESS CORNER
NW 50.00' SET 1/2" REBAR WITH ORANGE P.C. STAMPED

2 EAST 1/4 CORNER OF SECTION 26-T14N-R38W

FOUND 1" REBAR. RYAN E. DICKINSON, L.S. 554, FOUND 1" PIN APRIL 2006.

TIES:
N 32.80' FACE OF CONCRETE WITNESS POST
S 33.00' FACE OF CONCRETE WITNESS POST
E 20.20' SET NAIL AND DISC TOP FENCE POST
W 20.71' SET NAIL AND DISC TOP FENCE POST

3 WEST 1/4 CORNER OF SECTION 26-T14N-R38W

FOUND 1" REBAR W/ BENT IRON & BRICK ON NORTH SIDE. RYAN E. DICKINSON, L.S. 554, FOUND 1" REBAR W/ BENT IRON & BRICK ON NORTH SIDE.

TIES:
E 32.50' FACE OF CONCRETE WITNESS POST
W 32.14' FACE OF CONCRETE WITNESS POST
W 17.10' FOUND NAIL & SHINER IN FENCE POST
W 0.90' FOUND NAIL & SHINER IN FENCE POST

ROAD EAST 120

NORTH 1/2

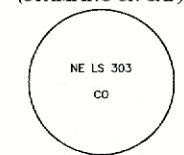
T.14 N., R.38 W.

SECTION 26,

40 FOOT WIDE ACCESS EASEMENT
1.65 +/- Acres

LINE	BEARING	DISTANCE
L1	N 88°59'02" W	M-265.60'
L2	N 23°33'09" W	M-397.28'
L3	N 25°33'04" W	M-267.93'
L4	N 27°22'04" W	M-350.90'
L5	N 79°07'17" E	M-253.02'
L6	S 73°29'36" E	M-483.43'
L7	S 00°44'37" W	M-832.71'

(STAMPING ON CAP)



NORTHEAST CORNER OF SECTION 26-T14N-R38W

P.O.B.
(EASEMENT)M-1802.88'
S 00°44'37" W M-2635.59' DLS-2635.54' SA-2637.36' (SECTION LINE)P.O.B.
(TRACT)

2 EAST 1/4 CORNER OF SECTION 26-T14N-R38W

**Dickinson Land Surveyors, Inc.****Nebraska and Colorado Certified**

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CLIENT: JULIE JOHNSON

DATE OF SURVEY: 10 JUNE 2026

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