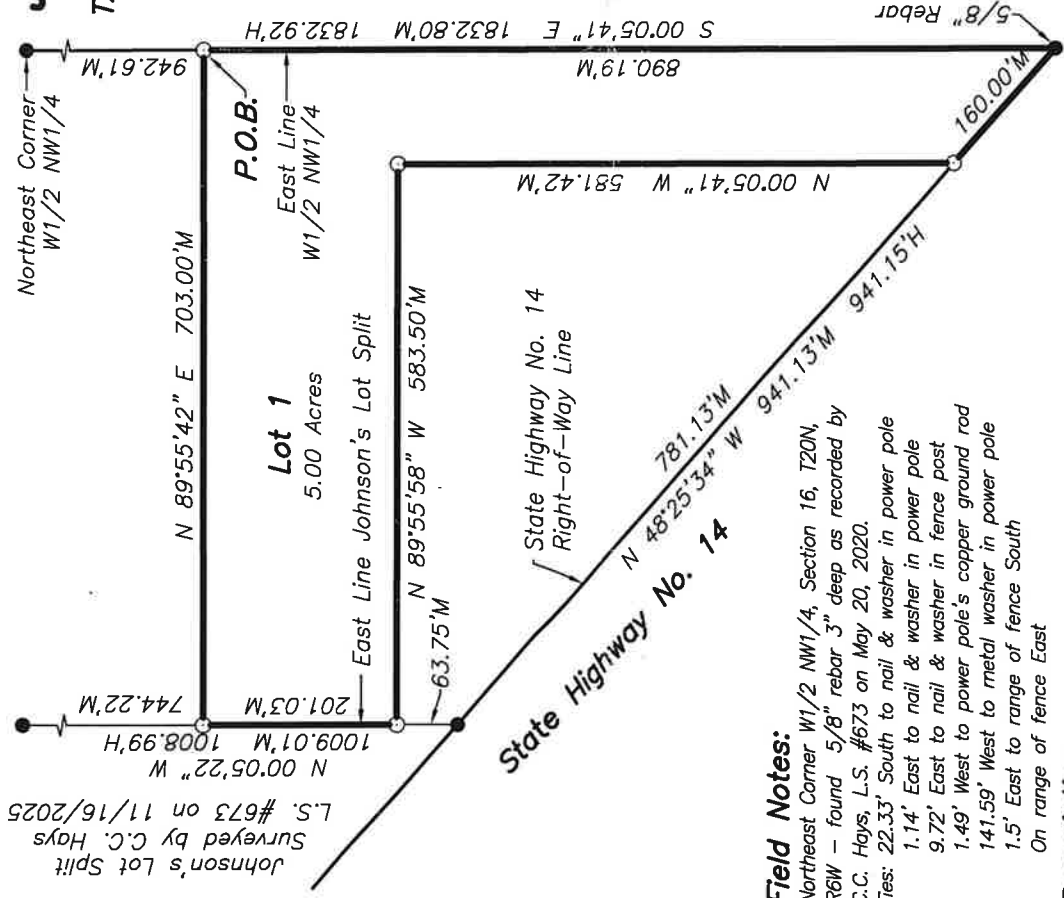


Johnson's Lot Split
Surveyed by C.C. Hays
L.S. #673 on 11/16/2025

Johnson's 2nd Lot Split
of the W1/2 NW1/4, Section 16,
T20N, R6W, Boone County, Nebraska

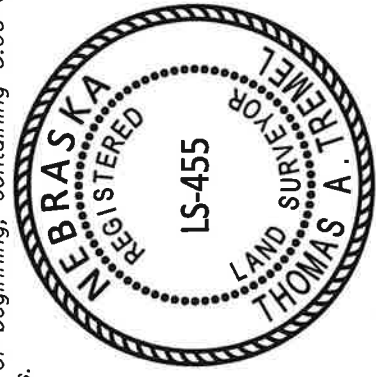


Field Notes:

Northeast Corner W1/2 NW1/4, Section 16, T20N, R6W - found 5/8" rebar 3" deep as recorded by C.C. Hays, L.S. #673 on May 20, 2020.
Ties: 22.33' South to nail & washer in power pole 1.14' East to nail & washer in power pole 9.72' East to nail & washer in fence post 1.49' West to power pole's copper ground rod 141.59' West to metal washer in power pole 1.5' East to range of fence South
On range of fence East

Description:

A tract of land located in the W1/2 of the NW1/4 of Section 16, T20N, R6W of the 6th P.M., Boone County, Nebraska, more particularly described as follows: referring to the Northeast corner of said W1/2 NW1/4; thence S 00°05'41" E, 942.61 ft. on the East line of said W1/2 NW1/4 to the point of beginning; thence continuing S 00°05'41" E, 890.19 ft. on the East line of said W1/2 NW1/4 to the Northeastly right-of-way line of State Highway No. 14; thence N 48°25'34" W, 160.00 ft. on the Northeastly right-of-way line of said highway; thence N 00°05'41" W, 581.42 ft. parallel with the East line of said W1/2 NW1/4; thence N 89°55'58" W, 583.50 ft. to the East line of Johnson's Lot split; thence N 00°05'22" W, 201.03 ft. on the East line of said Lot Split; thence N 89°55'42" E, 703.00 ft. to the point of beginning, containing 5.00 acres more or less.



Owners Certificate:

The following owner, Steve Johnson, Manager of Johnson Bracket J Ranch, LLC, of the described property have caused said real estate to be platted in accordance with this plat.

Steve Johnson
Steve Johnson

Acknowledgement of Notary:

State of Nebraska }
County of Boone }

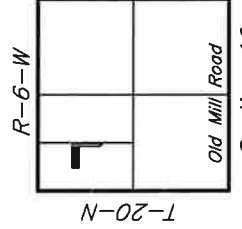
The foregoing instrument was acknowledged before me this 2nd day of March, 2025 by Steve Johnson.

My commission expires: December 27, 2025

Sarah M Seda
Notary Public



Boone County
Nebraska



Vicinity Sketch

Note: All Bearings are referenced to the Boone County Projection.

-Legend-

- Found 5/8" Rebar w/ Plastic Cap (L.S. #673) (Unless Otherwise Noted)
- Set 5/8" x 24" Rebar w/ Plastic Survey Cap
- X Computed Location
- M Measured this Survey
- H Recorded Measurement C.C. Hays, L.S. #673

P.O.B. Point of Beginning

Description of the Remainder of Property:

A portion of the W1/2 of the NW1/4 being North of the Northeastly right-of-way line of State Highway No. 14 of Section 16, T20N, R6W of the 6th P.M., Boone County, Nebraska EXCEPT Lot 1, Johnson's Lot Split AND FURTHER EXCEPTING a tract of land located in the W1/2 of the NW1/4 of Section 16, T20N, R6W of the 6th P.M., Boone County, Nebraska, more particularly described as follows: referring to the Northeast corner of said W1/2 NW1/4; thence S 00°05'41" E, 942.61 ft. on the East line of said W1/2 NW1/4 to the point of beginning; thence continuing S 00°05'41" E, 890.19 ft. on the East line of said W1/2 NW1/4 to the Northeastly right-of-way line of State Highway No. 14; thence N 48°25'34" W, 160.00 ft. on the Northeastly right-of-way line of said highway; thence N 00°05'41" W, 581.42 ft. parallel with the East line of said W1/2 NW1/4; thence N 89°55'58" W, 583.50 ft. to the East line of Johnson's Lot split; thence N 00°05'22" W, 201.03 ft. on the East line of said Lot Split; thence N 89°55'42" E, 703.00 ft. to the point of beginning,

Surveyor's Statement:

I, Thomas A. Tremel, a Professional Land Surveyor in the State of Nebraska, hereby state that this survey was conducted under my direct supervision and is correct to the best of my knowledge and belief and is in accordance with the Minimum Standards for Surveys in Nebraska.

Thomas A. Tremel
Thomas A. Tremel, P.L.S. #455
February 17, 2025

Planning Commission Certification:

This plat has been submitted to and approved by the Albion Planning Commission.

_____ day of _____, 2024

Planning Commission Chairperson

Secretary

Register of Deeds Certification:

This instrument was filed for record on this _____

day of _____, 2025 at _____
o'clock _____ and duly recorded and entered in
Book _____, Page _____

Boone County Register of Deeds

