

**JEAN E. MCGINNIS HILL'S LOTSPLIT**  
of part of the East 1/2 of the Northeast  
1/4 of Section 28, Township 23 North,  
Range 1 West of the 6th P.M., Madison  
County, Nebraska

Northeast Corner  
Section 28, Twp. 23 N, Rge. 1 W  
Found pipe with cap inside

**Surveyors Statement**

I, LaVern F. Schroeder, Registered Land Surveyor in the State of Nebraska, have made a survey of a tract of land lying wholly in the East 1/2 of the Northeast 1/4 of Section 28, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska, more particularly described as follows:

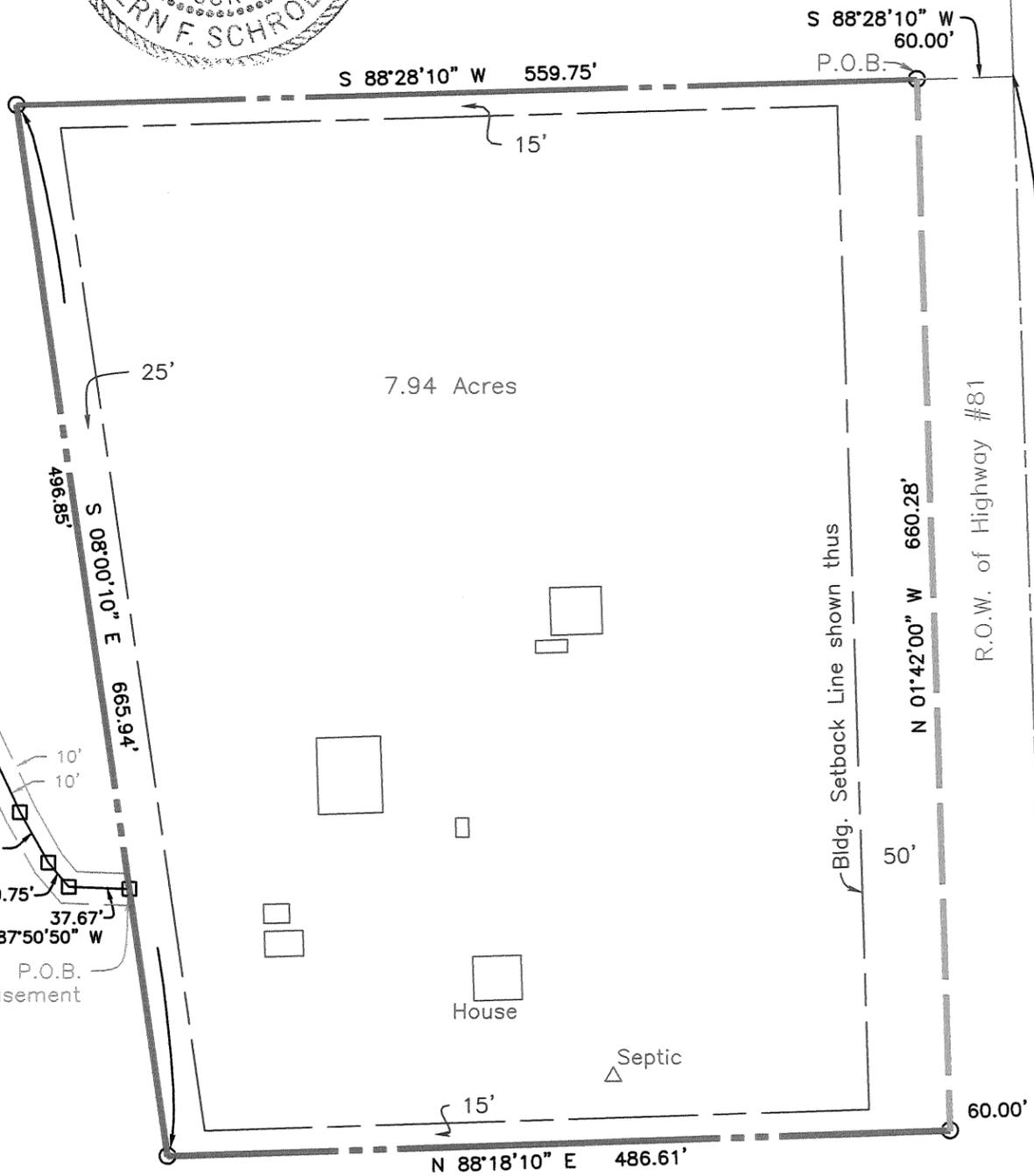
Commencing at the Northeast corner of said Section 28;  
thence South, on section line, on an assumed bearing of South 01 degrees 42 minutes 00 seconds East 748.54 feet;  
thence South 88 degrees 28 minutes 10 seconds West 60.00 feet to a point on the Westerly right-of-way of Highway #81 and the point of beginning;  
thence continuing South 88 degrees 28 minutes 10 seconds West 559.75 feet;  
thence South 08 degrees 00 minutes 10 seconds East 665.94 feet;  
thence North 88 degrees 18 minutes 10 seconds East 486.61 feet to a point on said Westerly right-of-way of Highway #81;  
thence North 01 degrees 42 minutes 00 seconds West, on said Westerly right-of-way of Highway #81 and parallel to section line, 660.28 feet to the point of beginning and containing 7.94 acres more or less.

I hereby state that I have executed this instrument on this 22nd day of March, 2011.

*LaVern F. Schroeder*  
LaVern F. Schroeder  
Registered Land Surveyor #312



SURVEY RECORD REPOSITORY  
RECEIVED  
JUL 01 2011  
5  
County MADISON  
1025-390 1/3



Proj. No.  
2011-24

- Legend**
- Pipe Found
  - Pin Set
  - Calc. Point

**Notes:**

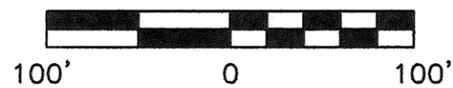
- 1) Bearings are based on Grid North (WGS 84 Datum) based on direct observation using G.P.S. equipment.
- 2) Distances shown on the Plat are Horizontal Ground Distances.
- 3) Coordinates and Distances shown on the General Layout (Page 2) are State Plane Grid Coordinates and Distances. The Scale Factor is: 0.999592003.
- 4) State Plane Coordinates are for mapping purposes only.

East 1/4 Corner  
Found 1/2" pipe

JEAN E. MCGINNIS HILL'S LOTSPLIT  
of part of the East 1/2 of the Northeast  
1/4 of Section 28, Township 23 North,  
Range 1 West of the 6th P.M., Madison  
County, Nebraska

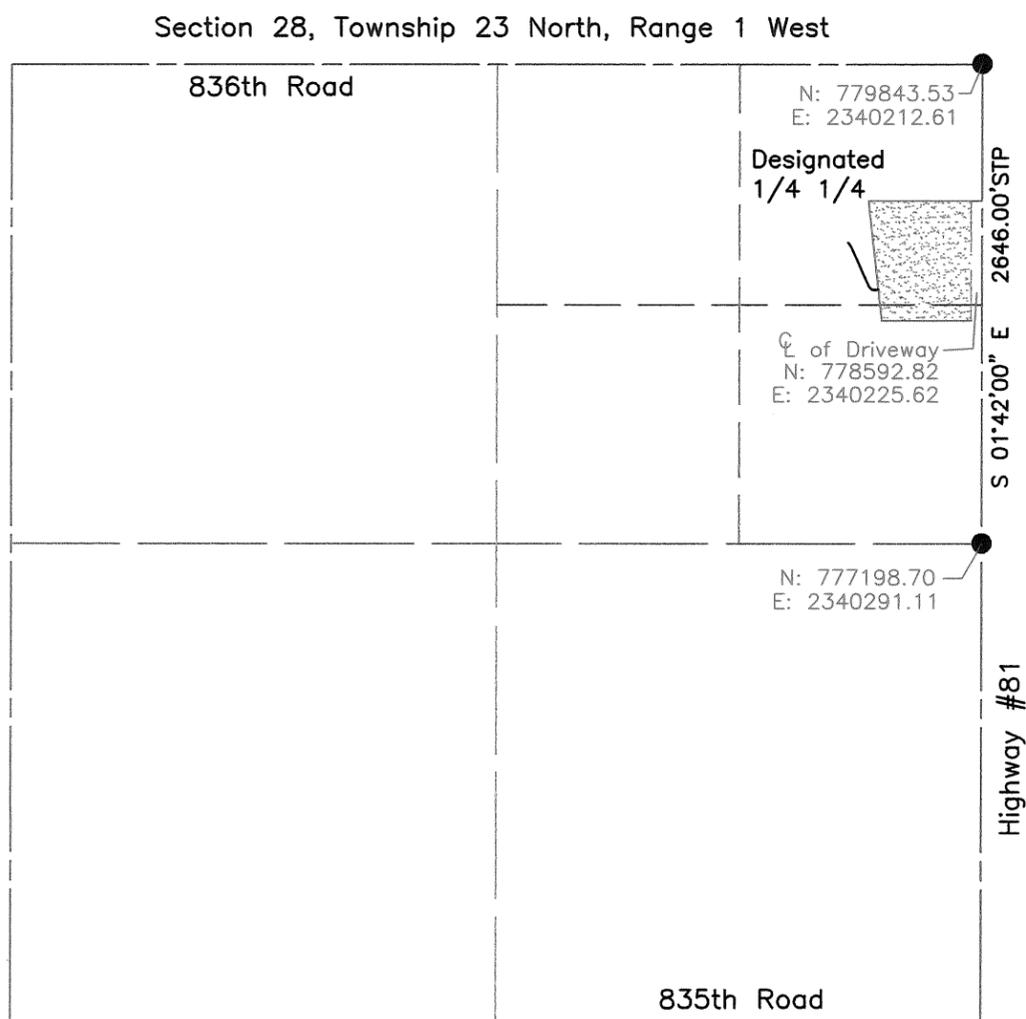
Proj. No.  
2011-24STPADJ

Legend  
● Pipe Found  
○ Pin Set  
□ Calc. Point



Notes:

- 1) Bearings are based on Grid North (WGS 84 Datum) based on direct observation using G.P.S. equipment.
- 2) Coordinates and Distances shown on the General Layout are State Plane Grid Coordinates and Distances. The Scale Factor is: 0.999592003.
- 3) State Plane Coordinates are for mapping purposes only.



General Layout  
1" = 1000'

Northeast Corner  
Section 28, Twp. 23 N, Rge. 1 W  
Found pipe with cap inside  
106.15' SE to nail in power pole  
75.2' NW to nail in power pole  
89.8' NE to nail in power pole  
West 1/2' to centerline seam of Highway #81

East 1/4 Corner  
Found pipe with cap inside  
155.50' NE to witness corner set 3' West of power pole  
81.49' SE to witness corner set 3' West of power pole  
43.58' W-SW to centerline of "U" post

JEAN E. MCGINNIS HILL'S LOTSPLIT  
of part of the East 1/2 of the Northeast  
1/4 of Section 28, Township 23 North,  
Range 1 West of the 6th P.M., Madison  
County, Nebraska

Legal Description of Easement for Well:

A tract of land lying wholly on 10.00 feet of each side of the following described line:

Commencing at the Northeast corner of Section 28, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska;  
thence South, on section line, on an assumed bearing of South 01 degrees 42 minutes 00 seconds East 748.54 feet;  
thence South 88 degrees 28 minutes 10 seconds West 60.00 feet to a point on the Westerly right-of-way of Highway #81;  
thence continuing South 88 degrees 28 minutes 10 seconds West 559.75 feet;  
thence South 08 degrees 00 minutes 10 seconds East 496.85 feet to the point of beginning;  
thence North 87 degrees 50 minutes 50 seconds West 37.67 feet;  
thence North 39 degrees 57 minutes 55 seconds West 19.75 feet;  
thence North 29 degrees 06 minutes 05 seconds West 36.05 feet;  
thence North 24 degrees 50 minutes 25 seconds West 90.37 feet;  
thence North 25 degrees 25 minutes 25 seconds West 115.66 feet;  
thence North 34 degrees 13 minutes 40 seconds West 16.88 feet to the well;  
thence continuing North 34 degrees 13 minutes 40 seconds West 10.00 feet to the point of ending.

Said centerline is to begin on a line bearing South 08 degrees 00 minutes 10 seconds East and end at right angles to the centerline.

Owners Certificate

We, the undersigned, sole owners of the real estate described in the Surveyors Statement, have caused said real estate to be platted, to be known hereinafter as JEAN E. MCGINNIS HILL'S LOTSPLIT in part of the East 1/2 of the Northeast 1/4 of Section 28, Township 23 North, Range 1 West of the 6th P.M., Madison County, Nebraska.

\_\_\_\_\_  
Jean E. McGinnis Hill

\_\_\_\_\_  
Albert Merle Hill

State of Nebraska)  
County of Madison)

The foregoing instrument as acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2011, by Jean E. McGinnis Hill and Albert Merle Hill, wife and husband.

My commission expires: \_\_\_\_\_  
Notary Public

Treasurer's Certificate

I certify that there are no regular or special taxes due or delinquent against the property described in the Surveyors Statement on this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Treasurer

590159011  
Tax ID Number

Approval of the Madison County Joint Planning Administrator

The foregoing plat and instrument was approved by the Madison County Joint Planning Administrator on this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
John A. Johnson  
Administrator

Approval of the Madison County Board of Commissioners

The foregoing plat and instrument was approved by the Madison County Board of Commissioners, Madison County, Nebraska on this \_\_\_\_ day of \_\_\_\_\_, 2011.

Attest: \_\_\_\_\_  
County Clerk

\_\_\_\_\_  
Chairman of the Board

State of Nebraska)  
County of Madison)

This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_ M on this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Register of Deeds

1025-390 3/3