

TODD VALLEY ESTATES

PART OF THE SOUTHEAST QUARTER OF
SECTION 5, TOWNSHIP 14 NORTH, RANGE 9 EAST OF THE SIXTH P.M.,
SAUNDERS COUNTY, NEBRASKA.

PERIMETER DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 9 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER AND ASSUMING THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO HAVE A BEARING OF N90°00'00"W; THENCE S00°43'31"W ON THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2309.66 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 209, PAGE 1021; THENCE WESTERLY ON THE NORTHERLY LINE OF SAID PREVIOUSLY DESCRIBED PARCEL AS FOLLOWS: N89°16'29"W PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 33.00 FEET; THENCE N35°29'12"W, A DISTANCE OF 199.09 FEET; THENCE N89°15'37"W, A DISTANCE OF 158.61 FEET; THENCE S66°55'13"W, A DISTANCE OF 8.13 FEET; THENCE S66°03'04"W, A DISTANCE OF 28.36 FEET; THENCE S60°35'29"W, A DISTANCE OF 77.59 FEET; THENCE S56°48'39"W, A DISTANCE OF 46.13 FEET; THENCE S50°45'33"W, A DISTANCE OF 57.00 FEET; THENCE S45°40'27"W, A DISTANCE OF 89.08 FEET; THENCE S46°20'08"W, A DISTANCE OF 72.06 FEET; THENCE S42°28'57"W, A DISTANCE OF 87.12 FEET TO THE NORTHWEST CORNER OF SAID PREVIOUSLY DESCRIBED PARCEL; THENCE NORTHERLY, WESTERLY AND SOUTHERLY ON THE PERIMETER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 217, PAGE 667 AS FOLLOWS: N89°59'32"W, A DISTANCE OF 29.19 FEET; THENCE N30°29'41"W, A DISTANCE OF 103.04 FEET; THENCE N05°27'39"W, A DISTANCE OF 239.96 FEET; THENCE N10°42'30"W, A DISTANCE OF 77.60 FEET; THENCE N21°37'38"W, A DISTANCE OF 60.16 FEET; THENCE N26°48'51"W, A DISTANCE OF 392.55 FEET; THENCE N33°16'17"W, A DISTANCE OF 94.44 FEET; THENCE N40°50'30"W, A DISTANCE OF 96.33 FEET; THENCE N53°39'40"W, A DISTANCE OF 94.39 FEET; THENCE N65°45'11"W, A DISTANCE OF 90.47 FEET; THENCE N79°15'45"W, A DISTANCE OF 98.73 FEET; THENCE S87°01'17"W, A DISTANCE OF 95.58 FEET; THENCE S70°38'58"W, A DISTANCE OF 73.76 FEET; THENCE S55°17'37"W, A DISTANCE OF 56.31 FEET; THENCE S42°27'52"W, A DISTANCE OF 81.26 FEET; THENCE S28°57'13"W, A DISTANCE OF 103.68 FEET; THENCE S18°24'25"W, A DISTANCE OF 100.15 FEET; THENCE S04°12'11"W, A DISTANCE OF 101.98 FEET; THENCE S04°38'01"E, A DISTANCE OF 100.34 FEET; THENCE S1°51'21"E, A DISTANCE OF 112.80 FEET; THENCE S20°39'05"E, A DISTANCE OF 158.21 FEET; THENCE S26°32'35"E, A DISTANCE OF 110.54 FEET; THENCE S32°56'12"E, A DISTANCE OF 109.59 FEET; THENCE S38°17'25"E, A DISTANCE OF 153.48 FEET; THENCE S45°31'24"E, A DISTANCE OF 124.28 FEET; THENCE S47°30'29"E, A DISTANCE OF 140.75 FEET; THENCE S00°00'00"E PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 64.69 FEET TO A POINT ON SAID SOUTH LINE; THENCE N90°00'00"W ON SAID SOUTH LINE, A DISTANCE OF 1444.93 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE N00°35'43"E ON THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2648.38 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE N89°54'38"E ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2636.66 FEET TO THE POINT OF BEGINNING, CONTAINING 132.26 ACRES, MORE OR LESS.

WITNESS MY HAND THIS 8th DAY OF January 2002.


JAMES M. SMART SR. OWNER

STATE OF NEBRASKA)
) SS
DOUGLAS COUNTY

ON THIS 8th DAY OF January, 2002, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JAMES M. SMART SR., KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DATE LAST AFORESAID.


NOTARY PUBLIC

MY COMMISSION EXPIRES _____



DON CLARK
REGISTER OF DEEDS
SAUNDERS CO. NEBR.

02 JAN 14 PM 2:29
BOOK 4 PAGE 257
OF PLAT INST# 299



CORNER TIES: (HORIZONTAL DISTANCES)

SE COR. SEC. 5-T14N-R9E

FOUND A 5/8" REBAR 2.1' BELOW THE ROAD SURFACE.

- NW 98.87' TO "X" NAILS IN THE NE. FACE OF A POWER POLE (0.5' A.G.)
- NW 56.22' TO "X" NAILS IN THE NE. FACE OF A CORNER FENCE POST (2.5' A.G.)
- SW 63.37' TO "X" NAILS IN THE NW. FACE OF A BURIED UTILITY PEDESTAL WARNING POST (2' A.G.)
- SE 45.73' TO "X" NAILS IN THE TOP OF A CORNER FENCE POST
- NE 60.75' TO "X" NAILS IN THE SE. FACE OF A POWER POLE (4.5' A.G.)

SW COR. SE 1/4 SEC. 5-T14N-R9E

FOUND AN ALUMINUM CAP *STAMPED L.S.

- 309, 1999' 0.5' BELOW THE ROAD SURFACE.
- SSW 65.88' TO A GOD SPIKE IN THE N. FACE OF A 36" TREE (5' A.G.)
- ESE 113.15' TO A GOD SPIKE IN THE NE. FACE OF A 12" TREE (6' A.G.)
- NNE 23.12' TO A CHISELED "X" AND STAR DRILL HOLE IN THE E. END OF A CONC. HEADWALL
- NNE 21.85' TO A CHISELED "X" IN THE TOP CENTER OF A CONC. HEADWALL

NW COR. SE 1/4 SEC. 5-T14N-R9E

FOUND A 5/8" REBAR.

- WNW 5.56' TO A GOD SPIKE IN THE S. FACE OF A 15" TREE (1' A.G.)
- NNE 15.10' TO A P.K. NAIL IN THE N. FACE OF A FENCE POST (1' A.G.)
- NNW 14.99' TO CULLENS IRON BAR AND A 3"x4"x8" RED BOULDER STONE
- W 5.6'+/- TO A FENCE LINE SOUTH
- N 11.8'+/- TO A FENCE LINE EAST

NE COR. SE 1/4 SEC. 5-T14N-R9E

FOUND A 5/8" IRON BAR 0.5' BELOW THE ROAD SURFACE.

- SE 52.74' TO A 5/8" X 24" REBAR
- SW 37.30' TO A P.K. NAIL IN THE TOP CENTER OF THE S. END OF A N-S 24" CMP
- W 37.70' TO "X" NAILS IN THE S. FACE OF AN END FENCE POST (3' A.G.)

NOTE:

ALL MONUMENTS FOUND ARE 5/8" REBARS, UNLESS NOTED OTHERWISE.

NOTE:

ALL BEARINGS ARE ASSUMED

LEGEND

- MONUMENT FOUND
- MONUMENT SET (5/8" X 24" REBAR)
- TEMPORARY POINT
- C.T.P. CRIMPED TOP PIPE
- O.T.P. OPEN TOP PIPE
- C COMPUTED DISTANCE
- D DEEDED DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE



SURVEYOR'S STATEMENT:

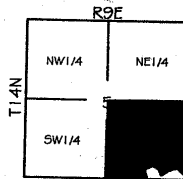
I, GARY L. SIEDSCHLAG, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT "TODD VALLEY ESTATES" HAS BEEN SURVEYED BY ME OR UNDER MY SUPERVISION, AND THAT THE LEGAL DESCRIPTION OF THE BOUNDARY OF "TODD VALLEY ESTATES" IS AS STATED IN THE PERIMETER DESCRIPTION. PERMANENT MONUMENTS HAVE BEEN FOUND AT ALL LOCATIONS SHOWN ON THIS PLAT.

Gary L. Siedschlag
GARY L. SIEDSCHLAG, LS 517

01/07/02
DATE

VICINITY SKETCH

SAUNDERS COUNTY
NEBRASKA



CLIENT:	JAMES SMART
DATE:	01/03/02
SCALE:	1" = 200'
JOB NO.:	SU-527
FIELD BOOK:	SAUNDERS CO. #8
SHEET:	1 OF 1

253

N 00°35'43" E
2648.30'(R#M)

1656.14'

LOT 5
43.56 ACRES

DEED BOOK 217
PAGE 667

LOT 4
28.67 ACRES

33' COUNTY
ROAD R.O.W.

2652.56'(R#M)
500°43'1" W

1317.41'

33.00'(R#M)

33' COUNTY
ROAD R.O.W.

500°00'00"
64.69'(R#M)

33.00'(R#M)

DEED BOOK 209
PAGE 1021

1" (OD) O.T.P.

342.89'(R)

SW COR. SE 1/4
SEC. 5-T14N-R9E

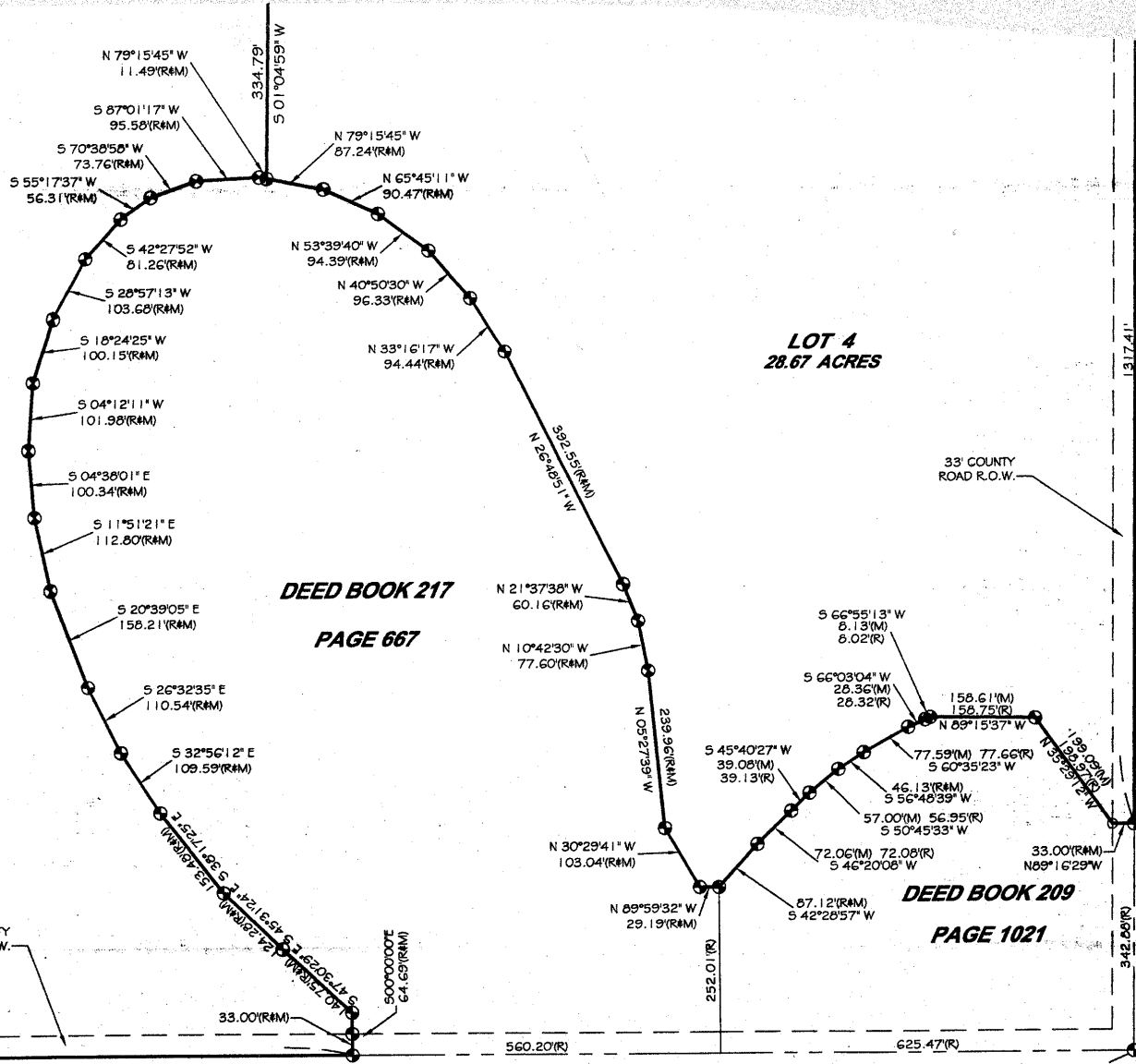
1444.93'(R#M)

2630.60'(R#M)
N 90°00'00" W
(ASSUMED BEARING)

560.20'(R)

625.47'(R)

SE COR.
SEC. 5-T14N-R9E



NW COR. SE 1/4
SEC. 5-T14N-R9E

NE COR. SE 1/4
SEC. 5-T14N-R9E

N 89°54'38" E
2636.66 (R#M)

33.00 (R#M)

330.65'

330.65'

LOT 1
20.01 ACRES

S 89°54'38" W
2635.91'

330.75'

330.76'

LOT 2
20.01 ACRES

S 89°54'38" W
2635.16'

330.84'

330.85'

LOT 3
20.01 ACRES

N 89°54'38" E
2634.41'

1317.20'

1317.21'

N 00°35'43" E
2646.32 (R#M)

2309.60 (R#M)

