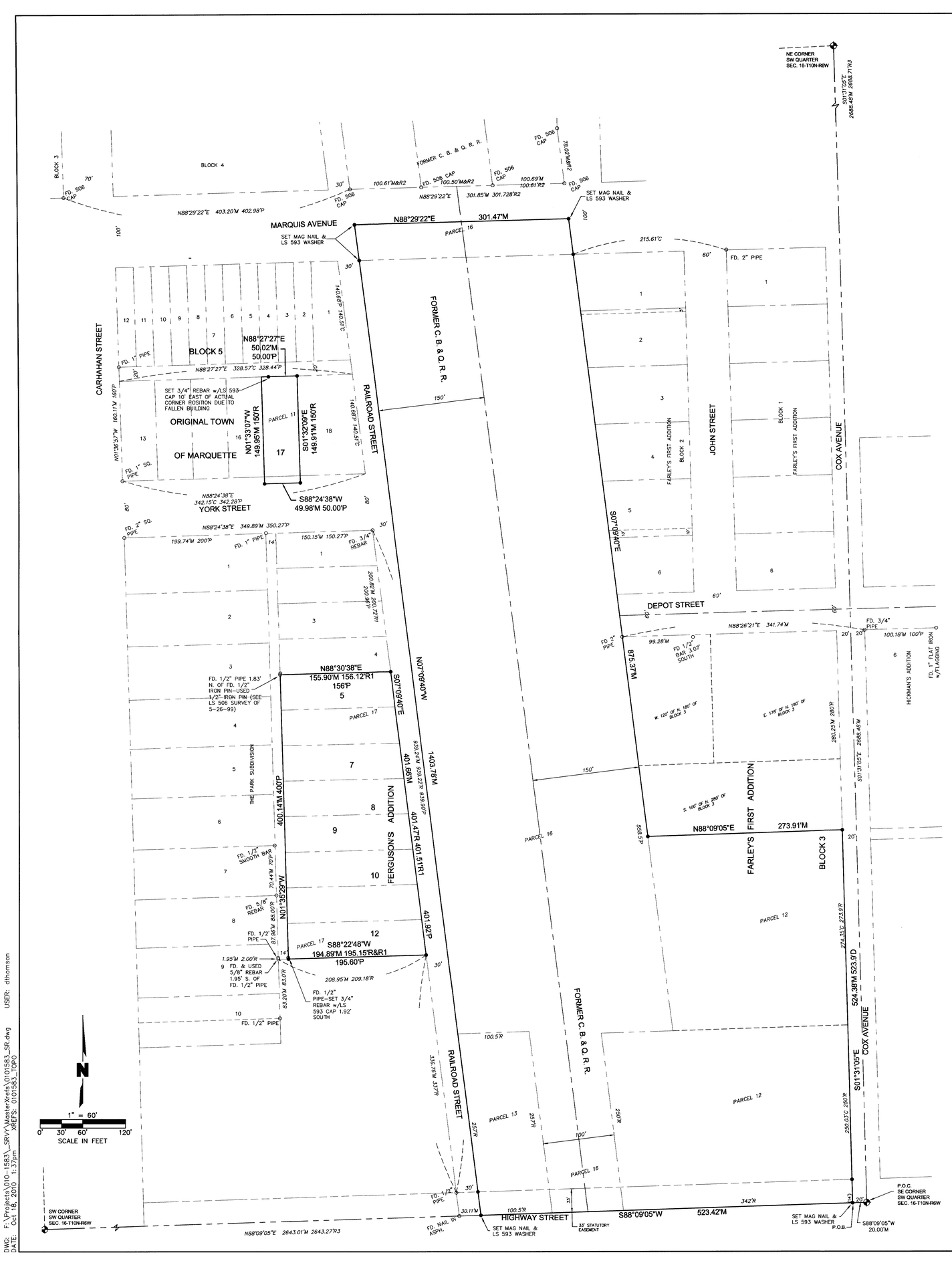
"BOUNDARY SURVEY"

HAMILTON COUNTY, NEBRASKA



LEGEND

	SECTION CORNER FOUND
	CORNER FOUND
	CORNER ESTABLISHED (3/4" REBAR w/LS 593 CAP —UNLESS NOTED OTHERWISE)
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
D	DEED DISTANCE
P	PLAT DISTANCE
R	LS 506, MAY 26, 1999
R1	LS 349, FEB. 26, 1997
R2	LS 506, JUNE 16, 2009
R3	LS 506, APRIL 22, 2009
	PROPERTY LINE
	SECTION LINE

TITLE COMMITMENT LEGAL DESCRIPTION

PARCEL 11:

Lot Seventeen (17), Block Five (5), Original Town of Marquette, and the North Ten (10) feet of vacated York Street, Hamilton County, Nebraska

PARCEL 12:
A certain tract of land described as follows: Commencing at a point 553.90 feet south of the northeast corner of Block Three (3), Farley's First Addition to Marquette, Hamilton County, Nebraska; thence south 250 feet to the section line, thence west 342 feet to the right of way of the Burlington and Missouri River Railroad, thence north 250 feet along said railroad right of way, thence east to the point of beginning AND a certain tract of land described as follows: Commencing at a point 280 feet south of the northeast corner of Block Three (3), Farley's First Addition to the Village of Marquette, Hamilton County, Nebraska; thence south along the west line of Cox Avenue 273.90 feet, thence west to the east line of the right of way of the Burlington & Missouri River Railroad, thence in a northerly direction on the east line of said right of way, thence east to the place of beginning.

Parcel 13:
A part of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter (SE1/4SE1/4SW1/4) of Section Sixteen (16), Township Twelve (12) North, Range Six (6) West of the 6th P.M., Hamilton County, Nebraska, described as follows:
Beginning at a point where the south line of said Section 16 intersects the west line of the right of way of the Chicago, Burlington & Quincy Railroad Company, being Fifty (50) Feet West of the Center line and at a right angle thereto of said right of way, thence northerly along the west line of said right of way Fifty (50) Feet westerly from the center line thereof, 257 feet, thence westerly parallel with said section line, 100.5 feet to the east line of Railroad Street, thence southerly along the east line of Railroad Street, 257 feet to the south line of said Section 16, thence easterly along said section line 100.5 feet to the place of beginning.

Parcel 16.
That portion of BNSF Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) 300 foot wide Station Ground property and that portion of said Railway Company's 100 foot wide right of way at Marquette, Nebraska situated in the E1/2SW1/4 Section 16, Township 12 North, Range 6 West of the 6th Principal Meridian, Hamilton County, Nebraska, being that portion of that certain tract of land described in Deed dated November 10, 1881 from the Lincoln Land Company to the Republican Valley Railroad recorded June 30, 1882 in Book G, Page 188, records of Hamilton County, Nebraska, lying North of the South line of said E1/2SW1/4 Section 16, and South of the Easterly prolongation of the centerline of Marquis Avenue, Original Townsite of Marquette, Hamilton County, Nebraska.

Parcel 17:
Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block One (1), Ferguson Addition to the Village of Marquette, Hamilton county, Nebraska.

AS SURVEYED LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 6 WEST OF THE 6TH P.M., VILLAGE OF MARQUETTE, HAMILTON COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE, WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 09 MINUTES 05 SECONDS WEST A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF BLOCK 3, FARLEY'S FIRST ADDITION, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING, ALONG SAID SOUTH LINE, SOUTH 88 DEGREES 09 MINUTES 05 SECONDS WEST, A DISTANCE OF 523.42 FEET TO A POINT ON THE EASTERLY LINE OF RAILROAD STREET AS REFERRED TO IN BOOK 52, PAGE 261, RECORDS OF HAMILTON COUNTY; THENCE NORTH 07 DEGREES 09 MINUTES 40 SECONDS WEST ALONG SAID EASTERLY LINE, AND ALONG THE WEST LINE OF A PARCEL OF LAND AS REFERRED TO IN BOOK 94, PAGE 375, RECORDS OF HAMILTON COUNTY, SAID LINE BEING 150.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF THE FORMER CHICAGO, BURLINGTON AND QUINCY RAILROAD, A DISTANCE OF 1,403.78 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE CENTERLINE OF MARQUIS AVENUE AS REFERRED TO IN SAID BOOK 94, PAGE 375; THENCE NORTH 88 DEGREES 29 MINUTES 22 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 301.47 FEET TO A POINT ON THE EASTERLY LINE OF SAID FORMER RAILROAD AS REFERRED TO IN SAID BOOK 94, PAGE 375; THENCE SOUTH 07 DEGREES 09 MINUTES 40 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 875.37 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND AS REFERRED TO IN BOOK 52, PAGE 430, RECORDS OF HAMILTON COUNTY; THENCE NORTH 88 DEGREES 09 MINUTES 05 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 273.91 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 3; THENCE SOUTH 01 DEGREES 31 MINUTES 05 SECONDS EAST ALONG SAID EAST LINE, SAID LINE BEING THE WEST LINE OF COX AVENUE, SAID LINE BEING LOCATED 20.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 524.38 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS A CALCULATED AREA OF 550,922.69 SQUARE FEET OR 12.65 ACRES, MORE OR LESS.

AND TOGETHER WITH:
LOTS 5 THROUGH 12, INCLUSIVE, BLOCK 1, FERGUSON ADDITION TO THE VILLAGE OF MARQUETTE, HAMILTON COUNTY, NEBRASKA.
SAID TRACT CONTAINS A CALCULATED AREA OF 70,147.90 SQUARE FEET OR 1.61 ACRES, MORE OR LESS.

AND TOGETHER WITH:
LOT 17, BLOCK 5, ORIGINAL TOWN OF MARQUETTE, TOGETHER WITH THE NORTH 10 FEET OF VACATED YORK STREET, HAMILTON COUNTY, NEBRASKA.
SAID TRACT CONTAINS A CALCULATED AREA OF 7,496.25 SQUARE FEET OR 0.17 ACRES, MORE OR LESS.

SECTION CORNER TIES

NE CORNER SW QUARTER SEC. 16-T12N-R6W	SE CORNER SW QUARTER SEC. 16-T12N-R6W	SW CORNER SW QUARTER SEC. 16-T12N-R6W
FD. ALUM. CAP 0.2' BELOW SURFACE	FD. 1" PIPE AT SURFACE OF ASPHALT	FD. 60D NAIL INSIDE PIPE AT SURFACE OF ASPHALT
23.14' SW. SET 5/8" REBAR	7' N. TO HIGHWAY CL	47.00' NW. FD. NAIL IN PWP
23.74' NW. SET 5/8" REBAR	53.02' NE, FD. NAIL IN E. FACE PWP	65.59' SW. FD. NAIL IN CUT OFF PWP
30.12' E. FD. NAIL IN PWP	29.25' SSW. FD. NAIL IN TOP OF CUT OFF PWP	58.25' SE. FD. NAIL IN TOP OF TEL. GUARD POST
	65.72' S. FD. NAIL IN W. FACE OF PWP	

SURVEY RECORD REPOSITORY RECEIVED
OCT 27 2010
5
County Hamilton
990-324
325

I, DANIEL A. THOMSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NEBRASKA REGISTERED LS-593 LAND SURVEYOR DANIEL A. THOMSON
Land Surveyor's Seal

Signed this 27th day of October 2010
Name: Daniel A. Thomson
Surveyor's license No. L.S. 593

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REV NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

BOUNDARY SURVEY

AURORA CO-OP

MARQUETTE, NE

2010

drawn by:	DAT
checked by:	
approved by:	
QA/QC by:	MRJ
project no.:	010-1583
drawing no.:	400414
date:	09.01.10

SHEET 1 of 1

DWG: F:\Projects\010-1583_SRVY\MasterXrefs\0101583_SR.dwg USER: dthomson
DATE: Oct 18, 2010 1:37pm XREFS: 0101583_TOPO