

SURVEY RECORD REPOSITORY  
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 \$ 5  
 County Cherry

1006-272 1/2

# PLAT OF SURVEY

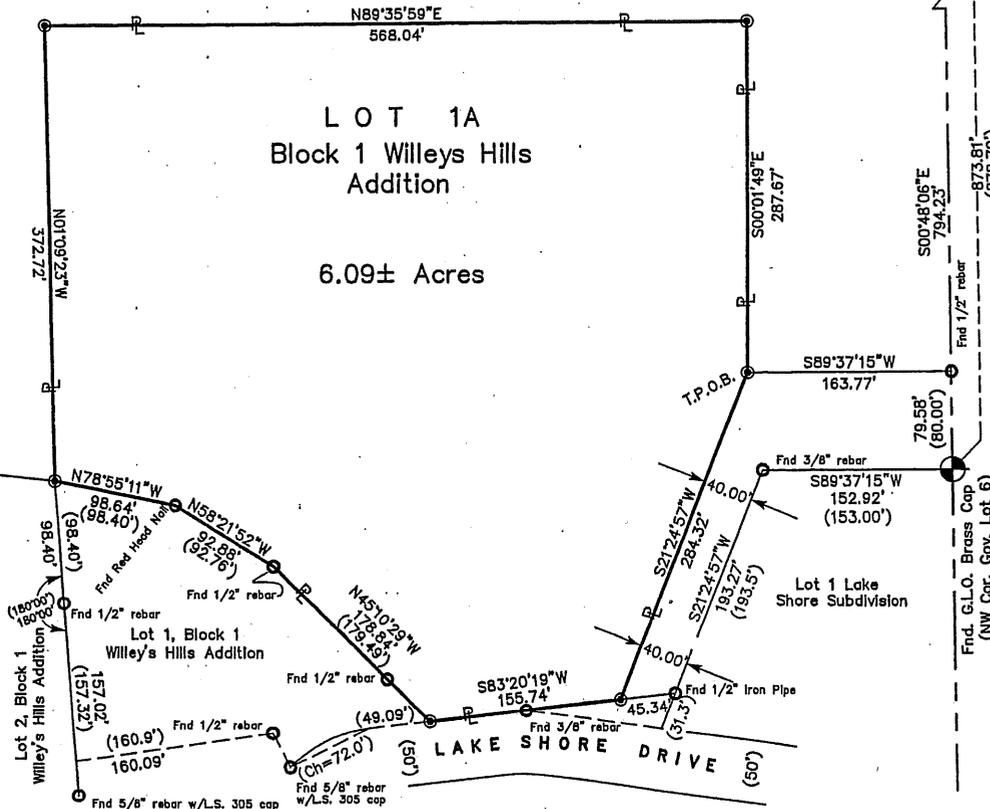
Lot 1A, Block 1 Willeys Hills Addition  
 Valentine, Nebraska  
 Part of the SE1/4 Section 25, T34N, R28W of the  
 6th P.M., Cherry County, Nebraska

QUARTER CORNER COMMON TO SECTIONS 25&30  
 T34N, R27&28W

- Found a G.L.O. Brass Cap. From Which;
1. The Corner of fence lines extending North, South and East bears South 1.0 feet.
  2. The base of anchor for tower guy wires bears East-Southeast 55.10 feet.
  3. The Northwest corner of a tower shack bears East-Southeast 159.30 feet.
  4. A 5/8" rebar with L.S. 437 cap bears Southeast 244.59 feet.

NORTHWEST CORNER GOVERNMENT LOT 6 SECTION  
 30 T34N, R27W (5 acre Gilman Tract)

- Found a G.L.O. Brass Cap. From Which;
1. The Corner is in North-South fence line.
  2. An existing 1/2" rebar bears North 79.58 feet.
  3. A 3/8" rebar bears West 152.92 feet.



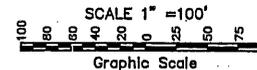
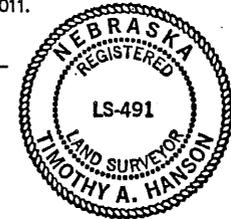
### LEGAL DESCRIPTION

A tract of land located in part of the SE1/4 Section 25, T34N, R28W of the 6TH P.M., Cherry County Nebraska; more particularly described as follows: Commencing at the Quarter Corner Common to Sections 25 and 30 T34N R27 & 28W of the 6TH P.M., thence S00°48'06"E on the East line said SE1/4 Section 25 794.23 feet; thence S89°37'15"W 163.77 feet to the true point of beginning; thence S21°24'57"W 284.32 feet to the Northerly Right-of-way Lake Shore Drive; thence S83°20'19"W on said Northerly Right-of-way 155.74 feet to the Southeast Corner Lot 1, Block 1 Willeys Hills Addition; thence N45°10'29"W on the Easterly line said Lot 1 Willeys Hills Addition 178.84 feet; thence N58°21'52"W on the Northeasterly line said Lot 1 Willeys Hills Addition 98.64 feet; thence N78°55'11"W on the North line said Lot 1 Willeys Hills Addition 98.64 feet; thence N00°09'23"W 372.72 feet; thence N89°35'59"E 568.04 feet; thence S00°01'49"E 287.67 feet to the point of beginning. Said tract containing 6.09 Acres more or less.

### SURVEYOR'S CERTIFICATE

I, Timothy A. Hanson, a Nebraska Registered Land Surveyor, hereby state that at the request of William W. Ward, a Member of DRAW LLC, a Nebraska LLC, I have caused to be made a Lot 1A, Block 1 Willeys Hills Addition Valentine, Nebraska, Part of the SE1/4 Section 25, T34N, R28W of the 6th P.M., Cherry County, Nebraska; and that the accompanying Plat, drawn to a scale of 100 feet to the inch, is a true delineation of said Survey; and that all corners found or set are marked as shown, and to the best of my knowledge and belief are true and correct. Witness my hand and seal this 05th day of January, 2011.

*Timothy A. Hanson*  
 Timothy A. Hanson,  
 Nebraska Registered Land Surveyor No. 491



- CORNERS FOUND (As described)
- CORNERS SET (5/8"x24" rebar w/ L.S. 491 caps)
- (80.00') RECORD DISTANCE
- 79.58' MEASURED DISTANCE

SHEET No. 1 OF 2

**NIOBRARA VALLEY CONSULTANTS LLC**

411 NORTH MAIN  
 P.O. BOX 50  
 VALENTINE, NE 69201  
 402-376-2691  
 FAX 402-376-2692

# PLAT OF SURVEY

Lot 1A, Block 1 Willeys Hills Addition  
Valentine, Nebraska

Part of the SE1/4 of Section 25, T34N, R28W of  
the 6th P.M., Cherry County, Nebraska

### OWNER'S CERTIFICATE

William W. Ward, a Member of DRAW LLC, a Nebraska LLC, as the owner of the tract of land shown in the adjoining plat, do hereby certify that I did authorize and approve the survey and plat shown hereon, and further that the same is free of encumbrance and that I am the deeded owner of said tract of land and that as the deeded owner I do hereby dedicate the plat to the public use of such forever.

Owner: William W. Ward, Member of DRAW LLC

### ACKNOWLEDGMENT OF OWNERS

STATE OF NEBRASKA )  
COUNTY OF CHERRY ) ss

On this 14 day of January, 2011, before me, the undersigned Notary Public, in and for said County, personally appeared William W. Ward, a Member of Draw LLC, a Nebraska LLC, to me known to be the identical person who signed the above and foregoing instrument as Owner's Certificate and acknowledged the execution thereof to be their voluntary act and deed.

My Commission Expires: July 19, 2011

Notary Public: Margo Haskell



RECORDATION  
STATE OF NEBRASKA )  
COUNTY OF CHERRY ) ss

On this 2 day of Feb, 2011, at 1:07 o'clock

2 p.m., I entered in the Numerical Index and Filed for the permanent record in the Book 47 at Page 539, in the Records of the Register of Deeds of Cherry County, Nebraska, this plat of Lot 1A, Block 1 Willeys Hills Addition Valentine, Nebraska, Part of the SE1/4 of Section 25, T34N, R28W of the 6th P.M., Cherry County, Nebraska.

Register of Deeds  
County Clerk: Christine L. Qualley

G   
N   
F \$ 10.50  
R or

### APPROVAL AND ACCEPTANCES

STATE OF NEBRASKA )  
COUNTY OF CHERRY ) ss

This Plat of Lot 1A, Block 1 Willeys Hills Addition Valentine, Nebraska, Part of the SE1/4 of Section 25, T34N, R28W of the 6th P.M., Cherry County, Nebraska, as monumented and delineated hereon is approved and accepted.

Date: 1-19-11 Chairman of Planning Commission Norman Blume

Date: 1/17/11 Mayor Rowdy W. K... ..

Date: 1/17/11 City Clerk Diana M. Sk... ..

1006-272 2/2

SHEET No. 2 OF 2

**NIobrara Valley Consultants LLC**  
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VALENTINE, NE 68201  
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FAX 402-376-2692