

RECORD OF AEADS 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
IN 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.

Scot M. Busse
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

S 88°01'27" E
953.76'



TRACT 1
7.00 ACRES
MORE OR LESS

955.47'
N 88°21'41" W
AY #92 RIGHT-OF-WAY
87'00" N 000.00")

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 36 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTT BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFFRING, TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE, ALONG THE WEST LINE OF SAID QUARTER SECTION, NO^W45^E TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF NEBRASKA HIGHWAY #92, BEING A DISTANCE OF 58.72 FEET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST LINE, NO^W45^E FOR A DISTANCE OF 322.17 FEET, THENCE, S⁵⁸E 01²⁷' FOR A DISTANCE OF 93.76 FEET, THENCE, S⁰¹30' E 01' FOR A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY, BEING A DISTANCE OF 316.56 FEET; THENCE, ALONG SAID RIGHT-OF-WAY, N⁸⁸21⁴¹' W FOR A DISTANCE OF 935.47 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.

LON MORTARS

- 1) THIS TRACT MAYBE SUBJECT TO EASMENTS AND RIGHT-OF-WAY OF RECORD OR APARENT.
2) ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO THE SURVEYOR BY SURVEYOR. NO ABSTRACT, CURRENT TITLE COMMITMENT NOR OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED FOR THIS SURVEY.

Diagram of a property corner with the following dimensions and descriptions:

- Horizontal distance: 316.56'
- Vertical distance: 50'
- Line description: 50' ACCESS AND UTILITY EASEMENT
- Vertical distance: 50'
- Horizontal distance: 520.75'
- Line description: 5' 01'30"17" W 837.01'
- Line description: 5' 01'30"17" W 837.01'
- Text: TRACT DEEDED INSTRUMENT NUMBER 2025-770
- Text: SE CORNER 15-22-58

CORNER THIS:
SL CORNER 15-22-56
FOUND ALUMINUM CAP
NE 02³⁷' TO ROX MARKER
SE 54⁶¹' TO POWER POLE
SW 17⁸²' TO POWER POLE
NW 63⁶⁵' TO POWER POLE

\$14 CORNER 15-22-56
FOUND SWAYBACK SPIKE
N 57⁸¹' TO KOWN MARKER
S 54¹⁰' TO POWER POLE
NW 14³⁷' TO GARAGE CORNER

NIN CORNER 15-22-56
FOUND ALUMINUM CAP
S 33⁰⁹' TO 1" REBAR
ESE 54¹⁰' TO POWER POLE
WSW 24⁶³' TO POWER POLE

SHEET 110E1

PROJECT:
/AUGHAN AEOS 15-22-56
MILLAN VAUGHAN

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