

RECORD OF EASEMENT SURVEY

A STRIP OF LAND OVER AND ACROSS SECTIONS 19 AND 20, BOTH IN TOWNSHIP 24 NORTH, RANGE 50 WEST OF THE 6TH P.M., BOX BUTTE COUNTY, NEBRASKA.

NE CORNER 19-24-50

LINE	BEARING	DISTANCE
L1	S 30°26'57" W	224.11'
L2	S 44°34'39" W	382.18'
L3	S 03°42'21" W	59.79'
L4	S 34°05'37" E	178.34'
L5	S 43°43'04" E	221.25'

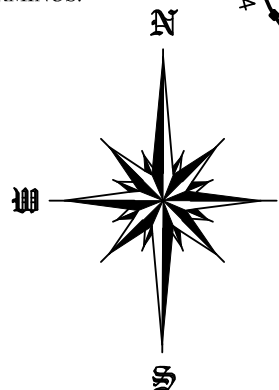
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	100.88'	99.82'	S 15°59'55" W	28°54'04"
C2	700.00'	172.61'	172.17'	S 37°30'48" W	14°07'42"
C3	350.00'	249.67'	244.41'	S 24°08'30" W	40°52'18"
C4	250.00'	164.93'	161.96'	S 15°11'38" E	37°47'58"
C5	700.00'	117.58'	117.44'	S 38°54'21" E	9°37'27"
C6	700.00'	553.03'	538.76'	S 21°05'06" E	45°15'57"

EASEMENT DESCRIPTION:

AN ACCESS EASEMENT OVER AND ACROSS SECTIONS 19 AND 20, BOTH IN TOWNSHIP 24 NORTH, RANGE 50 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOX BUTTE COUNTY, NEBRASKA, FOR THE USE AND BENEFIT OF THE NORTHWEST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 30, BOTH IN TOWNSHIP 24 NORTH, RANGE 50 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOX BUTTE COUNTY, NEBRASKA, BEING 40 FEET IN WIDTH AND BEING 20 FEET EITHER SIDE OF THE CENTERLINE WITH SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE, ALONG THE EAST LINE OF SAID SECTION 19, S01°32'53"W FOR A DISTANCE OF 1652.10 FEET; THENCE, ALONG A 200.00 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 28°54'04", CHORD BEING S15°59'55"W FOR 99.82 FEET, FOR AN ARC DISTANCE OF 100.88 FEET; THENCE, S30°26'57"W FOR A DISTANCE OF 224.11 FEET; THENCE, ALONG A 700.00 FEET RADIUS CURVE TO THE RIGHT, SUPPORTING A CENTRAL ANGLE OF 14°07'42", CHORD BEING S37°30'48"W FOR 172.17 FEET, FOR AN ARC DISTANCE OF 172.61 FEET; THENCE, S44°34'39"W FOR A DISTANCE OF 382.18 FEET; THENCE, ALONG A 350.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 40°52'18", CHORD BEING S24°08'30"W FOR 244.41 FEET, FOR AN ARC DISTANCE OF 249.67 FEET; THENCE, S03°42'21"W FOR A DISTANCE OF 59.79 FEET; THENCE, ALONG A 250.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 37°47'58", CHORD BEING S15°11'38"E FOR 161.96 FEET, FOR AN ARC DISTANCE OF 164.93 FEET; THENCE, S34°05'37"E FOR A DISTANCE OF 178.34 FEET; THENCE, ALONG A 700.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 09°37'27", CHORD BEING S38°54'21"E FOR 117.44 FEET, FOR AN ARC DISTANCE OF 117.58 FEET; THENCE, S43°43'04"E FOR A DISTANCE OF 221.25 FEET; THENCE, ALONG A 700.00 FEET RADIUS CURVE TO THE RIGHT, TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 19, SUPPORTING A CENTRAL ANGLE OF 45°15'57", CHORD BEING S21°05'06"E FOR 538.76 FEET, FOR AN ARC DISTANCE OF 553.03 FEET; THENCE, ALONG SAID EAST LINE, S01°32'53"W TO THE SOUTHEAST CORNER OF SAID SECTION 19, BEING A DISTANCE OF 1578.96 FEET AND ALSO BEING THE POINT OF TERMINUS.

CENTERLINE OF 40'
ACCESS EASEMENT



● = CORNER FOUND SCALE 1"=600'

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE', NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE EASEMENT AS 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 600 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 CENTERLINE OF SAID EASEMENT IS DEPICTED BY A THICKENED LINE.

WITNESS MY HAND AND SEAL this 25th day of April, 2023.



Scott M. Bosse'
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603

SURVEYOR NOTES:

- 1) THIS TRACT MAYBE SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPARENT.
- 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.
- 3) AS-SURVEYED EASEMENT CONNECTS THE LAND OWNED BY KAYAK INVESTMENTS LLC TO THOMAS ROAD AND THAT THE EASEMENT PROVIDES THE KAYAK INVESTMENTS LLC PROPERTY ACCESS TO THOMAS ROAD.

CORNER TIES:

NE CORNER 19-24-50
FOUND 3/8" REBAR W/ALUM CAP
LS-702 DATED 2022
NW 45.28' TO FENCE CORNER
NNW 36.76' TO GATE POST
N 25.80' TO GATE POST

SE CORNER 19-24-50
FOUND 1/2" X 36" BENT REBAR
REPLACED WITH 3/8" X 24"
REBAR W/PVC CAP
NE, SE, SW, NW 46.67' TO 60D SPIKE



**SHEET
1 OF 1**

PROJECT:
HAIN 19 & 20-24-50
JIM HAIN
THE LUND COMPANY

ACCUSTAR SURVEYING

30601 COUNTY ROAD 17
PHONE: (308) 623-0197

MITCHELL, NE 69357
CELL: (308) 631-0737

Scale 1"=600'

Date: APRIL 10, 2023

Drawn By SMB

REVISED: APRIL 25, 2023