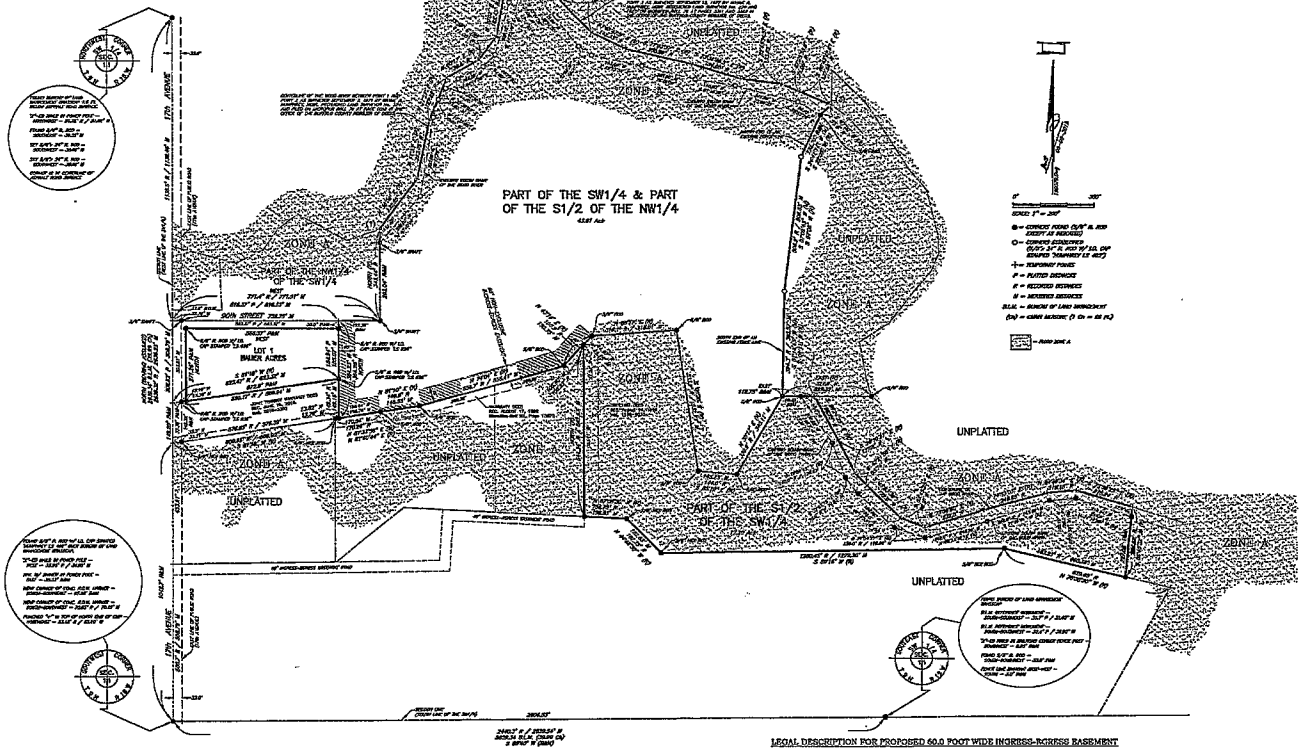

LEGAL DESCRIPTION FOR LOT 1

Lot One (1), Bauer Acres, a subdivision being part of the West Half of the Southwest Quarter (W1/2 SW1/4) of Section Eleven (11), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska.

SURVEYOR'S CERTIFICATE

Surveyed by Buffalo Surveying Corporation, June 16, 2017, as shown on the above plat, Mark W. Humphrey, Party Chief, and all information shown on the above plat is true and correct to the best of my knowledge and belief.

(S E A L)

BUFFALO SURVEYING CORPORATION

Mitchell W. Humphrey, President
Nebr. Registered Land Surveyor No. 492

LEGAL DESCRIPTION FOR PROPOSED 60.0 FOOT WIDE INGRESS-EGRESS EASEMENT

A non-exclusive ingress-egress easement across a strip of land being 60.0 feet in width abutting to the East and North of the following described line located in the South Half (S1/2) of Section Eleven (11), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska: Referring to the Southwest Corner of the Southwest Quarter of Section 11 and assuming the West line of the Southwest Quarter of Section 11 as bearing NORTH and all bearings contained herein are relative thereto; thence NORTH on the aforesaid West line of the Southwest Quarter of Section 11 a distance of 1500.80 feet to the Northwest Corner of Bauer Acres, a subdivision being part of the West Half of the Southwest Quarter (W1/2 SW1/4) of Section Eleven (11), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska; thence leaving the West line of said Southwest Quarter of Section 11, EAST on the North line of said Bauer Acres a distance of 616.37 feet to the ACTUAL PLACE OF BEGINNING, said point being the Northeast Corner of said Bauer Acres; thence South on the East line of said Bauer Acres a distance of 184.94 feet to the Southeast Corner of said Bauer Acres, said point also being the Northeast Corner of a tract of land described in the Joint Tenancy Warranty Deed filed at Inst. 2018-3300, recorded on June 15, 2018 in the office of the Buffalo County Register of Deeds; thence on the East line of said tract of land described in Joint Tennancy Warranty Deed filed as Inst. 2018-3300, SOUTH a distance of 149.34 feet to the Southeast Corner of said tract of land described in Joint Tennancy Warranty Deed filed at Inst. 2018-3300, said point being on the North line of tract of land described in the Warranty Deed filed on Microfilm Roll 92 at Page 13872, recorded August 17, 1992 in the office of the Buffalo County Register of Deeds; thence on the North line of said tract of land described in the Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 81°40'44" E a distance of 156.44 feet; thence continuing on the North line of said tract of land described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 81°10' E a distance of 146.5 feet; thence continuing on the North line of said tract of land described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 74°04' E a distance of 336.7 feet; thence continuing on the North line of said tract of land described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 43°16' E a distance of 105.23 feet to the Northeast Corner of said tract described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872; thence continuing N 43°16' E a distance of 44.57 feet to the point of termination of said line.

LEGAL DESCRIPTION FOR MIDDLE TRACT

A tract of land being part of the Southwest Quarter (SW1/4) and part of the South Half of the Northwest Quarter (S1/2 NW1/4) of Section Eleven (11), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Northwest Corner of the Southwest Quarter of Section 11 and assuming the West line of the Southwest Quarter as bearing SOUTH and all bearings contained herein are relative thereto; thence SOUTH on the West line of said Southwest Quarter a distance of 1138.5 feet to the ACTUAL PLACE OF BEGINNING, said point being the Northeast Corner of Bauer Acres, a subdivision being part of the West Half of the Southwest Quarter (W1/2 SW1/4) of Section Eleven (11), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska; thence leaving the West line of said Southwest Quarter of Section 11, EAST on the North line of said Bauer Acres, if extended, a distance of 771.4 feet; thence NORTH parallel with the West line of said Southwest Quarter a distance of 343.44 feet to a point on the centerline of the Wood River; thence downstream and on the aforesaid centerline of the Wood River, N 36°06' E a distance of 232.85 feet; thence N 1°132' E a distance of 223.75 feet; thence N 21°57' E a distance of 167.89 feet; thence N 40°17' E a distance of 136.8 feet; thence N 35°57' E a distance of 111.05 feet; thence N 10°02' E a distance of 165.43 feet; thence N 43°44' E a distance of 96.73 feet; thence N 66°48'04.1" E a distance of 9.35 feet; thence S 53°13'27.1" E a distance of 148.05 feet; thence S 43°51'43.6" E a distance of 186.13 feet; thence S 63°48'47.5" E a distance of 142.33 feet; thence S 7°0'37" E a distance of 250.98 feet; thence S 73°31'49.5" E a distance of 184.08 feet; thence S 82°45'54.5" E a distance of 153.82 feet; thence S 67°25'36.6" E a distance of 71.05 feet; thence S 66°43'47.6" E a distance of 127.58 feet; thence leaving said centerline of the Wood River, S 41°02' W a distance of 55.6 feet; thence S 22°05' W a distance of 171.7 feet; thence S 6°0'05' W a distance of 509.9 feet; thence S 21°11' W a distance of 394.3 feet; thence S 30°12' W a distance of 339.9 feet; thence N 85°12' W a distance of 144.0 feet; thence N 09°25' W a distance of 339.9 feet; thence S 85°17' W a distance of 218.1 feet; thence S 40°15' W a distance of 150.2 feet; thence S 74°04' W a distance of 336.7 feet; thence S 81°10' W a distance of 146.5 feet; thence S 81°40'44" W a distance of 156.44 feet to the Southeast Corner of a tract of land described in the Joint Tenancy Warranty Deed filed at Inst. 2018-3300, recorded on June 15, 2018 in the office of the Buffalo County Register of Deeds; thence on the South line of said tract of land described in said Joint Tennancy Warranty Deed, filed at Inst. 2018-3300, S 81°40'44" W a distance of 10.82 feet; thence continuing on the South line of said tract of land described in said Joint Tenancy Warranty Deed filed at Inst. 2018-3300, S 81°1'E W a distance of 609.95 feet to the Southwest Corner of said tract of land described in said Joint Tenancy Warranty Deed filed at Inst. 2018-3300, with said point also being on the West line of the Southwest Quarter of said Section 11; thence NORTH on the aforesaid West line a distance of 149.28 feet to the Northwest Corner of said tract of land described in said Joint Tenancy Warranty Deed filed at Inst 2018-3300, said point also being the Southwest Corner of said Bauer Acres; thence continuing NORTH on the West line of said Southwest Quarter of Section 11 and on the West line of said Bauer Acres a distance of 308.82 feet to the place of beginning. EXCEPT THEREFROM; Bauer Acres, a subdivision being part of the West Half of the Southwest Quarter (W1/2 SW1/4) of Section Eleven (11), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Northwest Corner of the Southwest Quarter of said Section 11 and assuming the West line of said Southwest Quarter as bearing SOUTH and all bearings contained herein are relative thereto thence SOUTH on the aforesaid West line a distance of 1138.5 feet to the ACTUAL PLACE OF BEGINNING; thence continuing SOUTH on the aforedescribed course a distance of 308.82 feet; thence leaving the West line of the Southwest Quarter of said Section 11, N 81°1E E a distance of 633.47 feet; thence NORTH parallel with the aforesaid West line of the Southwest Quarter of said Section 11 a distance of 214.94 feet; thence WEST a distance of 614.37 feet to the place of beginning. ALSO EXCEPT THEREFROM; A tract of land described in the Joint Tenancy Warranty Deed filed at Inst. 2018-3300, recorded on June 15, 2018 in the office of the Buffalo County Register of Deeds, being part of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Eleven (11), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Southwest Corner of said Section 11 and assuming the West line of the Southwest Quarter of said Section 11 as bearing NORTH and all bearings contained herein are relative thereto; thence NORTH on the West line of the Southwest Quarter of said Section 11 a distance of 1042.7 feet to the ACTUAL PLACE OF BEGINNING; thence continuing NORTH on the aforedescribed course a distance of 149.28 feet; thence N 81°1E E a distance of 623.47 feet; thence SOUTH parallel to the West line of the Southwest Quarter of said Section 11 a distance of 149.34 feet; thence S 81°40'44" W a distance of 13.82 feet; thence S 81°1E W a distance of 609.95 feet to the place of beginning.

Containing 43.81 acres, more or less.

LEGAL DESCRIPTION FOR EASTERLY TRACT

A tract of land being part of the South Half (S1/2) of Section Eleven (11), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Southwest Corner of the Southwest Quarter of Section 11 and assuming the West line of the Southwest Quarter of Section 11 as bearing NORTH and all bearings contained herein are relative thereto; thence NORTH on the aforesaid West line of the Southwest Quarter of Section 11 a distance of 1042.7 feet to the Southwest Corner of a tract of land described in the Joint Tenancy Warranty Deed filed at Inst. 2018-3300, recorded on June 15, 2018 in the office of the Buffalo County Register of Deeds; thence leaving the West line of the Southwest Quarter of said Section 11 and on the South line of said tract of land described in the Joint Tenancy Warranty Deed filed at Inst. 2018-3300, N 81°1E E a distance of 609.95 feet to the Northwest Corner of a tract of land described in the Warranty Deed filed on Microfilm Roll 92 at Page 13872, recorded August 17, 1992 in the office of the Buffalo County Register of Deeds; thence continuing on the South line of said tract of land described in said Joint Tenancy Warranty Deed filed at Inst. 2018-3300 and on the North line of said tract of land described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 81°40'44" E a distance of 13.82 feet to the Southeast Corner of said tract of land described in said Joint Tenancy Warranty Deed filed at Inst. 2018-3300; thence continuing on the North line of said tract of land described in the Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 81°40'44" E a distance of 156.44 feet; thence continuing on the North line of said tract of land described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 81°10' E a distance of 146.5 feet; thence continuing on the North line of said tract of land described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 74°04' E a distance of 336.7 feet; thence continuing on the North line of said tract of land described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 43°16' E a distance of 105.23 feet to the Northeast Corner of said tract described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872; thence continuing N 43°16' E a distance of 44.57 feet to the point of termination of said line.

A tract of land being part of the South Half (S1/2) of Section Eleven (11), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Southwest Corner of the Southwest Quarter of Section 11 and assuming the West line of the Southwest Quarter of Section 11 as bearing NORTH and all bearings contained herein are relative thereto; thence NORTH on the aforesaid West line of the Southwest Quarter of Section 11 a distance of 1042.7 feet to the Southwest Corner of a tract of land described in the Joint Tenancy Warranty Deed filed at Inst. 2018-3300, recorded on June 15, 2018 in the office of the Buffalo County Register of Deeds; thence leaving the West line of the Southwest Quarter of said Section 11 and on the South line of said tract of land described in the Joint Tenancy Warranty Deed filed at Inst. 2018-3300, N 81°1E E a distance of 609.95 feet to the Northwest Corner of a tract of land described in the Warranty Deed filed on Microfilm Roll 92 at Page 13872, recorded August 17, 1992 in the office of the Buffalo County Register of Deeds; thence continuing on the South line of said tract of land described in said Joint Tenancy Warranty Deed filed at Inst. 2018-3300 and on the North line of said tract of land described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 81°40'44" E a distance of 13.82 feet to the Southeast Corner of said tract of land described in said Joint Tenancy Warranty Deed filed at Inst. 2018-3300; thence continuing on the North line of said tract of land described in the Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 81°40'44" E a distance of 156.44 feet; thence continuing on the North line of said tract of land described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 81°10' E a distance of 146.5 feet; thence continuing on the North line of said tract of land described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 74°04' E a distance of 336.7 feet; thence continuing on the North line of said tract of land described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 43°16' E a distance of 105.23 feet to the Northeast Corner of said tract described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872; thence continuing N 43°16' E a distance of 44.57 feet to the point of termination of said line.

A tract of land being part of the South Half (S1/2) of Section Eleven (11), Township Nine (9) North, Range Sixteen (16) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows: Referring to the Southwest Corner of the Southwest Quarter of Section 11 and assuming the West line of the Southwest Quarter of Section 11 as bearing NORTH and all bearings contained herein are relative thereto; thence NORTH on the aforesaid West line of the Southwest Quarter of Section 11 a distance of 1042.7 feet to the Southwest Corner of a tract of land described in the Joint Tenancy Warranty Deed filed at Inst. 2018-3300, recorded on June 15, 2018 in the office of the Buffalo County Register of Deeds; thence leaving the West line of the Southwest Quarter of said Section 11 and on the South line of said tract of land described in the Joint Tenancy Warranty Deed filed at Inst. 2018-3300, N 81°1E E a distance of 609.95 feet to the Northwest Corner of a tract of land described in the Warranty Deed filed on Microfilm Roll 92 at Page 13872, recorded August 17, 1992 in the office of the Buffalo County Register of Deeds; thence continuing on the South line of said tract of land described in said Joint Tenancy Warranty Deed filed at Inst. 2018-3300 and on the North line of said tract of land described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 81°40'44" E a distance of 13.82 feet to the Southeast Corner of said tract of land described in said Joint Tenancy Warranty Deed filed at Inst. 2018-3300; thence continuing on the North line of said tract of land described in the Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 81°40'44" E a distance of 156.44 feet; thence continuing on the North line of said tract of land described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 81°10' E a distance of 146.5 feet; thence continuing on the North line of said tract of land described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 74°04' E a distance of 336.7 feet; thence continuing on the North line of said tract of land described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872, N 43°16' E a distance of 105.23 feet to the Northeast Corner of said tract described in said Warranty Deed filed on Microfilm Roll 92 at Page 13872; thence continuing N 43°16' E a distance of 44.57 feet to the point of termination of said line.

Containing 17.20 acres, more or less.

BUFFALO SURVEYING CORPORATION
Kearney, Nebr.
68848
P.O. Box 909
(308) 237-3765