

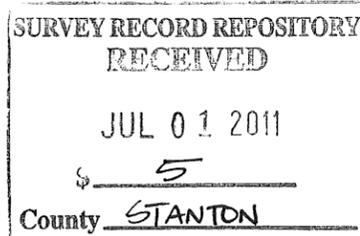
AUSTIN FUNK'S LOTSPLIT
of the Northwest 1/4 of the Northwest
1/4 of Section 16, Township 23 North,
Range 2 East of the 6th P.M., Stanton
County, Nebraska, Less Highway
right-of-way

Surveyors Statement

I, LaVern F. Schroeder, Registered Land
Surveyor in the State of Nebraska, have
made a survey of AUSTIN FUNK'S LOTSPLIT
of the Northwest 1/4 of the Northwest
1/4 of Section 16, Township 23 North,
Range 2 East of the 6th P.M., Stanton
County, Nebraska, Less Highway
right-of-way, consisting of Lots One and
Two.

I hereby state that I have executed
this instrument on this 15th day of
February, 2011.

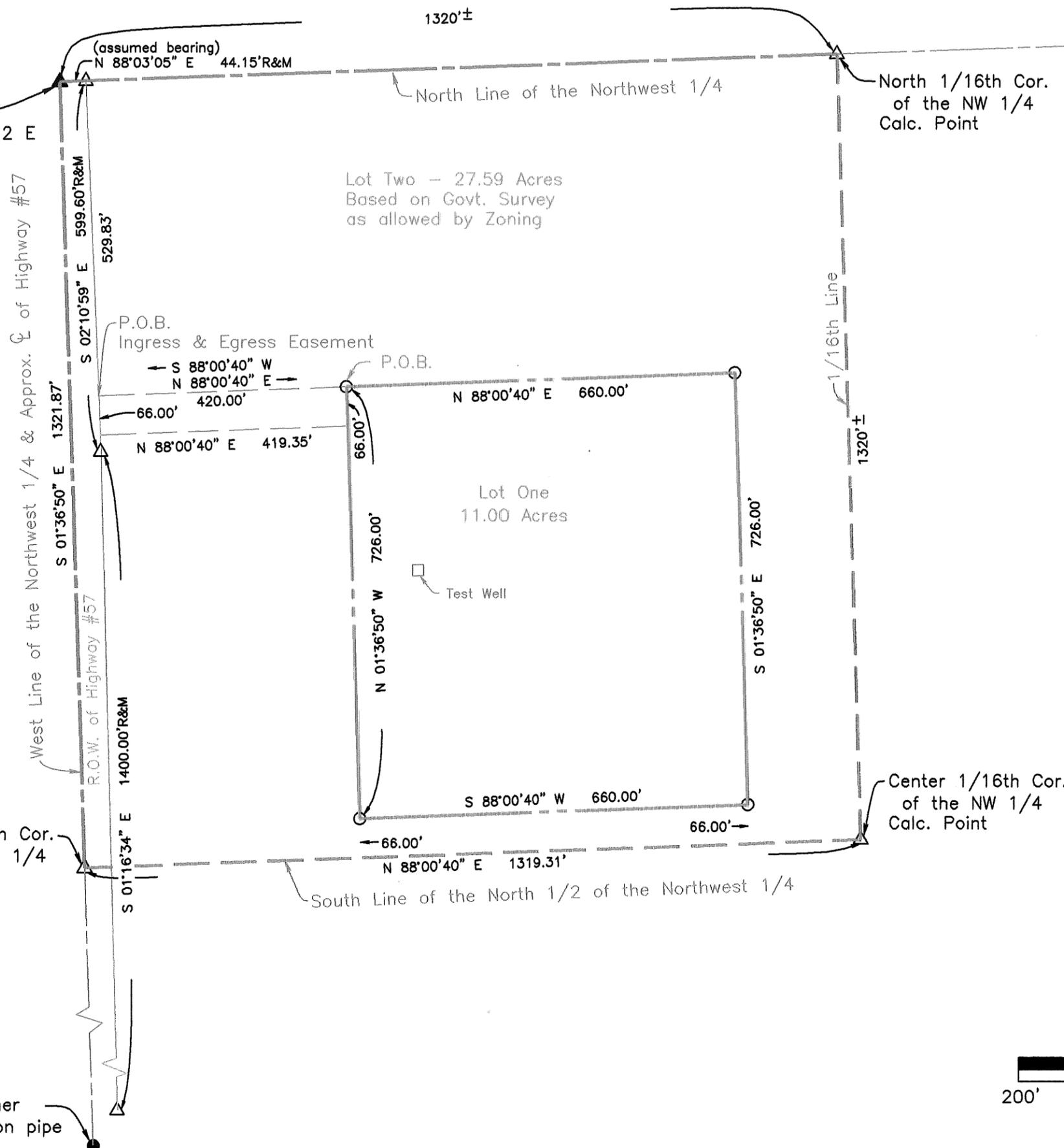
LaVern F. Schroeder
LaVern F. Schroeder
Registered Land Surveyor #312



1025-404 1/4

West 1/4 Corner
Found 5/8" iron pipe

West 1/16th Cor.
of the NW 1/4
Calc. Point

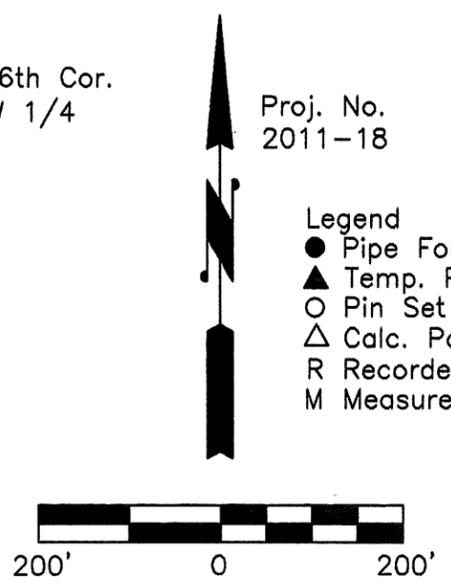


North 1/16th Cor.
of the NW 1/4
Calc. Point

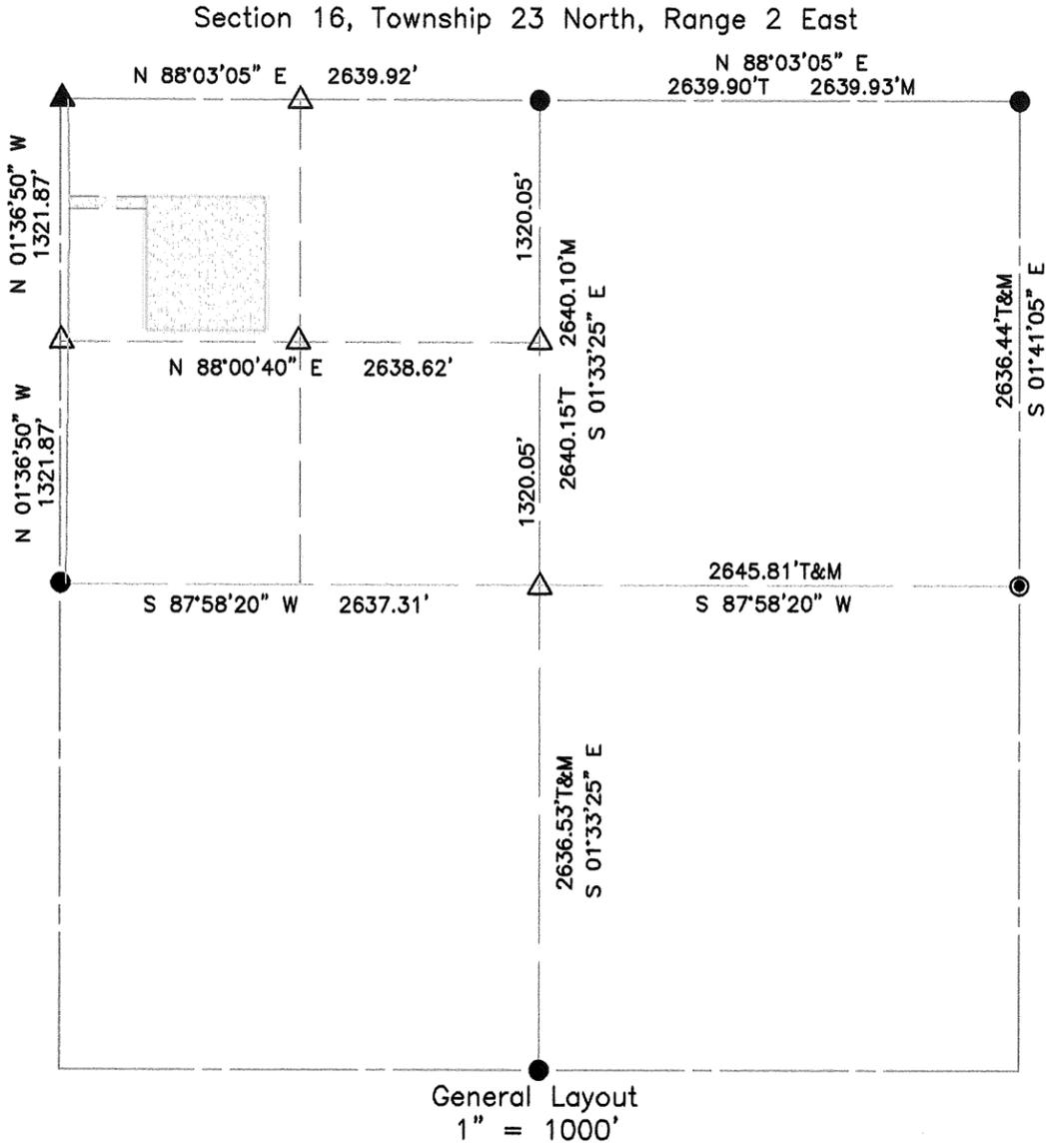
North 1/4 Corner
Found 1/2" iron pipe with
plastic cap by L.F.
Schroeder

Proj. No.
2011-18

- Legend**
- Pipe Found
 - ▲ Temp. Point Set
 - Pin Set
 - △ Calc. Point
 - R Recorded Dist.
 - M Measured Dist.



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of the Northwest 1/4 of the Northwest
1/4 of Section 16, Township 23 North,
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right-of-way



Legend

- Pipe Found
- ⊙ Pin Found
- ▲ Temp. Point Set
- △ Calc. Point
- T Thomas A. Tremel's Dist.
- M Measured Dist.

Northwest Corner
Set temp. point from ties
36.45' West to nail in power pole
44.25' East to nail in corner post
30.99' SW to nail in brace post
32.97' NW to nail in top of brace post
Corner is 4.2' West of centerline seam of asphalt

West 1/4 Corner
Found 5/8" iron pipe as recorded by T. Tremel dated November 18, 2003
13.71' East to nail & disk in top of corner post
51.41' SE to nail & disk in top of fence post
44.24' East to "X" nails in corner fence post
26.7' West to centerline of Highway #57
3' East to toe of road ditch
Corner is on range of fence East & West

North 1/4 Corner
Found 1/2" iron pipe with plastic cap as recorded by T. Tremel dated November 18, 2003
8.38' S-SW to nail in top of brace post
3.21' SW to nail in top of corner fence post
5.50' NW to nail in top of fence post
2' South to range of fence line West
2' West to fence line North & South

Northeast Corner
Found 1/2" iron pipe with plastic cap as recorded by T. Tremel dated November 18, 2003
35.28' East to nail in corner fence post
51.52' NE to nail in telephone ped. warning post
57.30' SE to nail in telephone ped. warning post
1' South to range of fence line East

East 1/4 Corner
Found 5/8" iron pin as recorded by T. Tremel dated November 18, 2003
61.28' SW to nail in power pole
47.10' East to nail in fence post
217.50' NW to nail in power pole
32.8' West to range of power poles North & South
2' East to centerline of road North & South

South 1/4 Corner
Found 1" iron pipe 0.7' deep as recorded by T. Tremel dated November 18, 2003
90.72' SW to nail in power pole
3.52' SW to "X" nails in fence post
14.91' NW to nail in top of fence post
2.6' West to range of fence North & South

1025-404 3/4

AUSTIN FUNK'S LOTSPLIT

of the Northwest 1/4 of the Northwest
1/4 of Section 16, Township 23 North,
Range 2 East of the 6th P.M., Stanton
County, Nebraska, Less Highway
right-of-way

Legal Description of Lot One:

A tract of land lying wholly in the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 23 North, Range 2 East of the 6th P.M., Stanton County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said Section 16;
thence East, on the North line of the Northwest 1/4, on an assumed bearing North 88 degrees 03 minutes 05 seconds East 44.15 feet to a point on the Easterly right-of-way of Highway #57;
thence South 02 degrees 10 minutes 59 seconds East, on said Easterly right-of-way of Highway #57, 529.83 feet;
thence North 88 degrees 00 minutes 40 seconds East, parallel to the South line of the North 1/2 of the Northwest 1/4, 420.00 feet to the point of beginning;
thence continuing North 88 degrees 00 minutes 40 seconds East, parallel to the South line of the North 1/2 of the Northwest 1/4, 660.00 feet;
thence South 01 degree 36 minutes 50 seconds East, parallel to the West line of the Northwest 1/4, 726.00 feet;
thence South 88 degrees 00 minutes 40 seconds West, parallel to and 66.00 feet North of the South line of the North 1/2 of the Northwest 1/4, 660.00 feet;
thence North 01 degree 36 minutes 50 seconds West, parallel to West line of the Northwest 1/4, 726.00 feet to the point of beginning and containing 11.00 acres more or less.

Legal Description of Lot Two:

The Northwest 1/4 of the Northwest 1/4 of Section 16, Township 23 North, Range 2 East of the 6th P.M., Stanton County, Nebraska,
LESS the following described tract:

A tract of land lying wholly in the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 23 North, Range 2 East of the 6th P.M., Stanton County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said Section 16;
thence East, on the North line of the Northwest 1/4, on an assumed bearing North 88 degrees 03 minutes 05 seconds East 44.15 feet to a point on the Easterly right-of-way of Highway #57;
thence South 02 degrees 10 minutes 59 seconds East, on said Easterly right-of-way of Highway #57, 529.83 feet;
thence North 88 degrees 00 minutes 40 seconds East, parallel to the South line of the North 1/2 of the Northwest 1/4, 420.00 feet to the point of beginning;
thence continuing North 88 degrees 00 minutes 40 seconds East, parallel to the South line of the North 1/2 of the Northwest 1/4, 660.00 feet;
thence South 01 degree 36 minutes 50 seconds East, parallel to the West line of the Northwest 1/4, 726.00 feet;
thence South 88 degrees 00 minutes 40 seconds West, parallel to and 66.00 feet North of the South line of the North 1/2 of the Northwest 1/4, 660.00 feet;
thence North 01 degree 36 minutes 50 seconds West, parallel to West line of the Northwest 1/4, 726.00 feet to the point of beginning and containing 11.00 acres more or less.

AND LESS the Highway right-of way.

Legal Description of Ingress & Egress Easement:

A tract of land lying wholly in the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 23 North, Range 2 East of the 6th P.M., Stanton County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said Section 16;
thence East, on the North line of the Northwest 1/4, on an assumed bearing North 88 degrees 03 minutes 05 seconds East 44.15 feet to a point on the Easterly right-of-way of Highway #57;
thence South 02 degrees 10 minutes 59 seconds East, on said Easterly right-of-way of Highway #57, 529.83 feet to the point of beginning;
thence continuing South 02 degrees 10 minutes 59 seconds East, on said Easterly right-of-way of Highway #57, 66.00 feet;
thence North 88 degrees 00 minutes 40 seconds East, parallel to the South line of the North 1/2 of the Northwest 1/4, 419.35 feet;
thence North 01 degree 36 minutes 50 seconds West, parallel to the West line of the Northwest 1/4, 66.00 feet;
thence South 88 degrees 00 minutes 40 seconds West, parallel to the South line of the North 1/2 of the Northwest 1/4, 420.00 feet to the point of beginning.

1025-404 3/4

AUSTIN FUNK'S LOTSPLIT
of the Northwest 1/4 of the Northwest
1/4 of Section 16, Township 23 North,
Range 2 East of the 6th P.M., Stanton
County, Nebraska, Less Highway
right-of-way

Owners Certificate

We, the undersigned, sole owners of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 23 North, Range 2 East of the 6th P.M., Stanton County, Nebraska, LESS the Highway right-of-way, have caused said tract to be surveyed as shown, to be known hereinafter as AUSTIN FUNK'S LOTSPLIT of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 23 North, Range 2 East of the 6th P.M., Stanton County, Nebraska, LESS the Highway right-of-way, consisting of Lots One and Two.

State of Nebraska)

County of _____)

The foregoing instrument as acknowledged before me this ____ day of _____, 2011, by _____

My commission expires: _____
Notary Public

Abstractor's Certificate

I, _____, a Registered Land Abstractor, hereby state that on the ____ day of _____, 2011, _____, 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 _____, 2011.

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 _____, 2011.

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 _____, 2011.

Register of Deeds

1025-404 4/4