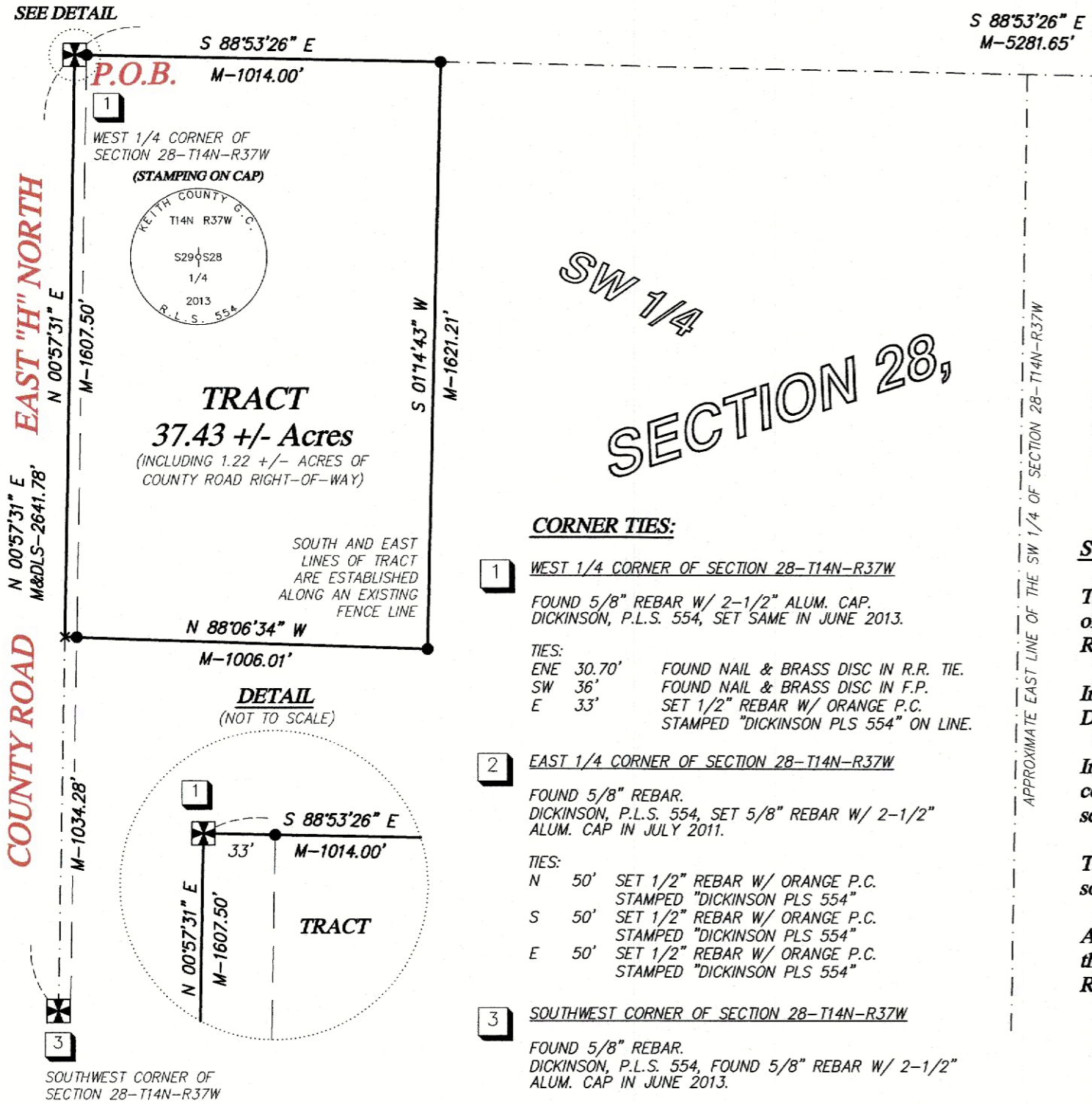


A SURVEY PLAT OF A TRACT OF LAND LOCATED IN THE SW 1/4 OF SECTION 28, T.14 N., R.37 W. OF THE 6th P.M., KEITH COUNTY, NEBRASKA



T.14 N., R.37 W.

SW 1/4 SECTION 28,

SE 1/4

LEGAL DESCRIPTION FOR TRACT:

A tract of land located in the SW 1/4 of Section 28, T.14 N., R.37 W. of the 6th P.M., Keith County, Nebraska, being more particularly described as follows:

Beginning at the W 1/4 corner of Section 28, T.14 N., R.37 W. of the 6th P.M., Keith County, Nebraska; thence S 88°53'26" E on the north line of the SW 1/4 of said Section, 1014.00 feet; thence S 01°14'43" W along an existing fence line, 1621.21 feet; thence N 88°06'34" W along an existing fence line, 1006.01 feet to a point on the west line of said SW 1/4; thence N 00°57'31" E on said west line, 1607.50 feet to the Point of Beginning, containing 37.43 acres, more or less.

SURVEYOR'S NOTES:

This survey was set forth by Mary Cone to survey a tract of land located in the SW 1/4 of Section 28, T.14 N., R.37 W. of the 6th P.M., Keith County, Nebraska.

In the initial research I found two surveys by Ryan E. Dickinson, P.L.S. 554, dated June 2013 and July 2011.

In the commencement of field work I found the Section 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.

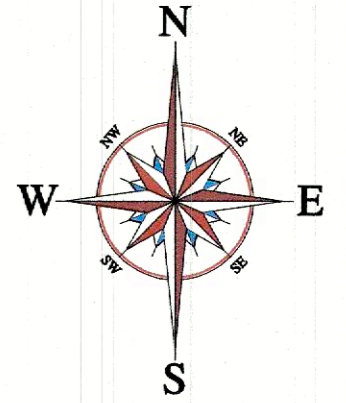
There may be structures and improvements located on this tract which are not shown hereon.

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.

CORNER TIES:

- 1 WEST 1/4 CORNER OF SECTION 28-T14N-R37W
FOUND 5/8" REBAR W/ 2-1/2" ALUM. CAP. DICKINSON, P.L.S. 554, SET SAME IN JUNE 2013.
TIES:
ENE 30.70' FOUND NAIL & BRASS DISC IN R.R. TIE.
SW 36' FOUND NAIL & BRASS DISC IN F.P.
E 33' SET 1/2" REBAR W/ ORANGE P.C. STAMPED "DICKINSON PLS 554" ON LINE.
- 2 EAST 1/4 CORNER OF SECTION 28-T14N-R37W
FOUND 5/8" REBAR. DICKINSON, P.L.S. 554, SET 5/8" REBAR W/ 2-1/2" ALUM. CAP IN JULY 2011.
TIES:
N 50' SET 1/2" REBAR W/ ORANGE P.C. STAMPED "DICKINSON PLS 554"
S 50' SET 1/2" REBAR W/ ORANGE P.C. STAMPED "DICKINSON PLS 554"
E 50' SET 1/2" REBAR W/ ORANGE P.C. STAMPED "DICKINSON PLS 554"
- 3 SOUTHWEST CORNER OF SECTION 28-T14N-R37W
FOUND 5/8" REBAR. DICKINSON, P.L.S. 554, FOUND 5/8" REBAR W/ 2-1/2" ALUM. CAP IN JUNE 2013.
TIES:
E 26.30' FOUND NAIL & SHINER IN R.R. TIE.
NW 42.10' FOUND NAIL & SHINER IN R.R. TIE.
W 31.50' FOUND NAIL & SHINER IN F.P.



SCALE 1" = 400'

LEGEND

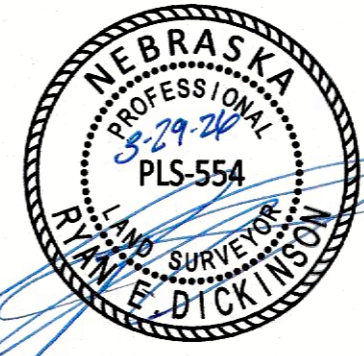
- FOUND SECTION AND QUARTER CORNER MONUMENTS
- MONUMENT SET 1/2" REBAR W/ ORANGE P.C. STAMPED "DICKINSON PLS 554"
- DLS- RYAN E. DICKINSON, P.L.S. 554, DISTANCE
- M- MEASURED DISTANCE
- X- TEMPORARY POINT
- SECTION LINE
- 33' COUNTY ROAD RIGHT-OF-WAY LINE

RESERVED FOR REPOSITORY

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



Dickinson Land Surveyors, Inc.
Nebraska and Colorado Certified
302 Diamond Springs Trail, Ogallala, Nebraska 69153
Office: 308-284-8440 www.dickinsonlandsurveyors.com

CLIENT: MARY CONE
DATE OF SURVEY: 23 MAR 2026
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