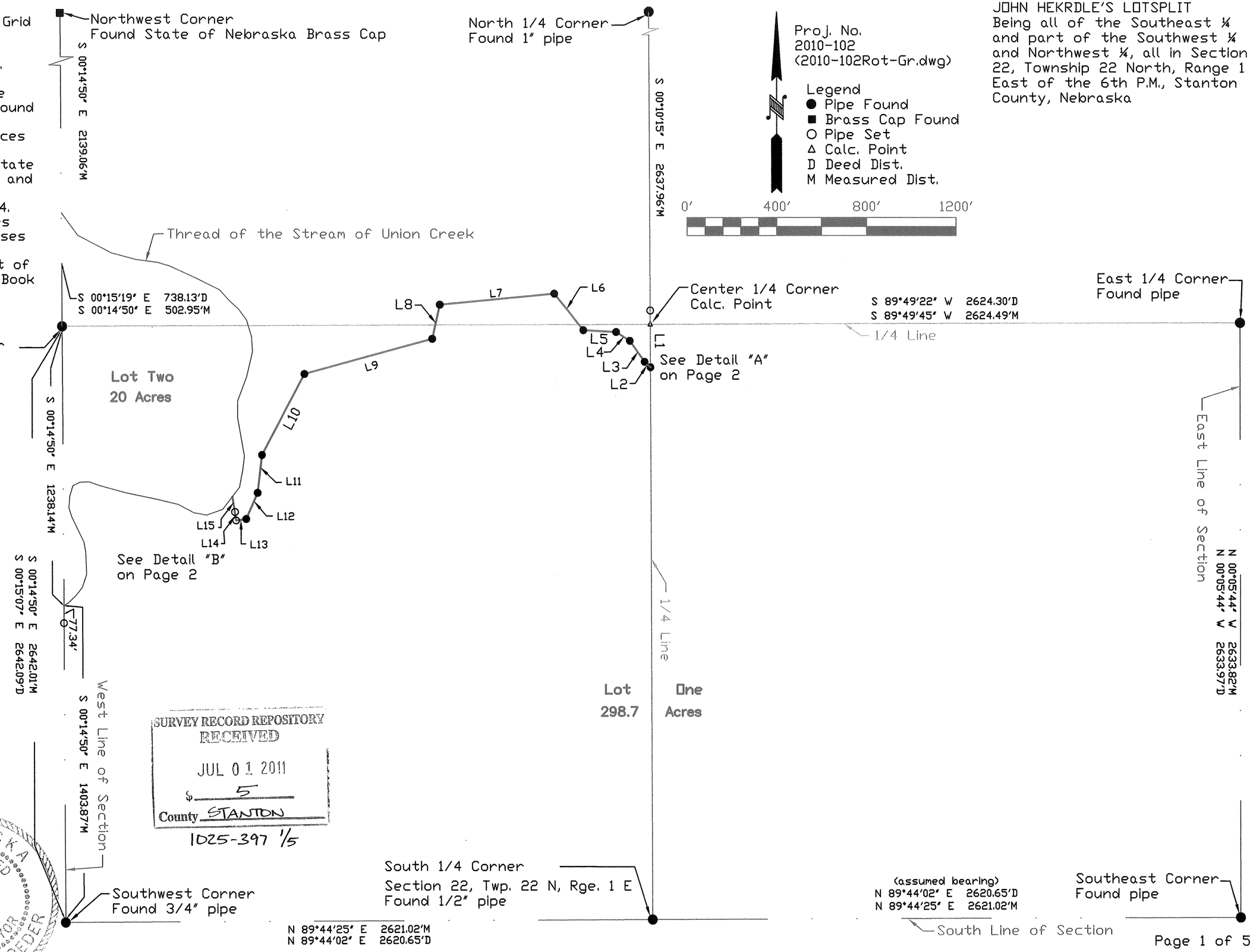
Notes:
1) Bearings are based on Grid North (WGS 84 Datum) based on direct observation using G.P.S. equipment.
2) Distances shown on the Plat are Horizontal Ground Distances.
3) Coordinates and Distances shown on the General Layout (Page 3) are State Plane Grid Coordinates and Distances. The Scale Factor is: 0.99960073314.
4) State Plane Coordinates are for mapping purposes only.
5) This survey is a Replat of a survey recorded in Book 01, Page 245.

JOHN HEKRDLE'S LOTSPLIT
Being all of the Southeast ¼ and part of the Southwest ¼ and Northwest ¼, all in Section 22, Township 22 North, Range 1 East of the 6th P.M., Stanton County, Nebraska

Proj. No.
2010-102
(2010-102Rot-Gr.dwg)

Legend
● Pipe Found
■ Brass Cap Found
O Pipe Set
Δ Calc. Point
D Deed Dist.
M Measured Dist.

0' 400' 800' 1200'



Surveyors Statement
I, LaVern F. Schroeder, Registered Land Surveyor in the State of Nebraska, have made a survey of JOHN HEKRDLE'S LOTSPLIT, Being all of the Southeast ¼ and part of the Southwest ¼ and Northwest ¼, all in Section 22, Township 22 North, Range 1 East of the 6th P.M., Stanton County, Nebraska, consisting of Lots One & Two.
I hereby state that I have executed this instrument on this 22nd day of December, 2010.

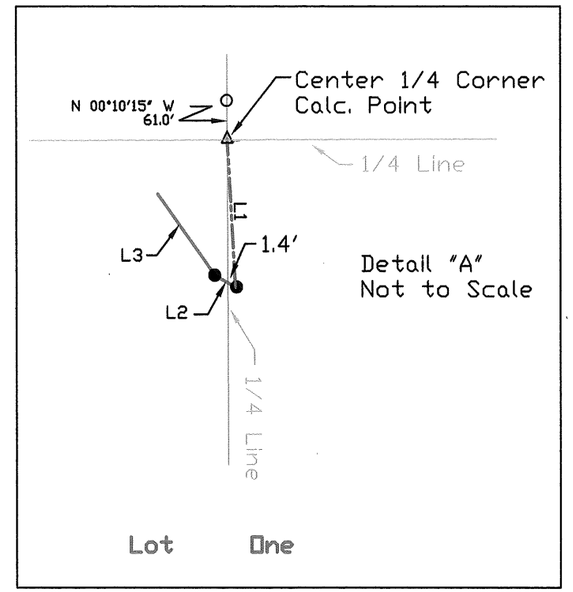
LaVern F. Schroeder
Registered Land Surveyor #312

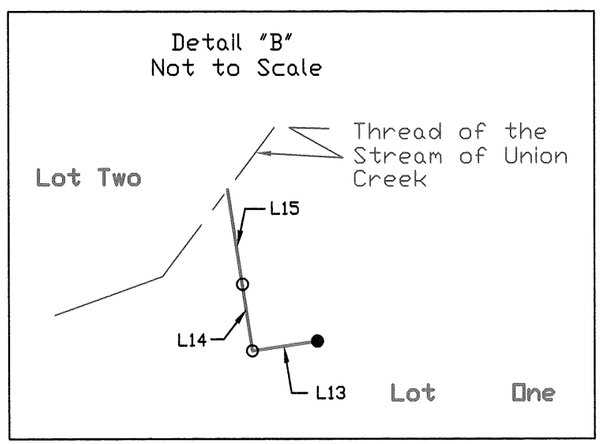
NEBRASKA REGISTERED LS-312 LAND SURVEYOR LAVERN F. SCHROEDER

SURVEY RECORD REPOSITORY
RECEIVED
JUL 01 2011
$ 5
County STANTON
1025-397 1/5

JOHN HEKRDLE'S LOTSPLIT
Being all of the Southeast ¼ and part of the Southwest ¼ and Northwest ¼, all in Section 22, Township 22 North, Range 1 East of the 6th P.M., Stanton County, Nebraska

Line	Deed Bearing	Deed Dist.	Measured Bearing	Measured Distance
1	S 00°10'30" E	190.30'	S 00°34'23" E	189.95'
2	N 54°16'50" W	19.28'	N 60°31'55" W	20.95'
3	N 35°36'30" W	133.34'	N 35°11'55" W	130.42'
4	N 57°15'19" W	70.03'	N 57°25'50" W	72.54'
5	N 86°56'59" W	144.74'	N 86°42'25" W	144.63'
6	N 39°15'26" W	208.24'	N 39°14'40" W	208.47'
7	S 84°32'30" W	512.44'	S 84°31'10" W	511.77'
8	S 12°34'03" W	154.81'	S 12°36'50" W	154.82'
9	S 74°48'36" W	591.84'	S 74°46'35" W	591.82'
10	S 28°00'46" W	407.65'	S 28°04' W	406.61'
11	S 06°41'05" W	168.99'	S 06°42'55" W	169.08'
12	S 23°40'09" W	126.69'	S 23°42'10" W	126.55'
13	S 81°37'33" W	44.77'	S 81°33'50" W	45.00'
14	N 08°36'54" W	48.93'	N 08°40'35" W	33.01'
15	N 08°36'54" W	25.00'	N 08°40'35" W	74.32'

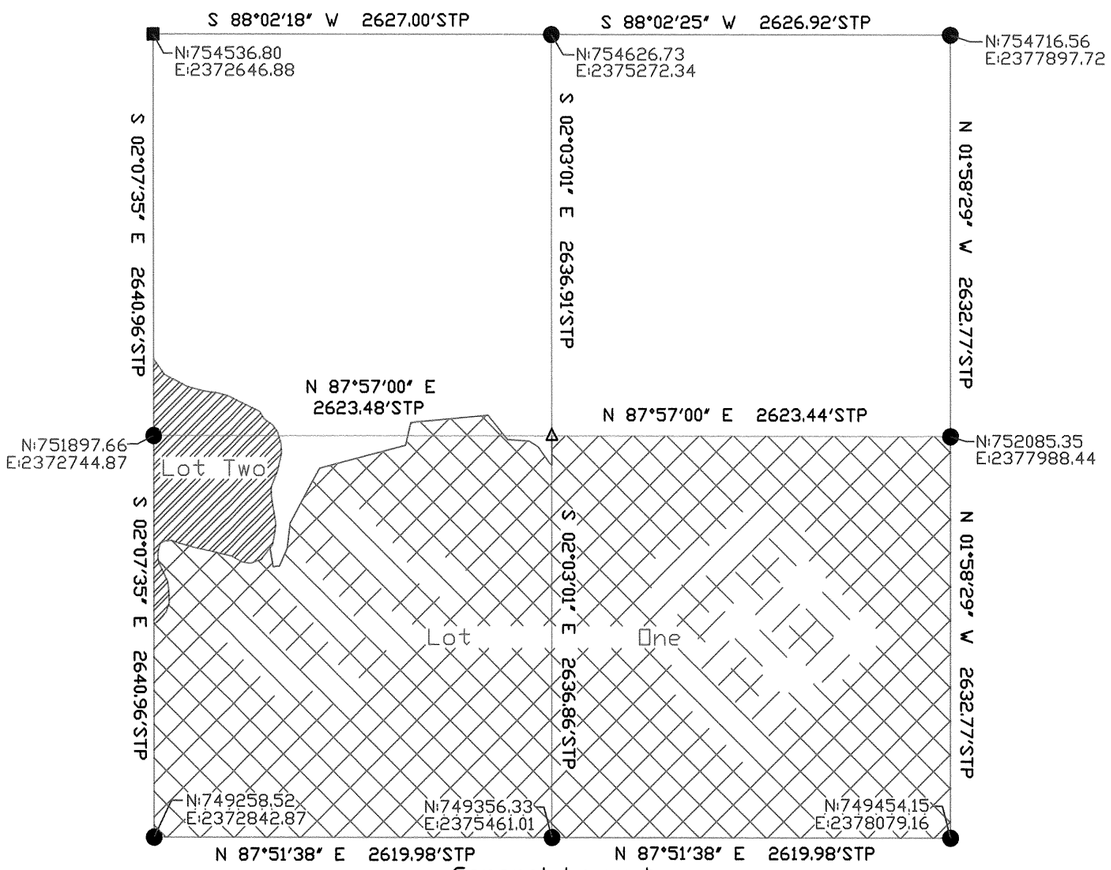




1025-397 2/5

JOHN HEKRDLE'S LOTSPLIT
Being all of the Southeast ¼ and part of the Southwest ¼ and Northwest ¼, all in Section 22, Township 22 North, Range 1 East of the 6th P.M., Stanton County, Nebraska

Section 22, Township 22 North, Range 1 East



General Layout
1" = 1000'

Proj. No.
2010-102
(2010-102STP-GL.dwg)

Legend
● Pipe Found
■ Brass Cap Found
O Pipe Set
Δ Calc. Point
STP State Plane Dist.

Northwest Corner
Found State of Nebraska brass cap
34.00' NW to nail in fence post
29.30' NE to nail in fence post
87.00' SE to nail in fence post
18.64' West to nail in brace post
12.48' E-SE to nail in brace post
Corner is 13.0' West of fence line North & South

West ¼ Corner
Found 1" pipe 18" deep
233.98' SE to NW corner of concrete base of Center Pivot
232.04' SE to NE corner of concrete base of Center Pivot
Corner falls in field

Southwest Corner
Found 3/4" pipe
17.40' North to nail in top of corner post
29.15' NE to nail in top of fence post
18.65' West to nail in top of corner post
Corner in line with fence line North

South ¼ Corner
Found ½" x 24" pipe set on previous survey
26.1' West to nail in top of corner post
10.1' NE to nail in gate post
35.08' SE to nail in gate post
4' East to range of fence line South

Southeast Corner
Found pipe
70.9' SE to nail in top of brace post
47.35' SW to nail in top of corner post
61.58' NW to nail in top of brace post

East ¼ Corner
Found pipe
20.3' to nail in top of fence post
104.0' NE to nail in top of fence post
1' North to South edge of ditch
33.0' East to fence line South

Northeast Corner
Found pipe with brass cap
51.0' North to nail in power pole
53.8' NW to nail in top of fence post
Corner falls in field 2+/- ____
Corner in line with road ½ mile South

North ¼ Corner
Found 1" pipe
9.65' SE to nail in sawed off power pole
7.12' S-SW to nail in power pole
19.42' SW to nail in brace post
Corner is 5' North of South R.O.W. of fence line and 6' West of fence line South

1025-397 3/5

JOHN HEKRDLE'S LOTSPLIT
Being all of the Southeast ¼ and part of the Southwest ¼ and Northwest ¼, all in Section 22, Township 22 North, Range 1 East of the 6th P.M., Stanton County, Nebraska

Legal Description of Lot One:

The Southeast ¼ of Section 22, Township 22 North, Range 1 East of the 6th P.M., Stanton County, Nebraska and a part of the Southwest ¼ and the Northwest ¼ of Section 22, Township 22 North, Range 1 East of the 6thP.M., Stanton County, Nebraska as per Survey recorded in Book 01, Page 245.

Said tract of land is more particularly described as follows:

Beginning at the South ¼ corner of said Section 22;
thence proceeding East, along the South line of said Section 22, on an assumed bearing of North 89 degrees 44 minutes 02 seconds East 2620.65 feet to the Southeast corner of said Section 22;
thence North 00 degrees 05 minutes 44 seconds West, along said East line of said Section 22, 2633.97 feet to the East ¼ corner of said Section 22;
thence South 89 degrees 49 minutes 22 seconds West 2624.30 feet to the Center ¼ corner of said Section 22;
thence South 00 degrees 10 minutes 30 seconds East, along the North/South ¼ section line of said Section 22, 190.30 feet;
thence North 54 degrees 16 minutes 50 seconds West 19.28 feet;
thence North 35 degrees 36 minutes 30 seconds West 133.34 feet;
thence North 57 degrees 15 minutes 19 seconds West 70.03 feet;
thence North 86 degrees 56 minutes 59 seconds West 144.74 feet;
thence North 39 degrees 15 minutes 26 seconds West 208.24 feet;
thence South 84 degrees 32 minutes 30 seconds West 512.44 feet;
thence South 12 degrees 34 minutes 03 seconds West 154.81 feet;
thence South 74 degrees 48 minutes 36 seconds West 591.84 feet;
thence South 28 degrees 00 minutes 46 seconds West 407.65 feet;
thence South 06 degrees 41 minutes 05 seconds West 168.99 feet;
thence South 23 degrees 40 minutes 09 seconds West 126.69 feet;
thence South 81 degrees 37 minutes 33 seconds West 44.77 feet;
thence North 08 degrees 36 minutes 54 seconds West 33.01 feet to a point where a ½" iron pipe was set for a witness corner;
thence continuing North 08 degrees 36 minutes 54 seconds West 74.32 feet to the thread of the stream of Union Creek;
thence in a Southwesterly direction, upstream, along the thread of the stream of Union Creek to a point on the West line of said Section 22 that is 1238.14 feet South of West ¼ corner of said Section 22;
thence South 00 degrees 15 minutes 07 seconds East, on the West line of said Section 22, 1403.87 feet to the Southwest corner of said Section 22;
thence North 89 degrees 44 minutes 02 seconds East, along the South line of said Section 22, 2620.65 feet to the point of beginning and containing 298.7 acres more or less.

Legal Description of Lot Two:

A tract of land lying wholly in the Northwest ¼ and the Southwest ¼ of Section 22, Township 22 North, Range 1 East of the 6th P.M., Stanton County, Nebraska, more particularly described as follows:

Beginning at the West ¼ corner of said Section 22;
thence North 00 degrees 15 minutes 19 seconds West, on the West line of said Section 22, 502.95 feet (a recorded distance of 738.13 feet) to the thread of the stream of Union Creek;
thence in a Southerly direction, upstream, on the thread of the stream of Union Creek to a point on the West line of said Section 22 that is 1238.14 feet South of the West ¼ corner of said Section 22;
thence North 00 degrees 15 minutes 07 seconds West, on the West line of said Section 22, 1238.14 feet to the point of beginning and containing 20 acres more or less.

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JOHN HEKRDLE'S LOTSPLIT
Being all of the Southeast ¼ and part of the Southwest ¼ and Northwest ¼, all in Section 22, Township 22 North, Range 1 East of the 6th P.M., Stanton County, Nebraska

Owners Certificate

We, the undersigned, sole owners of the Southeast 1/4 and part of the Southwest 1/4 and Northwest 1/4, all in Section 22, Township 22 North, Range 1 East of the 6th P.M., Stanton County, Nebraska, have caused said tract to be surveyed as shown, to be known hereinafter as JOHN HEKRDLE'S LOTSPLIT, Being all of the Southeast 1/4 and part of the Southwest 1/4 and Northwest 1/4, all in Section 22, Township 22 North, Range 1 East of the 6th P.M., Stanton County, Nebraska, consisting of Lots One & Two.

_____ _____

_____ _____

State of Nebraska)
County of Stanton)

The foregoing instrument as acknowledged before me this ____ day of _____, 2010, by _____
_____.

My commission expires: _____ _____
Notary Public

State of Nebraska)
County of Stanton)

The foregoing instrument as acknowledged before me this ____ day of _____, 2010, by _____
_____.

My commission expires: _____ _____
Notary Public

Abstractor's Certificate

I, _____, a Registered Land Abstractor, hereby state that on the ____ day of _____, 2010, _____ _____, appeared as title holder(s) of record of the land described in the Surveyors Statement.

_____
Registered Land Abstractor

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 _____, 2010.

_____
Stanton County Treasurer

Approval of the Stanton County Zoning Administrator

The foregoing plat and instrument was approved by the Stanton County Zoning Administrator on this ____ day of _____, 2010.

_____
Administrator

_____
Administrator

State of Nebraska)
County of Stanton)

This is to certify that this instrument was filed for record in the Register of Deeds Office at ____ __M on this ____ day of _____, 2010.

_____
Register of Deeds

1025-397 5/5