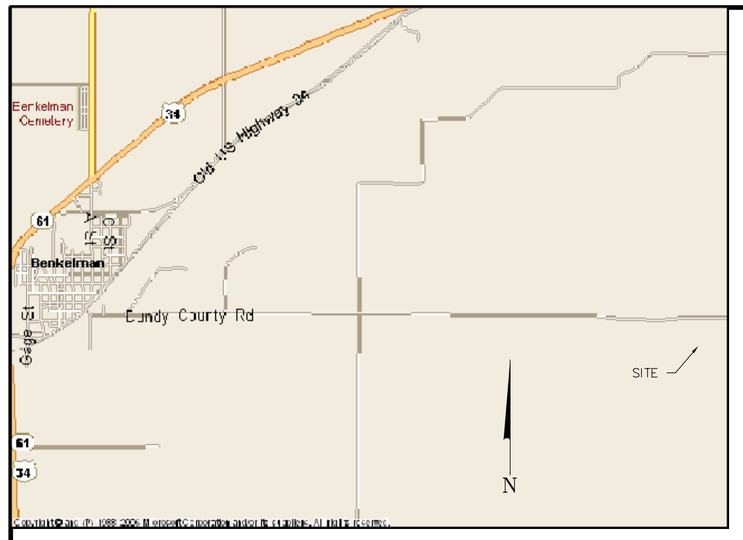
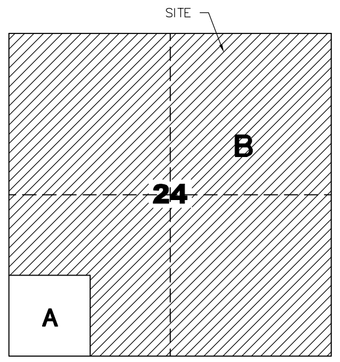


VICINITY MAP
NOT TO SCALE

NOTES CORRESPONDING TO SCHEDULE B:

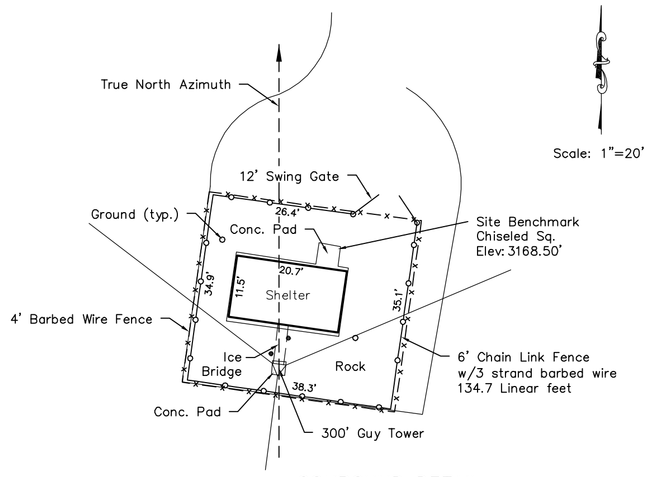
SURVEY COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.



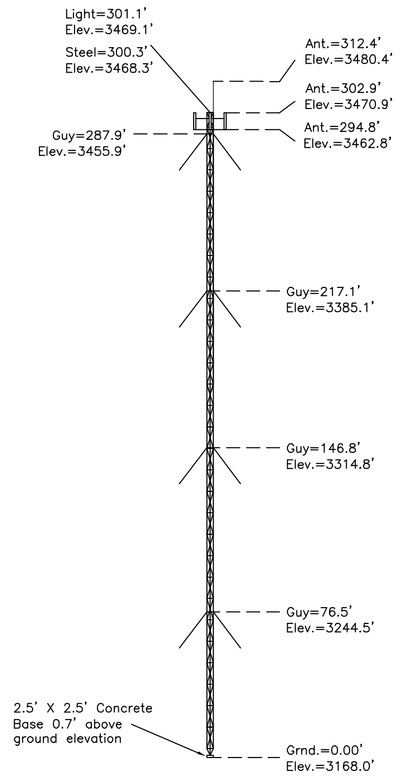
A
OWNER: Jensen, Gail
Bk. 43, Pg. 432
PN 29001-7262

B
OWNER: Russel L. Stamm & Angela G. Stamm
Bk. 48, Pg. 199PN 29001-7254

PARENT PARCEL DETAIL

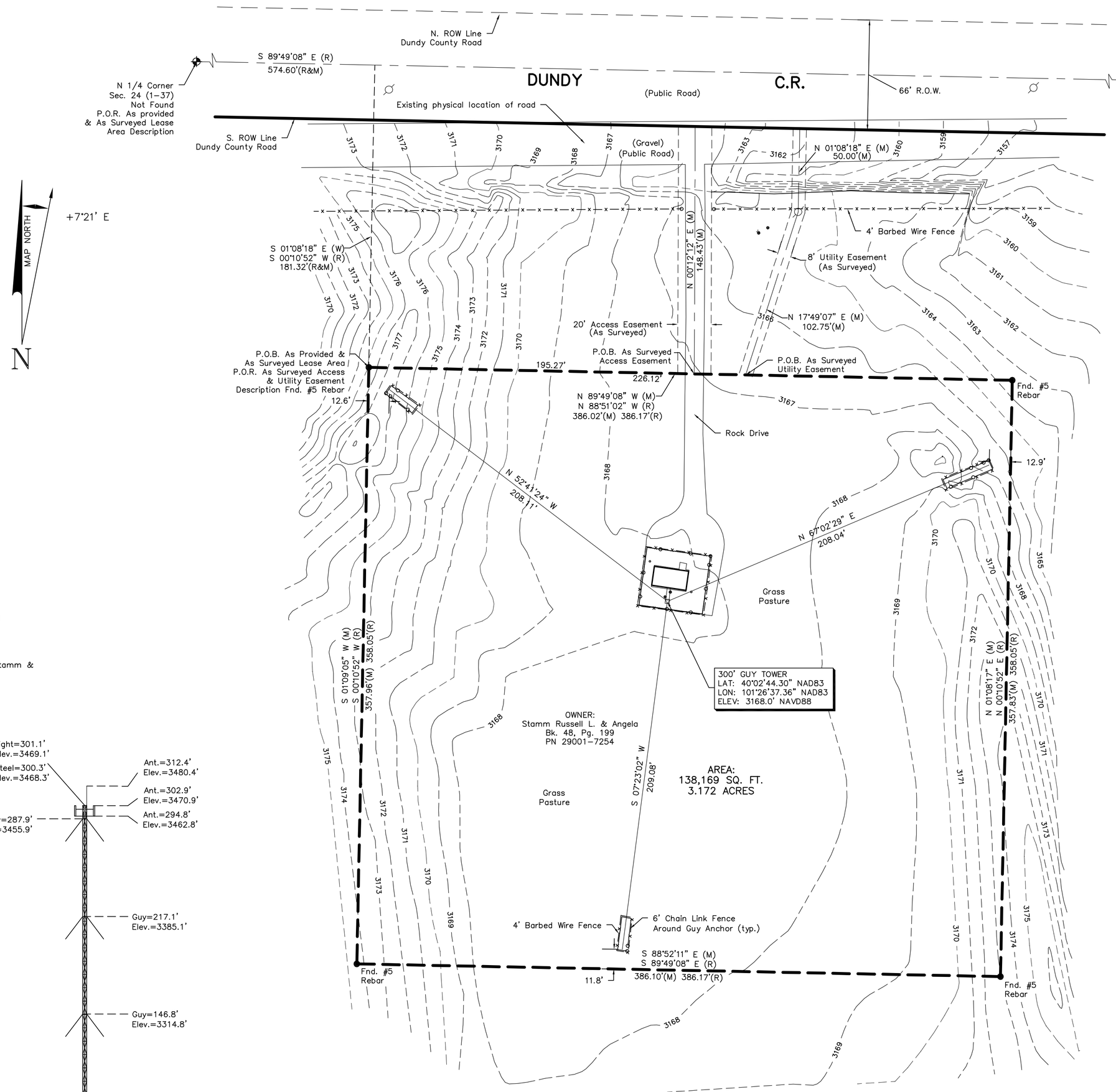


COMPOUND DETAIL



TOWER DETAIL

THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE, THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENTS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.



PARENT PARCEL DESCRIPTION:

Township 1 North, Range 37 West of the 6th P.M., Dundy County, Nebraska. Section 24: N 1/2, SE 1/4, N 1/2 SW 1/4 and SE 1/4, SW 1/4,

AS PROVIDED LEASE AREA LEGAL DESCRIPTION:

A tract of land located in part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 01 North, Range 37 West, 6th P.M., Dundy County, Nebraska more particularly described as follows:

Referring to the North Quarter corner of said Section; thence S 89°49'08" E (an assumed bearing, with all other bearings shown hereon relative thereto) along the North line of said Section a distance of 574.60 feet; thence S 00°10'52" W Perpendicular to said North line a distance of 181.32 feet to the Point of Beginning; thence continuing S 00°10'52" W perpendicular to said North line a distance of 358.05 feet; thence S 89°49'08" E Parallel with said North Line a distance of 386.17 feet; thence N 00°10'52" E perpendicular to said North Line a distance of 358.05 feet; thence N 89°49'08" W parallel with said North Line a distance of 386.17 feet to the Point of Beginning, said Tract containing 3.17 Acres, more or less.

AS SURVEYED LEASE AREA LEGAL DESCRIPTION:

A tract of land located in part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 01 North, Range 37 West, 6th P.M., Dundy County, Nebraska, and being more particularly described as follows:

Referring to the North Quarter corner of said Section; thence easterly S 88°51'42" E, on the North line of said Section 24, 574.60 feet; thence southerly S 01°08'18" E, 181.32 feet to the True Point of Beginning for the described Lease Area; thence continuing southerly S 01°09'05" E, 357.96 feet; thence easterly S 88°52'11" E, 386.10 feet; thence northerly N 01°08'17" E, 357.83 feet; thence westerly N 89°49'08" W, 386.02 feet, to the Point of Beginning. Containing a total calculated area of 138,169 Square feet, or 3.172 Acres, more or less.

AS SURVEYED ACCESS EASEMENT DESCRIPTION:

An Access Easement 20 feet in width located in part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 01 North, Range 37 West, 6th P.M., Dundy County, Nebraska and the center line being more particularly described as follows:

Referring to the Northwest corner of the described Lease Area; thence easterly S 89°49'08" E, on the North Line of the described Lease Area, 195.27 feet, to the point of Beginning for the center line of the described easement; thence northerly N 00°12'12" E, 148.43 feet, to the South right of way line of Dundy County Road, also being the Point of Termination of the center line of the described easement.

AS SURVEYED UTILITY EASEMENT DESCRIPTION:

A Utility Easement 8 feet in width located in part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 01 North, Range 37 West, 6th P.M., Dundy County, Nebraska and the center line being more particularly described as follows:

Referring to the Northwest corner of the described Lease Area; thence easterly S 89°49'08" E, on the North Line of the described Lease Area, 226.12 feet, to the point of Beginning for the center line of the described easement; thence northeasterly N 17°49'07" E, 102.75 feet; thence northerly N 01°08'18" E, 50.00 feet, to the South right of way line of Dundy County Road, also being the Point of Termination of the center line of the described easement.

SURVEYOR'S NOTES:

1. There are no apparent changes in street lines, completed or proposed at time of survey.
2. This site does not appear to be used as a solid waste dump or sanitary landfill at time of survey.
3. Lease Corners are shown as found at the time of Survey.
4. There is a gravel drive used for access to this site.
5. There are no identifiable parking spaces at time of survey.
6. Latitude and Longitude values for the center of the tower are accurate to within 15 ± feet horizontally, elevation is accurate to within 3 ± feet vertically.
7. There are no required setbacks for the Survey Plan.
8. Fenced Compound Contains 1,345 Square feet.
9. Parent Parcel Contains 560 Acres ±.

ENCROACHMENT STATEMENT:

None at time of Survey.

LATITUDE & LONGITUDE

LATITUDE AND LONGITUDE OF EXISTING TOWER IS BASED ON THE NAD 1983.

LATITUDE: 40° 02' 44.30"
LONGITUDE: 101° 26' 37.36"

NORTH AMERICAN DATUM (NAD83)

BASIS OF BEARINGS: N. line of NE 1/4 Section 24, Grid: S 88°51'42" E

FLOOD STATEMENT

PROPERTY FALLS WITHIN A ZONE "X" AS DETERMINED BY FEMA FLOOD RATE MAP NO. 31057C 0500 A, EFFECTIVE 10/4/02.

ZONE "X" AREA OUTSIDE 100 YEAR AND 500 YEAR FLOOD PLAIN.

ZONING DATA

No Zoning in Rural Dundy County, Nebraska.

SURVEY LEGEND

- ● = Cor. Fnd
- ○ = Cor. Set #5 Rebar w/cap
- ✥ = Section Corner
- (R&M) = Benchmark
- (M) = Meas. Dist.
- (P) = Plat Dist.
- (D) = Deed Dist.
- (R) = Record Dist.
- — Elec — = Underground Electric
- — Tele — = Underground Telephone
- — TV — = Underground Television
- — FO — = Underground Fiber Optic
- — OHP — = Overhead Utilities
- — o — = Chain Link Fence
- — x — = Barbed Wire Fence
- — ▫ — = Wood Fence
- AC = Air Conditioning Unit
- E = Electric Meter
- E = Electric Manhole
- P = Electric Pedestal
- = Fire Hydrant
- G = Gas Manhole
- G = Gas Meter
- = Guy Wire
- = Light Pole
- = Post
- = Power Pole
- T = Telephone Pedestal
- T = Telephone Manhole
- TV = TV Pedestal
- TV = TV Manhole
- V = Valve
- W = Water Manhole

ALTA CERTIFICATION

I HEREBY CERTIFY TO:

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/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DATED THIS ___ DAY OF _____ 2008,

JAYME M. MALONE
PROFESSIONAL SURVEYOR # LS-440
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A NEBRASKA LICENSED SURVEYOR.

Work Coordinated by:

Surveyor:
HUSKER SURVEYING
4535 Normal Blvd. Ste #165
Lincoln, Ne 68506
(402)423-5202
(402)423-5211
www.huskersurveying.com

Prepared For:

Project Name	BENKELMAN
Project Location	BENKELMAN, NE
Project Address	DUNDY COUNTY ROAD
Client Number	98500

ALTA/ACSM LAND TITLE SURVEY

AMERICAN TOWER CORPORATION

SITE NUMBER:
98500

SITE NAME:
BENKELMAN, NE

SITE ADDRESS:
DUNDY COUNTY ROAD,
BENKELMAN, NE

SHEET 1 of 1

Date	2/6/08
Dwn. By	TEG
Aprvd. By	JMM
Dwg. No.	HS2440

REVISIONS

DESCRIPTION:	DATE:
Survey Review Comments	2/7/08

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