

SURVEYOR'S CERTIFICATE

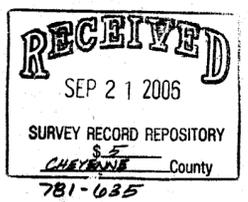
I, Kelly A. Beatty, a Nebraska Registered Land Surveyor, hereby certify that I have surveyed two tracts of land for easement property situated in the Northwest Quarter of Section 31, Township 15 North, Range 50 West of the 6th P.M., and in the Northwest Quarter of Section 6, Township 14 North, Range 50 West of the 6th P.M., all in Cheyenne County, Nebraska, said two tracts more particularly described as follows:

Tract 1
 A tract of land situated in the northwest corner of Block 32, Sioux Meadows Industrial Park, as platted in the Northwest Quarter of Section 31, Township 15 North, Range 50 West of the 6th P.M., Cheyenne County, Nebraska, said tract more particularly described as follows:
 Commencing at the northwest corner of Section 31, thence southerly on the west line of Section 31, on an assumed bearing of S00°18'01"W, a distance of 1410.50 feet, to the point of intersection with the westerly extension of the north line of Block 32, Sioux Meadows Industrial Park, as platted, thence bearing S89°36'16"E, on said extension line, a distance of 33.00 feet, to the point of intersection with the northwest corner of said Block 32, Sioux Meadows Industrial Park, and said point being the Point of Beginning, thence continuing easterly on said north line of Block 32, Sioux Meadows Industrial Park, bearing S89°36'16"E, a distance of 100.00 feet, thence bearing S00°18'01"W, on a line parallel with the west line of Section 31, a distance of 100.00 feet, thence bearing N89°36'16"W, on a line parallel with the north line of Block 32, Sioux Meadows Industrial Park, a distance of 100.00 feet, to the point of intersection with the west line of said Block 32, Sioux Meadows Industrial Park, thence bearing N00°18'01"E, on the west line of said Block 32, Sioux Meadows Industrial Park, and on the east right of way line of County Road 99, a distance of 100.00 feet, to the Point of Beginning, containing an area of 0.23 acres, more or less.

Tract 2
 A tract of land situated in the northeast corner of Block 25, Sioux Meadows Industrial Park, in the Northwest Quarter of Section 6, Township 14 North, Range 50 West of the 6th P.M., Cheyenne County, Nebraska, said tract more particularly described as follows:
 Commencing at the northeast corner of the Northwest Quarter of Section 6, thence westerly on the north line of the Northwest Quarter of Section 6, bearing N89°52'25"W, (assumed basis of bearing S00°18'01"W, on the west line of Section 31, Township 15 North, Range 50 West) a distance of 206.86 feet, thence bearing S00°45'09"W, on the centerline of County Road 101, a distance of 6.50 feet, to the existing railroad spike, said spike being on the centerline of Johnson Road (County Road 113), thence bearing N89°42'32"E, on said centerline, a distance of 33.00 feet, to the point of intersection with the northeast corner of Block 25, Sioux Meadows Industrial Park, said corner also being the Point of Beginning, thence continuing westerly on the north line of Block 25, Sioux Meadows Industrial Park, a distance of 200.00 feet, thence bearing S00°45'09"W, on a line parallel with the east line of Block 25, Sioux Meadows Industrial Park, a distance of 212.50 feet, thence bearing S89°42'32"E, on a line parallel with the north line of Block 25, Sioux Meadows Industrial Park, a distance of 200.00 feet, to the point of intersection with east line of said Block 25, Sioux Meadows Industrial Park, and said line also being the west right of way line of County Road 101, thence bearing N00°45'09"E, on the east line of Block 25, Sioux Meadows Industrial Park, and on the west right of way line of County Road 101, a distance of 212.50 feet, to the Point of Beginning, containing an area of 0.97 acres, more or less.

WITNESS MY HAND AND SEAL THIS 22nd DAY OF May, 2006
 FOR THE FIRM OF M. C. SCHAFF AND ASSOCIATES, INC.

Kelly A. Beatty, Nebraska Registered Land Surveyor, L. S. 476



SHEET 1 OF 1	DATE	PROJECT NUMBER
PROJECT NAME	PROJECT DATE	PROJECT NUMBER
PROJECT MGR:	PROJECT DATE:	PROJECT NUMBER:
TD/AB/JM	04/10/2006	1CC089003

PROJECT: EASEMENT OF LAND IN THE NW CORNER OF BLK 32, SIOUX MEADOWS INDUSTRIAL PARK AND EASEMENT OF LAND IN THE NE CORNER OF BLK 25, SIOUX MEADOWS INDUSTRIAL PARK, CHEYENNE COUNTY, NE

CLIENT: CITY OF SIDNEY, NEBRASKA

M. C. SCHAFF & ASSOCIATES, INC.
 818 SOUTH BELTLINE HIGHWAY EAST
 SCOTTSBLUFF, NEBRASKA 69361

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