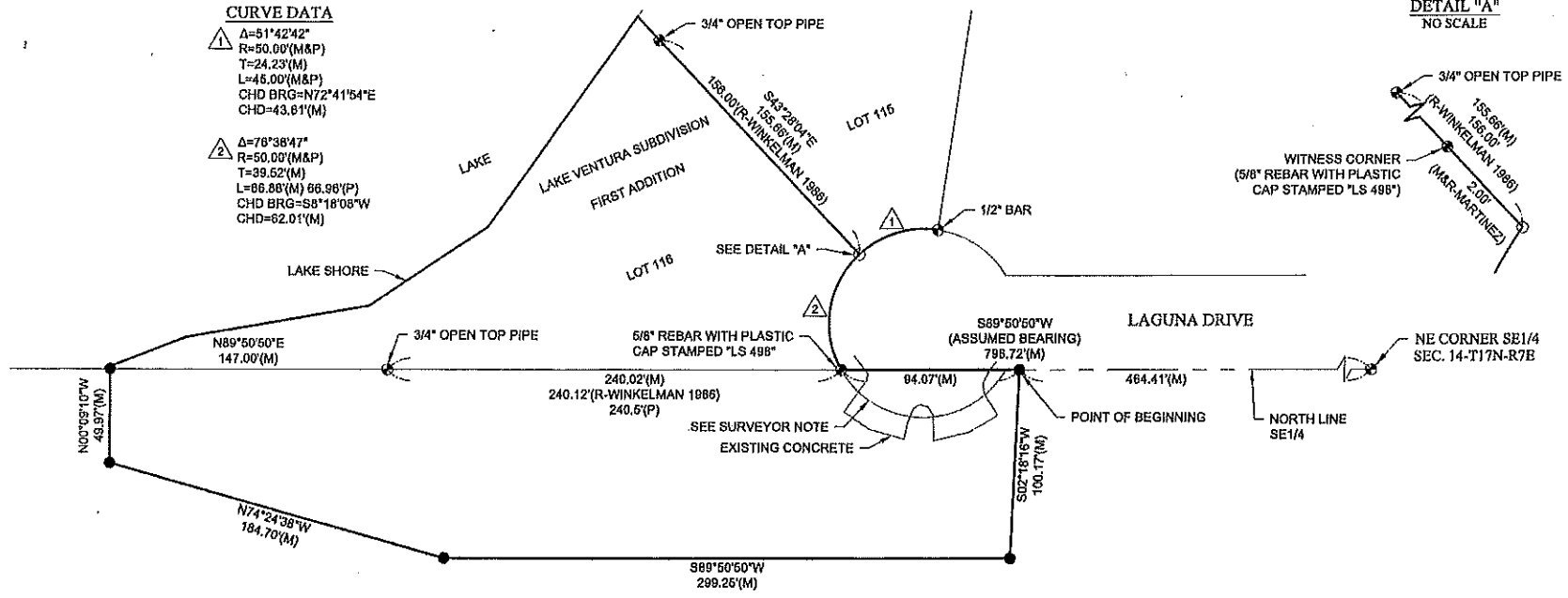


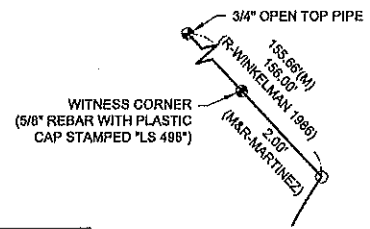


CURVE DATA

- △ Δ=51°42'42"
 R=50.00'(M&P)
 T=24.23'(M)
 L=45.00'(M&P)
 CHD BRG=N72°41'54"E
 CHD=43.61'(M)
- △ Δ=78°38'47"
 R=50.00'(M&P)
 T=39.52'(M)
 L=86.88'(M) 66.98'(P)
 CHD BRG=S8°18'08"W
 CHD=62.01'(M)



DETAIL "A"
NO SCALE



LEGAL DESCRIPTION:

LOT 116, LAKE VENTURA SUBDIVISION, FIRST ADDITION, A SUBDIVISION IN DODGE COUNTY, NEBRASKA. AND

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 7 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE S89°50'50"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 464.41 FEET TO THE POINT OF BEGINNING; THENCE S02°18'16"W, A DISTANCE OF 100.17 FEET; THENCE S89°50'50"W, PARALLEL WITH AND 100.00 FEET DISTANT FROM SAID NORTH LINE, A DISTANCE OF 299.25 FEET; THENCE N74°24'38"W, A DISTANCE OF 184.70 FEET; THENCE N00°09'10"W, PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 49.97 FEET TO SAID NORTH LINE; THENCE N89°50'50"E ON SAID NORTH LINE, A DISTANCE OF 481.09 FEET TO THE POINT OF BEGINNING, CONTAINING 0.99 ACRES, MORE OR LESS.

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF SIDNEY DILLON. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 7 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED ON THIS PLAT. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "BORCHERS L.S. 766".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R10 GNSS RECEIVER.

SURVEYOR'S NOTE:

THE DEDICATION PLAT OF "LAKE VENTURA SUBDIVISION, FIRST ADDITION", DATED JANUARY 16TH, 1974, DEDICATES LAGUNA DRIVE'S CUL-DE-SAC SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14-T17N-R7E. BASED ON MY RESEARCH OF RECORDS, IT APPEARS TO ME THAT THE SUBDIVIDERS OF SAID ADDITION DID NOT HAVE TITLE OF LAND SOUTH OF SAID NORTH LINE.

CORNER TIES:

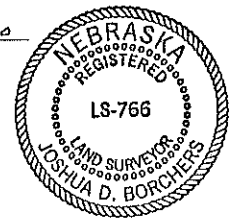
NE CORNER SE1/4 SECTION 14-T17N-R7E
 FOUND A 3/4" OPEN TOP PIPE, 0.6' DEEP

E	24.19'	TO A PK NAIL SET IN THE WEST FACE OF A GUY POLE
NE	33.28'	TO A NAIL FOUND IN THE SE FACE OF A GUY POLE
E	20.02'	TO A 3/4" OPEN TOP PIPE FOUND 0.3' DEEP
E	6.53'	TO A NAIL FOUND IN THE NORTH FACE OF A GUY POLE
NW	48.18'	TO THE TOP CENTER OF A FIRE HYDRANT
N	0.4'	TO THE SOUTH EDGE OF A CONCRETE DRIVE
E	0.9'	TO THE EAST EDGE OF A CONCRETE DRIVE
E	23'	TO A NORTH-SOUTH FENCE

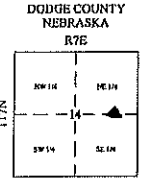
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF KANSAS.

Joshua D. Borchers 7/13/2020
 JOSHUA D. BORCHERS, LS 766



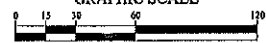
VICINITY SKETCH



LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DIHEDED DISTANCE
- Q GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

GRAPHIC SCALE



NOTE: ALL BEARINGS ARE ASSUMED.

PT. 1/12 SE1/4
 SEC. 14-T17N-R7E OF THE SIXTH P.M.
 DODGE COUNTY, NEBRASKA

SID DILLON SURVEY

PROJECT NO. 200216
 DATE 8/24/2020
 DRAWN BY AWH
 FILE NAME SV200216.dwg
 FIELD BOOK LAKE VENTURA 2
 FIELD CREW DF
 SURVEY FILE NO. 2020-27

LEGAL DESCRIPTION:

LOT 116, LAKE VENTURA SUBDIVISION, FIRST ADDITION, A SUBDIVISION IN DODGE COUNTY, NEBRASKA.
AND

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