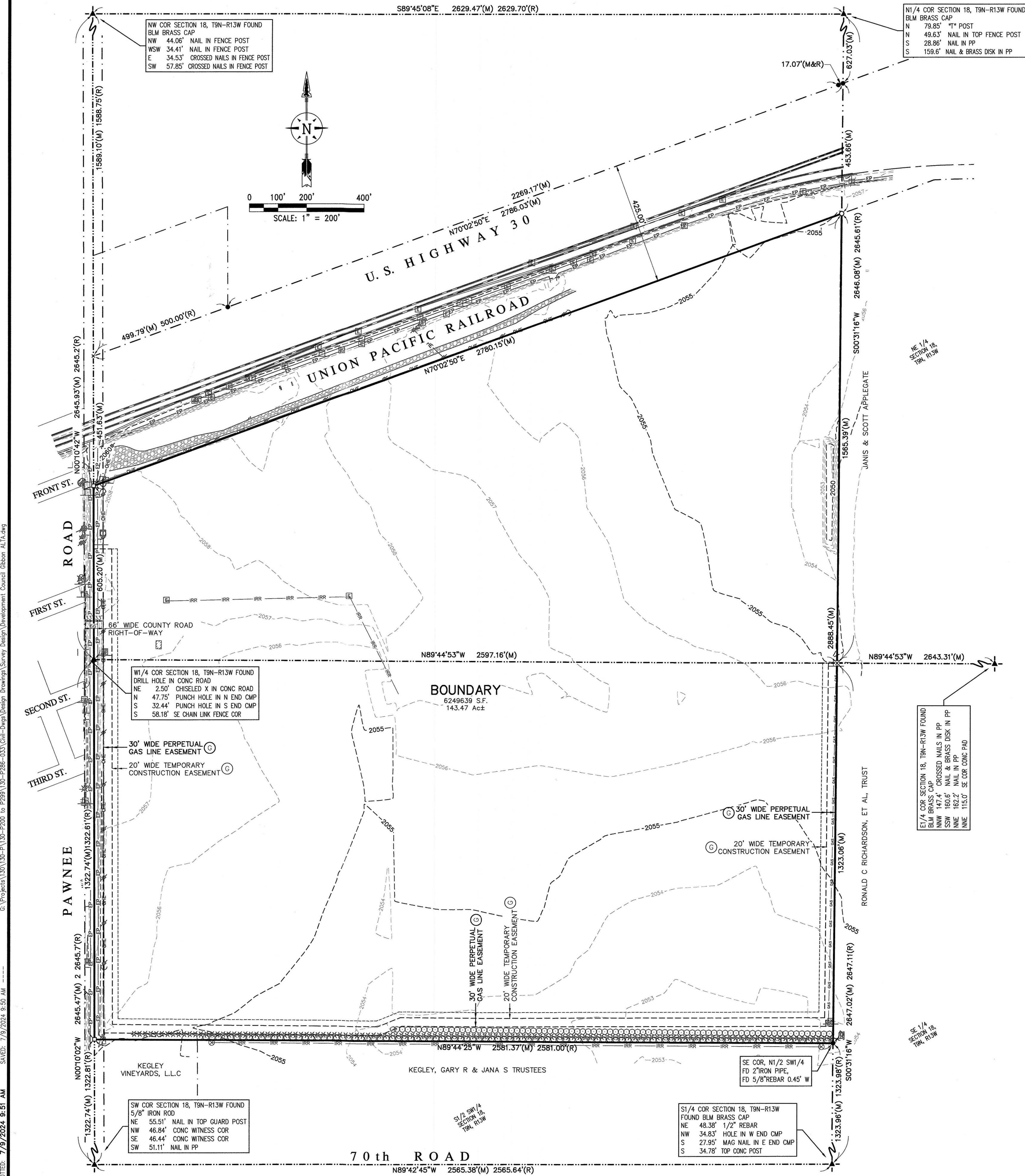
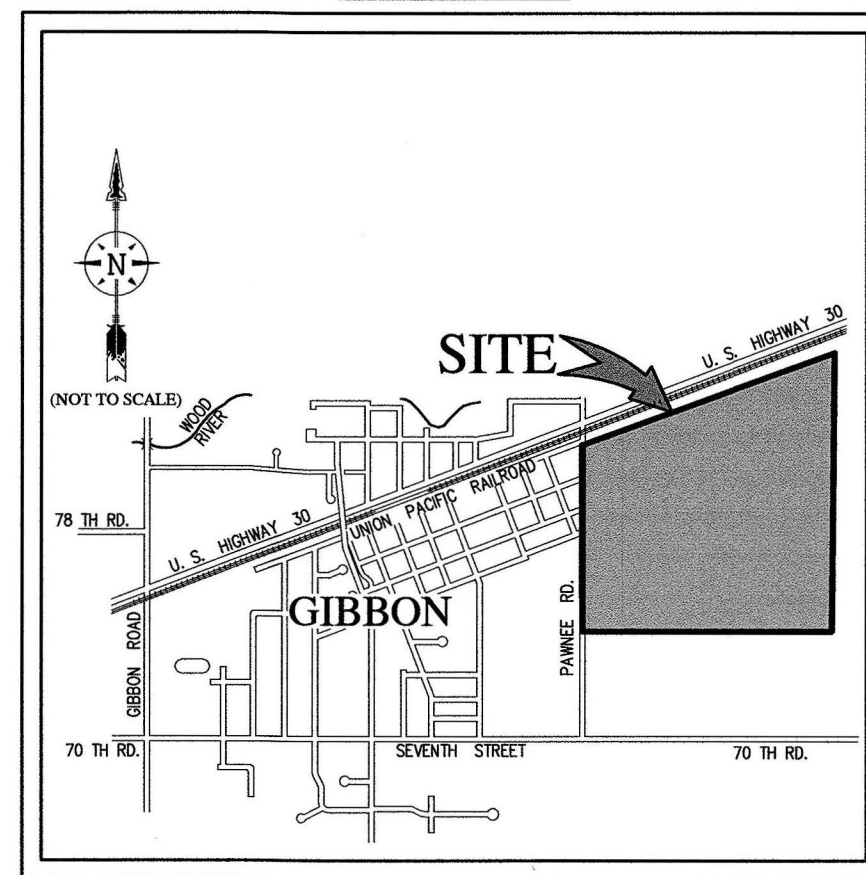




## VICINITY MAP



### LEGEND

- ▲ = SECTION CORNERS FOUND  
● = CORNERS FOUND (A 5/8" REBAR UNLESS NOTED)  
○ = CORNERS SET (A CAPPED 5/8" x 24" REBAR)  
□ = CORNERS SET (A PK NAIL W/WASHER)  
x = TEMPORARY POINT  
(M) = MEASURED DISTANCES  
(R) = RECORDED DISTANCES
- = BOUNDARY LINE  
--- = EXISTING LOT/BLOCK LINE  
--- = EXISTING EASEMENT LINE  
---BSBL--- = BUILDING SET BACK LINE  
---EP--- = EDGE PAVEMENT  
---EGLV--- = EDGE GRAVEL  
---E--- = UNDERGROUND ELECTRIC LINE  
---OHE--- = OVERHEAD ELECTRIC LINE  
---T--- = UNDERGROUND TELEPHONE LINE  
---GAS--- = GAS LINE  
---FENCE LINE--- = FENCE LINE  
---BUILDING LINE--- = BUILDING LINE  
---CURB & GUTTER--- = CURB & GUTTER  
---2135--- = CONTOUR W/ELEVATION  
---TREE ROW OR TREE MASS--- = TREE ROW OR TREE MASS  
---ROCK GROUND COVER--- = ROCK GROUND COVER
- ⊗ = GAS METER OR RISER  
⊗ = FIRE HYDRANT  
⊗ = ELECTRIC BOX  
⊗ = ELECTRIC TRANSFORMER  
⊗ = POWER POLE  
⊗ = GUY ANCHOR  
⊗ = TELEPHONE PEDESTAL  
⊗ = LIGHT POLE  
⊗ = SIGN  
⊗ = CONIFEROUS TREE  
⊗ = DECIDUOUS TREE  
⊗ = STORM DRAIN INLET  
⊗ = FLARED END SECTION  
⊗ = SCHEDULE B ITEM NUMBER  
⊗ = WELL

## LEGAL DESCRIPTION (per Informational Report

All that part of the Northwest Quarter lying South of the Railroad right-of-way and the North Half of the Southwest Quarter, (also described as Lot 3 and the Northeast Quarter of the Southwest Quarter), Section 18, Township 9 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska.

## NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS

NOTES CORRESPONDING TO NEBRASKA TITLE COMPANY INFORMATIONAL REPORT TITLE No.  
NTK0010943. EFFECTIVE DATE: JANUARY 19, 2024 @ 8:00AM.

## SCHEDULE B - PART II EXCEPTIONS

- (E) Right of Way Contract to Nebraska Natural Gas Company, recorded December 23, 1930 in Misc. Book M, Page 541; Deed of Conveyance to Kansas-Nebraska Natural Gas Company Inc., recorded April 17, 1941 in Book 134, Page 427; General Conveyance, Assignment, and Bill of Sale to Source Gas Distribution LLC, recorded April 16, 2007 as Inst. No. 2007-2577; records of Buffalo County, Nebraska. *(Gas line Easement along South line of the Northwest Quarter of Section 18, Township 9 North, Range 13 West of the 6th P.M., no width of easement given, affects surveyed property not plotted - see item f)*
- (F) Right of Way Grant to Kansas-Nebraska Natural Gas Company, Inc, recorded July 16, 1968 in Misc. Book 49, Page 485; General Conveyance, Assignment, and Bill of Sale to Source Gas Distribution LLC, recorded April 16, 2007 as Inst. No. 2007-2577; Release of Easement given by Black Hills Nebraska Gas, LLC; D/B/A Black Hills Energy F/K/A Kansas-Nebraska Natural Gas Company, Inc., a Kansas Corporation, recorded June 25, 2021 as Inst. No. 2021-04811; records of Buffalo County, Nebraska. *(Gas line Easement described in item e is expanded to include the North Half of the Southwest Quarter of Section 18, Township 9 North, Range 13 West of the 6th P.M., no location nor width of easements given, easements described in items e and f, said Easements Quit Claimed back to property owners as "unneeded easements", affects surveyed property, not plottable.*
- (G) Easement for Gas Lines and Appurtenances to Black Hills/Nebraska Gas Utility Company LLC, a Nebraska limited liability company doing as Black Hills Energy, recorded April 13, 2021 as Inst. No. 2021-02905; records of Buffalo County, Nebraska. *(30' Permanent and 20' Temporary Construction Easements, affects surveyed property and are shown; the Temporary Construction Easement shall only be valid for a period of time starting at the commencement of construction and terminating 60 days following the completion of construction.)*
- (H) Memorandum of Real Estate Option to the Economic Development Council of Buffalo County, a Nebraska nonprofit corporation, recorded May 3, 2023 as Inst. No. 2023-01820; records of Buffalo County, Nebraska. *(Option to purchase Real Estate between Purchaser: Economic Development Council of Buffalo County, and Seller: Keith W. Brown, Trustee of the Brown Family Trust. Option expires at 5:00 p.m. Central Standard Time on April 4, 2025, not plottable)*

## TABLE A NOTES

1. Boundary monuments are shown on survey.
2. No Addresses disclosed in documents or observed while conducting the field work.
3. The Property lies within Flood Zone X unshaded, Areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Map No. 31019C0490D dated November 26, 2010 and on Flood Insurance Rate Map No. 31019C0655D dated November 26, 2010.
4. Gross land area: 143.47 Acres, more or less.
5. Elevation contours are shown.
- 6a. No Zoning report was provided to the Surveyor. Buffalo County Assessors GIS lists property Zone as Agricultural.
8. Substantial features are shown on survey.
- 11a. The underground utilities are shown in approximate locations as best defined from observed field survey information, from existing drawings and/or from physical locating by utility companies.

The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available.

Contact all utility companies for exact locations prior to any construction or excavation at Digger's Hotline of Nebraska (800) 331-5666.
13. Adjoining owners are shown on survey from information obtained from Buffalo County Assessors GIS website.
14. The subject property has direct access to and from Pawnee Street which is a concrete street in a dedicated public right-of-way which intersects Front Street, First Street, Second Street and Third Street adjacent to Site.
16. There is no evidence of recent earth moving work, construction or building additions observed while conducting the fieldwork.
17. No proposed changes in street right of way lines was made available to the Surveyor. No evidence of recent street or sidewalk construction or repairs were observed in the process of conducting the fieldwork.

## ENCROACHMENTS/PROJECTIONS

Possible encroachment of utility poles and crossmembers onto surveyed property over the north line and over the East right-of-way line of Pawnee Road.

# SURVEYOR'S CERTIFICATE

To: Economic Development Council of Buffalo County, a Nebraska nonprofit corporation;  
Keith W. Brown, Trustee of the Brown Family Trust dated September 17, 1999

This is to certify that this map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA, NSPS and includes items 1, 2, 3, 4, 5, 6a, 8, 11a, 13, 14, 16, and 17 of Table A thereof.

Fieldwork was completed on: May 28, 2024

Date of Plat or Map: 7-9-2024

By: Chad Dixon  
Nebraska Professional Registered Land Surveyor No. 672



## BASIS OF BEARINGS

All bearings are based on Buffalo County Low Distortion  
Projection from Nebraska State Surveyor's Office.  
Projection = Transverse Mercator  
Scale Factor = 1.0000959  
Central Meridian = 98°56'00" West  
Standard Parallel = 40°51'00" North  
False N/E = 25000/45000 (meters)  
Spheroid - Datum = GRS80 - NAD83

"ALTA/NSPS LAND TITLE SURVEY"

PART OF THE NW 1/4 AND PART OF THE SW 1/4  
SECTION 18, TOWNSHIP 9 NORTH, RANGE 13 WEST,  
OF THE SIXTH PRINCIPAL MERIDIAN,  
BUFFALO COUNTY, NEBRASKA



|                                                                                                                                                                   |                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| PARTY CHIEF:                                                                                                                                                      | TANNER DIXON                           |
| DRAWN BY:                                                                                                                                                         | STANLEY BLACKMORE                      |
| JOB NUMBER:                                                                                                                                                       | 130P286-033-24                         |
| 1111 CENTRAL AVENUE<br>KEARNEY, NE 68947-6833<br>Tel: 308-234-6456<br>Fax: 308-234-1146<br><a href="http://www.miller-engineers.com">www.miller-engineers.com</a> | REVISION-DATE & REASON<br><br><br><br> |