

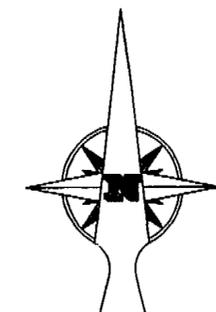
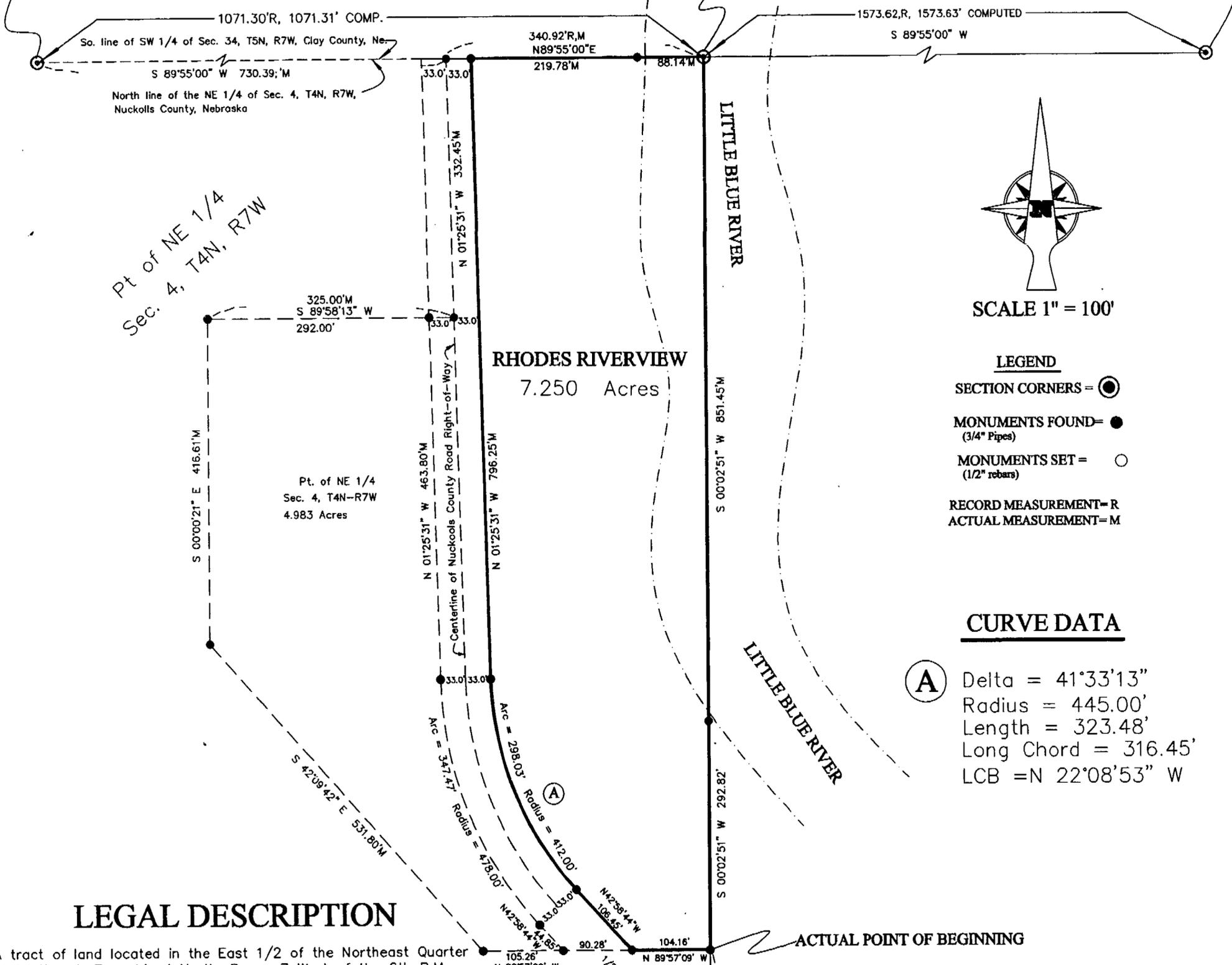
RHODES RIVERVIEW

An 8.157 Acre subdivision located in the East 1/2 of the NE 1/4 of Sec. 4, T4N-R7W of the 6th P.M., Nuckolls County, Nebraska

SOUTHWEST CORNER
SEC. 34, T5N-R7W
FOUND 1 1/2" BLM BRASS CAP
NW 43.20' TO 1/2" REBAR
NE 51.20' TO 1/2" REBAR
NNW 30.76' TO NAIL IN FENCE POST

NORTHEAST CORNER OF SEC. 4, T4N-R7W
CORNER FALLS IN LITTLE BLUE RIVER BED
TRUE CORNER POSITION DETERMINED MATHEMATICALLY
(By Lyle Davis L.S. 411, 5/14/97, Book 97-01, Job # 97-043)
TIES: S89°55'00"W, 88.14' TO 3/4" PIPE
S89°55'00"W, 340.92' TO 3/4" PIPE IN INTERSECTION

SOUTH 1/4 COR.
SEC. 34, T5N-R7W
FOUND 1 1/2" BLM BRASS CAP
TIES: NE 45.08' TO 3/4" PIPE
NW 44.03' TO 3/4" PIPE
WEST 50' TO TREE LINE NORTH



SCALE 1" = 100'

LEGEND

- SECTION CORNERS = ●
- MONUMENTS FOUND = ● (3/4" Pipes)
- MONUMENTS SET = ○ (1/2" rebars)
- RECORD MEASUREMENT = R
- ACTUAL MEASUREMENT = M

CURVE DATA

- (A) Delta = 41°33'13"
- Radius = 445.00'
- Length = 323.48'
- Long Chord = 316.45'
- LCB = N 22°08'53" W

LEGAL DESCRIPTION

A tract of land located in the East 1/2 of the Northeast Quarter of Section 4, Township 4 North, Range 7 West of the 6th P.M., Nuckolls County, Nebraska, said tract to be designated as "RHODES RIVERVIEW", a subdivision to the County of Nuckolls, Nebraska, and said tract being more particularly described as follows:

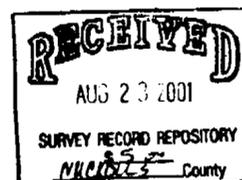
Commencing at the East 1/4 Corner of Sec. 4, T4N-R7W of the 6th P.M., Nuckolls County, Nebraska; running thence North 00°02'51" East (assumed bearings) along the East line of the said East 1/2 of the NE 1/4 a distance of 1304.18 feet, more or less, to the ACTUAL POINT OF BEGINNING; running thence North 89°57'09" West a distance of 104.16 feet to a point located on the East R.O.W. line of an existing Nuckolls County Roadway; running thence North 42°58'44" West and along said East R.O.W. line a distance of 106.45 feet to a point of curvature; running thence Northwesterly along said East R.O.W. line and along the arc of a 412.00 foot radius curve to the right, an arc distance of 298.03 feet to a point of tangency; running thence North 01°25'31" West along the said East R.O.W. line a distance of 796.25 feet to a point located on the North line of the said East 1/2 of the said NE 1/4, said point also being located on the Nuckolls County/Clay County Line; running thence North 89°55'00" East and along the said North line a distance of 219.78 feet more or less, to a point located on the west bank of the Little Blue River; thence continuing North 89°55'00" East and along the said North line a distance of 88.14 feet to the calculated location for the Northeast Corner of said Sec. 4, said point being located in the bed of the Little Blue River; running thence South 00°02'51" West and along the East line of the said East 1/2 of the NE 1/4 a distance of 851.45 feet to a point located on the west bank of the Little Blue River; thence continuing South 00°02'51" West and along the said East line of the NE 1/4 a distance of 292.82 feet, more or less, to the ACTUAL POINT OF BEGINNING; said tract containing a total calculated area of 7.250 acres, more or less.

SURVEYOR'S CERTIFICATE

I hereby state that I am a professional land surveyor licensed in accordance with the laws of the State of Nebraska, and that this survey was performed by me or under my direct supervision, and is accurate to the best of my knowledge. All distances shown on the plat are measured in feet and decimals of a foot, and all corners are marked with permanent monuments as shown on the plat.

Signed this 11th day of May, 2001.

Roger S. Parks
ROGER S. PARKS LS.287



EAST 1/4 COR. OF SEC. 4, T4N-R7W
FOUND 3/4" PIPE SET BY L. DAVIS (5/14/97)
TIES: NNE 67.07' TO 1/2" PIPE
EAST 33.7' TO BLM REFERENCE MONUMENT
SE 47.88' TO BLM REFERENCE MONUMENT
SE 58.10' TO NAIL IN 4TH POST NORTH OF CFP