

BALLANTYNE'S LOTSPLIT
in the Northeast 1/4 of the Southeast
1/4 of Section 19, Township 23 North,
Range 2 East of the 6th P.M., Stanton
County, Nebraska

Legal Description:

LOT ONE:

A tract of land lying wholly in the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 23 North, Range 2 East of the 6th P.M., Stanton County, Nebraska, more particularly described as follows:
Beginning at the East 1/16th corner of the Southeast 1/4 of said Section 19;
thence South 87 degrees 43 minutes 15 seconds West, on the 1/16th line, 597.00 feet;
thence North 01 degree 42 minutes 15 seconds West 219.88 feet;
thence North 87 degrees 52 minutes 35 seconds East 597.00 feet to a point on section line;
thence South 01 degree 41 minutes 55 seconds East, on section line, 218.26 feet to the point of beginning and containing 3.00 acres more or less.

LOT TWO:

A tract of land lying wholly in the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 23 North, Range 2 East of the 6th P.M., Stanton County, Nebraska, more particularly described as follows:
Commencing at the East 1/4 corner of said Section 19;
thence South, on section line, on an assumed bearing of South 01 degree 41 minutes 55 seconds East 661.29 feet to the point of beginning, said point being the Southeast corner of Wolff's Addition to the City of Stanton, Stanton County, Nebraska, being part of the Southeast 1/4 of Section 19, Township 23 North, Range 2 East of the 6th P.M., Stanton County, Nebraska;
thence continuing South 01 degree 41 minutes 55 seconds East, on section line, 441.07 feet;
thence South 87 degrees 52 minutes 35 seconds West 200.01 feet;
thence North 03 degrees 52 minutes 40 seconds West 452.05 feet to a point on a line common to said Wolff's Addition;
thence South 89 degrees 17 minutes 25 seconds East, on a line common to said Wolff's Addition, 217.39 feet to the point of beginning and containing 2.14 acres more or less.

LOT THREE:

A tract of land lying wholly in the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 23 North, Range 2 East of the 6th P.M., Stanton County, Nebraska, more particularly described as follows:
Commencing at the East 1/4 corner of said Section 19;
thence South, on section line, on an assumed bearing of South 01 degree 41 minutes 55 seconds East 661.29 feet to the Southeast corner of Wolff's Addition to the City of Stanton, Stanton County, Nebraska, being part of the Southeast 1/4 of Section 19, Township 23 North, Range 2 East of the 6th P.M., Stanton County, Nebraska;
thence North 89 degrees 17 minutes 25 seconds West, on a line common to said Wolff's Addition, 217.39 feet to the point of beginning;
thence continuing North 89 degrees 17 minutes 25 seconds West, on a line common to said Wolff's Addition, 400.11 feet;
thence South 39 degrees 03 minutes 15 seconds West, on a line common to said Wolff's Addition, 158.95 feet;
thence South 03 degrees 47 minutes East, on a line common to said Wolff's Addition, 30.80 feet;
thence North 68 degrees 04 minutes 20 seconds West, on a line common to said Wolff's Addition, 419.11 feet;
thence North 63 degrees 31 minutes 50 seconds West, on a line common to said Wolff's Addition, 241.94 feet to a point on the 1/16th line;
thence South 01 degree 34 minutes 55 seconds East, on the 1/16th line, 829.63 feet, to the center 1/16th corner of the Southeast 1/4;
thence North 87 degrees 43 minutes 15 seconds East, on the 1/16th line, 721.63 feet, to a point 597.00 feet West of the East 1/16th corner of the Southeast 1/4;
thence North 01 degree 42 minutes 15 seconds West 219.88 feet;
thence North 87 degrees 52 minutes 35 seconds East 396.99 feet;
thence North 03 degrees 52 minutes 40 seconds West 452.05 feet to the point of beginning and containing 15.24 acres more or less
AND

A tract of land lying wholly in the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 23 North, Range 2 East of the 6th P.M., Stanton County, Nebraska, more particularly described as follows:
Beginning at the East 1/4 corner of said Section 19;
thence South, on section line, on an assumed bearing of South 01 degree 41 minutes 55 seconds East 119.91 feet to a point on the North line of Wolff's Addition to the City of Stanton, Stanton County, Nebraska, being part of the Southeast 1/4 of Section 19, Township 23 North, Range 2 East of the 6th P.M., Stanton County, Nebraska;
thence South 88 degrees 46 minutes 35 seconds West, on said North line of Wolff's Addition, 1317.77 feet to a point on the 1/16th line;
thence North 01 degrees 34 minutes 55 seconds West, on the 1/16th line, 108.07 feet to the North 1/16th corner of the Southeast 1/4 of section 19;
thence North 88 degrees 15 minutes 25 seconds East, on 1/4 line, 1317.36 feet to the point of beginning and containing 3.44 acres more or less.

Said Lot Three contains 18.68 acres more or less.

Legal Description of Easement for Ingress & Egress over Lot 1 to Lot 3:

A tract of land lying wholly in the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 23 North, Range 2 East of the 6th P.M., Stanton County, Nebraska, more particularly described as follows:
Commencing at the East 1/4 corner of said Section 19;
thence South, on section line, on an assumed bearing of South 01 degree 41 minutes 55 seconds East 661.29 feet to the Southeast corner of Wolff's Addition to the City of Stanton, Stanton County, Nebraska, being part of the Southeast 1/4 of Section 19, Township 23 North, Range 2 East of the 6th P.M., Stanton County, Nebraska;
thence continuing South 01 degree 41 minutes 55 seconds East, on section line, 343.14 feet to the point of beginning;
thence continuing South 01 degree 41 minutes 55 seconds East, on section line, 76.11 feet
thence North 53 degrees 43 minutes 35 seconds West 262.67 feet;
thence North 03 degrees 52 minutes 40 seconds West 78.50 feet;
thence South 53 degrees 43 minutes 35 seconds East 266.46 feet to the point of beginning.