

Inset 2025 4984

RECORD OF AEDS SURVEY

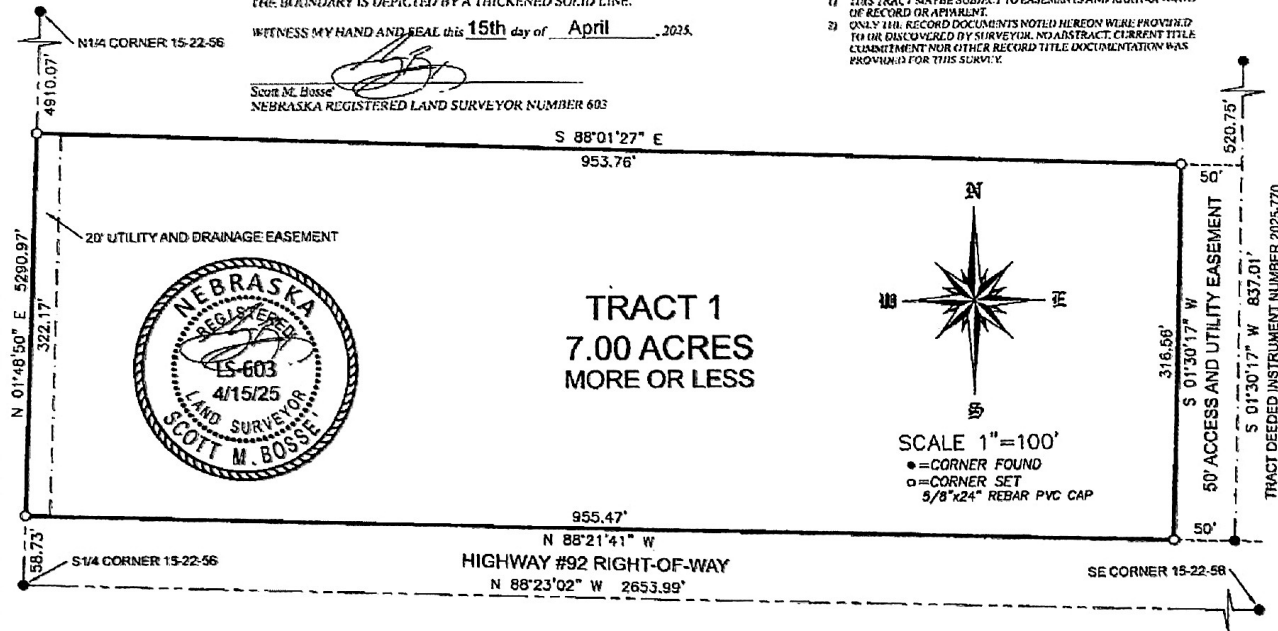
TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 56 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE, NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED BY THE LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 100 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this 15th day of April, 2025.

Scott M. Bosse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE, ALONG THE WEST LINE OF SAID QUARTER SECTION, N01°48'50\"E TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF NEBRASKA HIGHWAY #92, BEING A DISTANCE OF 58.73 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST LINE, N01°48'50\"E FOR A DISTANCE OF 323.17 FEET; THENCE, S88°01'27\"E FOR A DISTANCE OF 953.76 FEET; THENCE, S01°30'17\"W TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY, BEING A DISTANCE OF 316.56 FEET; THENCE, ALONG SAID RIGHT-OF-WAY, N48°21'41\"W FOR A DISTANCE OF 955.47 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 7.00 ACRES, MORE OR LESS.

ALSO TO INCLUDE A 50 FEET WIDE ACCESS AND UTILITY EASEMENT LYING EASTERLY OF THE ABOVE DESCRIBED TRACT FOR THE USE AND BENEFIT OF SAID TRACT.

ALSO TO INCLUDE A 20 FEET WIDE UTILITY AND DRAINAGE EASEMENT BEING THE WEST 20 FEET OF THE ABOVE DESCRIBED TRACT FOR THE USE AND BENEFIT OF THE ADJOINING LANDS NORTH.

SURVEYOR'S NOTES:

- 1) THIS TRACT MAY BE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPLICABLE.
- 2) ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.

CORNER TIES:

SE CORNER 15-22-56
FOUND ALUMINUM CAP
NE 62.23' TO TC ROW MARKER
SE 54.61' TO POWER POLE
SW 82.82' TO POWER POLE
NW 61.65' TO POWER POLE

SW 4 CORNER 15-22-56
FOUND 3/8\"X1/2\" SPIKE
N 57.81' TO TC ROW MARKER
S 84.79' TO POWER POLE
NW 74.33' TO GARAGE CORNER

NW CORNER 15-22-56
FOUND ALUMINUM CAP
S 35.09' TO 1\"X1\" REBAR
SEE PLAN TO POWER POLE
WSW 242.03' TO POWER POLE

ACCUSTAR SURVEYING	
3001 COUNTY ROAD 17 PIONEER, COOK, ILL 60187	MICHELL, NE 68357 CELL: (308) 633-0187
PROJECT: VAUGHAN AEDS 15-22-56 MILWAUKEE, NEBRASKA	
SHEET 1 OF 1	