

**LAND SURVEYOR'S CERTIFICATE**

To The Office of  
Cass County Surveyor

I, DENNIS L. WHITFIELD, Nebraska Registered Land Surveyor No.449, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska in effect at the time of this survey.

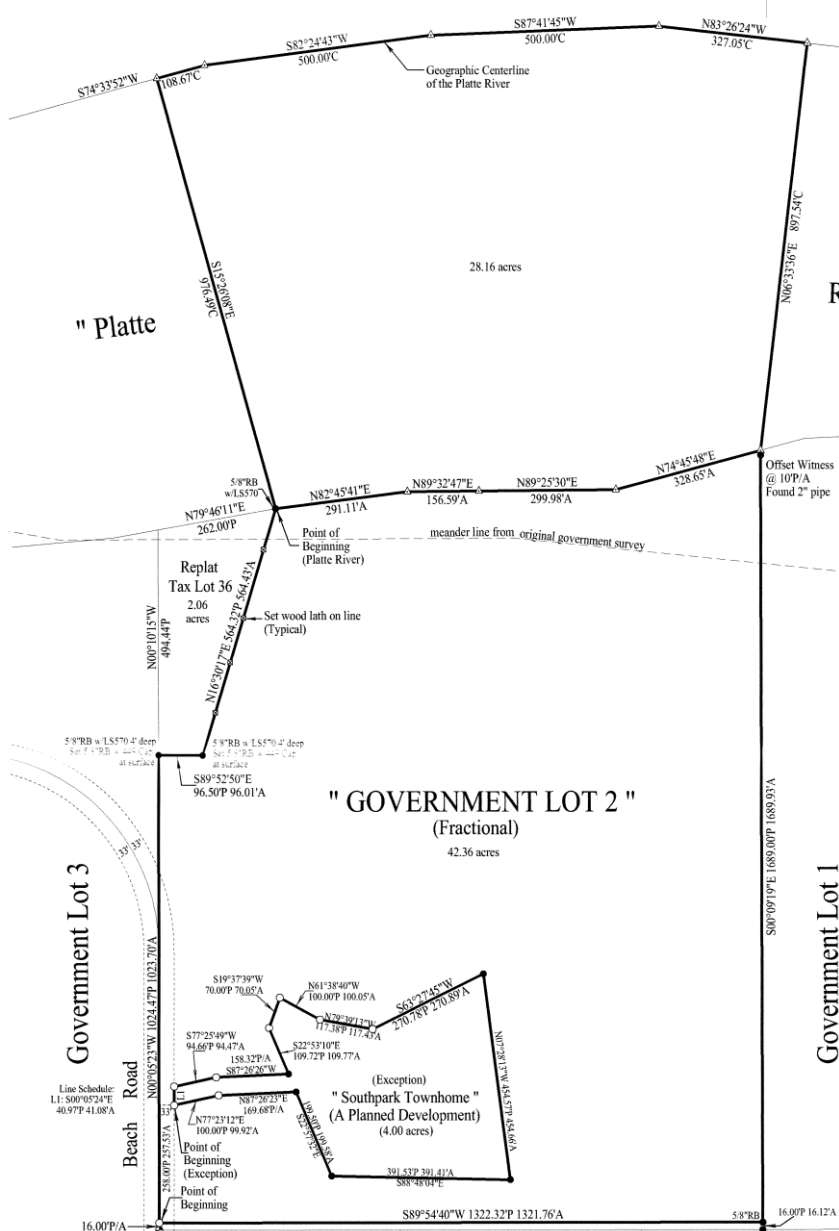
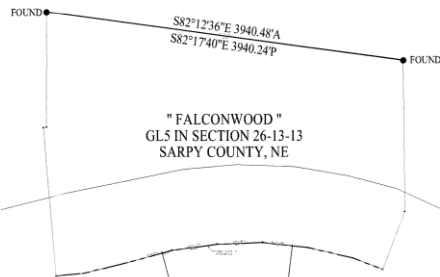
**LEGAL DESCRIPTION:**

THAT PART OF GOVERNMENT LOT 2 AND ACCRETION GROUND THERETO LOCATED IN FRACTIONAL SECTION 35-T13N-R13E OF THE 6TH P.M., CASS COUNTY, NEBRASKA, more fully described as follows:

Referring to the C1/4 Corner of said Section 35; thence N00°05'23"W, (assumed bearing), along the West line of said Government Lot 2, a distance of 16.00' to the TRUE POINT OF BEGINNING; thence continuing N00°05'23"W, a distance of 1023.70' to the SW Corner of Tax Lot 36, Replat; thence S89°52'50"E, a distance of 96.01' to the SE Corner of Tax Lot 36, Replat; thence N16°30'17"E, a distance of 564.43' to the NE Corner of Tax Lot 36, Replat, (also a point on the Right Bank of the Platte River); thence following said Right Bank the next four (4) courses: 1) N82°45'41"E, a distance of 291.11'; 2) thence N89°32'47"E, a distance of 156.59'; 3) thence N89°25'30"E, a distance of 299.98'; 4) thence N74°45'48"E, a distance of 328.65'; thence leaving said high bank, S00°09'19"E, along the East line of said Government Lot 2, a distance of 1689.93' to a point 16.00' North of the SE Corner of said Government Lot 2; thence S89°54'40"W, a distance of 1321.76' to the POINT OF BEGINNING. Said described tract contains 46.36 Acres, more or less. EXCEPT: (SOUTHPARK TOWNHOMES, 4.00 acres) TOTAL AREA: 42.36 ACRES, MORE OR LESS.

RECORD DESCRIPTION OF SOUTHPARK TOWNHOMES: a fractional part of the West One-Half of the Northeast Quarter (W1/2 NE1/4), (sometimes known as Gov't Lot 2), in Section 35, Township 13 North, Range 13 East of the 6th P.M. Cass County, Nebraska, more fully described as follows: Referring to the Center 1/4 Corner of said Section 35; thence running N0°E, (assumed bearing) along the West line of the NE1/4), 274.0 feet; thence N90°E, 33.0 feet, to the TRUE POINT OF BEGINNING on the Easterly county road right-of-way line; thence N0°E, (along said right-of-way), 40.97 feet; thence N77°30'27"E, 94.66 feet; thence N87°33'37"E, 158.32 feet; thence N22°50'28"W, 109.72 feet; thence N19°40'26"E, 70.0 feet; thence S61°36'38"E, 100.0 feet; thence S79°16'40"E, 117.38 feet; thence N63°30'22"E, 270.78 feet; thence S7°25'00"E, 454.57 feet; thence N88°45'42"W, 391.53 feet; thence N22°50'28"W, 199.50 feet; thence S87°33'37"W, 169.68 feet; thence S77°30'27"W, 100.0 feet to the POINT OF BEGINNING containing 4.00 acres.

NOTE: REFERENCE SURVEY BY LS-565 DATED JUNE 24, 2022 FOR GEOGRAPHIC CENTERLINE OF THE PLATTE RIVER



THAT PART OF THE PLATTE RIVER, ADJACENT AND ATTACHED TO GOVERNMENT LOT 2 LOCATED IN FRACTIONAL SECTION 35-T13N-R13E OF THE 6TH P.M., CASS COUNTY, NEBRASKA, more fully described as follows:

Referring to the C1/4 Corner of said Section 35; thence N00°05'23"W, (assumed bearing), along the West line of said Government Lot 2, a distance of 1039.70' to the SW Corner of Tax Lot 36, Replat; thence S89°52'50"E, a distance of 96.01' to the SE Corner of Tax Lot 36, Replat; thence N16°30'17"E, a distance of 564.43' to the NE Corner of Tax Lot 36, Replat, (also a point on the Right Bank of the Platte River) and the TRUE POINT OF BEGINNING; thence following said Right Bank the next four (4) courses: 1) N82°45'41"E, a distance of 291.11'; 2) thence N89°32'47"E, a distance of 156.59'; 3) thence N89°25'30"E, a distance of 299.98'; 4) thence N74°45'48"E, a distance of 328.65'; thence leaving said high bank, thence N06°33'36"E, a distance of 897.54' to the geographic centerline of the Platte River; thence following said geographic centerline the next four courses: 1) N83°26'24"W, a distance of 327.05'; 2) thence S87°41'45"W, a distance of 500.00'; 3) thence S82°24'43"W, a distance of 500.00'; 4) thence S74°33'52"W, a distance of 108.67'; thence leaving said geographic centerline, S15°26'08"E, a distance of 976.49' to the POINT OF BEGINNING. Said described tract contains 28.16 Acres, more or less.

*Dennis L. Whitfield*  
Signature of Land Surveyor  
Date: 1-08-22; 12-21-23  
Project No. 126-09  
Registration No. LS 449  
Name: DAN RISKOWSKI  
Official Address: 19911 BEACH ROAD

C1/4 Corner 35-13-13  
Found 3/4" rebar  
NW 57.69' to pk nail in power pole  
NE 49.79' to pk nail in power pole  
NE 37.50' to face of steel cfp  
NW 48.22' to SE Cor tele riser  
SE 53.06' to "x" nails in RR tie cfp

Nebraska  
Survey Record Repository  
RECEIVED  
5<sup>th</sup>  
JAN 11 2024  
Cass  
1052-231

- LEGEND**
- Set 5/8"x24" rebar
  - △ Set 5/8" cap
  - ▲ Set concrete nail
  - Pin Found
  - ⊙ Section Corner
  - ⊞ Wood Lath
  - ⊞ Flat Dimension
  - A Actual Dimension
  - C Computed Dimension
  - D Dead Dimension
  - PT Fract Top
  - OT Open Top
  - RB Rebar
  - SB Smooth Bar
  - SD Star Drill
  - E Centerline
  - K Long Chord

D  
W  
S

Land Surveying  
Dennis L. Whitfield, PE, LS  
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Bellevue, NE 68123  
(402) 292-1221

SCALE  
0 100 200 400  
1" = 200'

Tax Lot 28      Tax Lot 27      Tax Lot 26