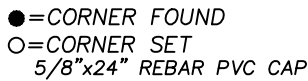
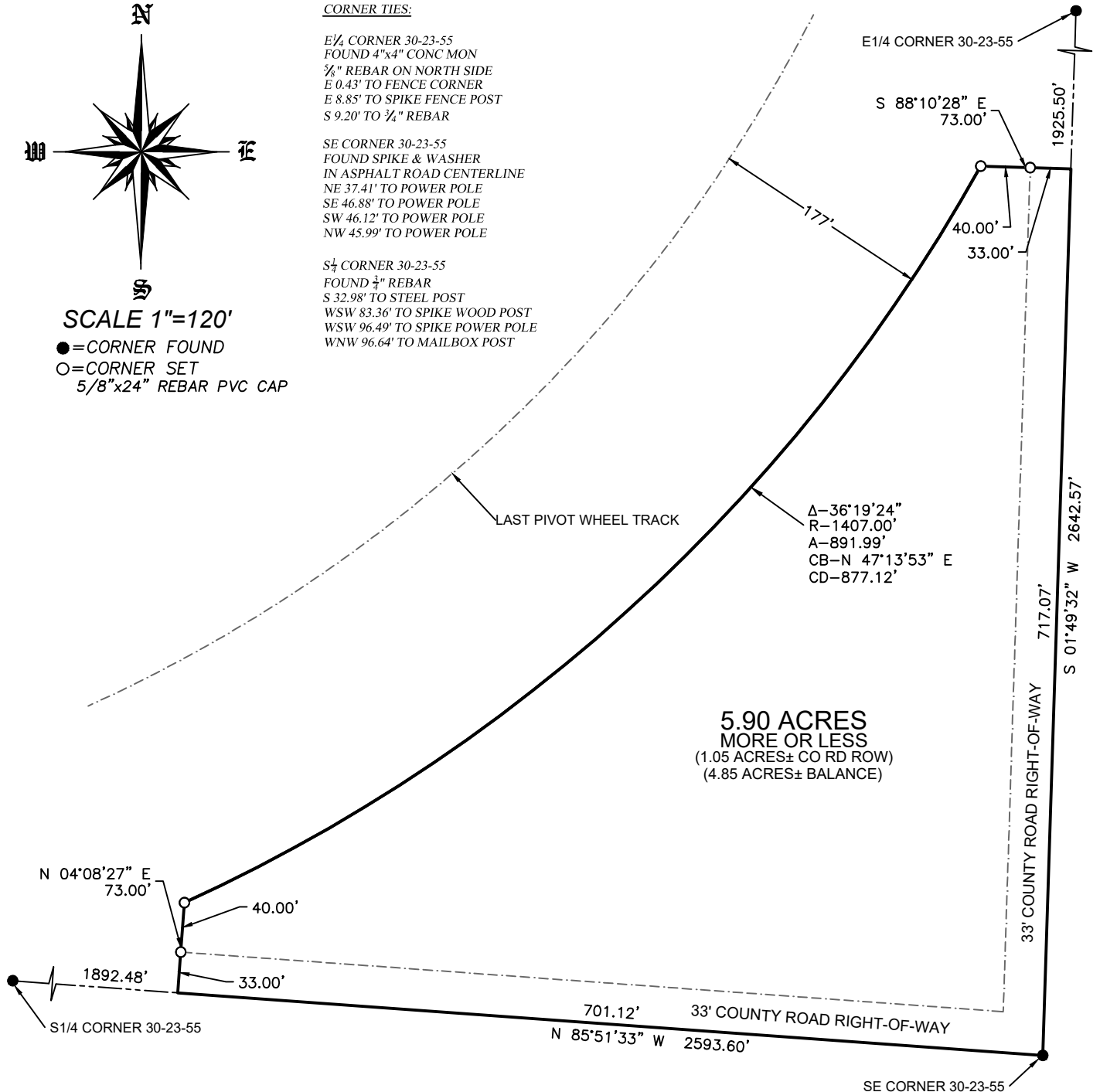


TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 23 NORTH,
RANGE 45 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.

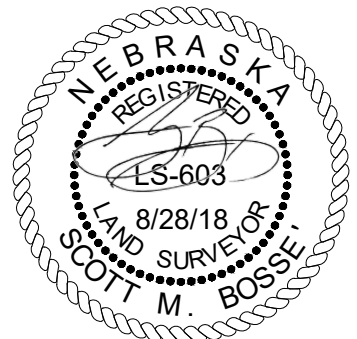


S $\frac{1}{4}$ CORNER 30-23-55
FOUND $\frac{3}{4}$ " REBAR
S 32.98' TO STEEL POST
WSW 83.36' TO SPIKE WOOD POST
WSW 96.49' TO SPIKE POWER POLE
WNW 96.64' TO MAILBOX POST



BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE, ALONG THE SOUTH LINE OF SAID SECTION, N85°51'33"W FOR A DISTANCE OF 701.12 FEET; THENCE, N04°08'27"E FOR A DISTANCE OF 73.00 FEET; THENCE, ALONG A 1407.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 36°19'24", CHORD BEING, N47°13'53"E FOR 877.12 FEET, FOR AN ARC DISTANCE OF 891.99 FEET; THENCE, S88°10'28"E TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION, BEING A DISTANCE OF 73.00 FEET; THENCE, ALONG SAID EAST LINE, S01°49'32"W FOR A DISTANCE OF 717.07 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 5.90 ACRES, MORE OR LESS, OF WHICH 1.05 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

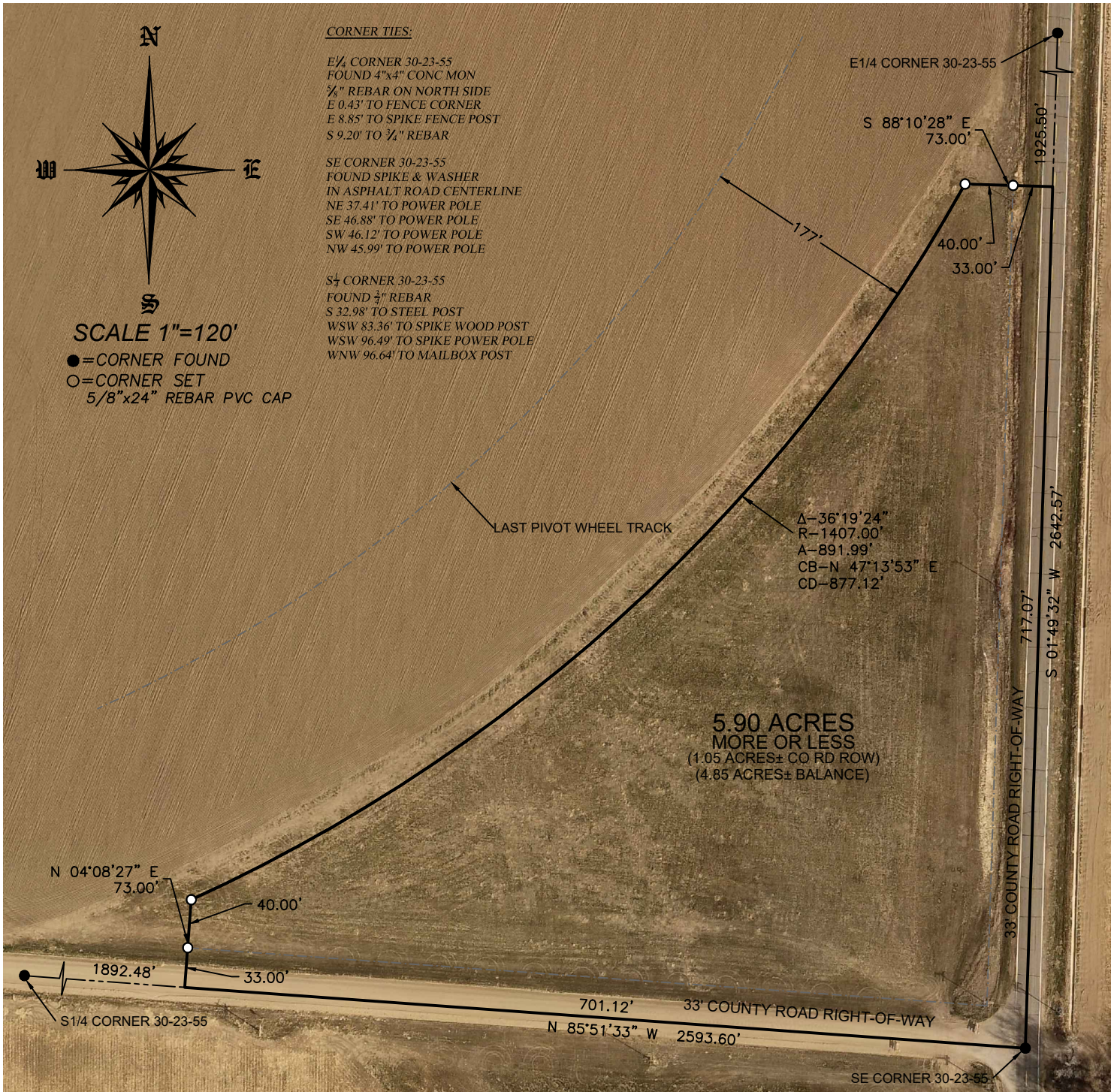
Scott M. Bosse'
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



REVISED:

AEDS SURVEY

TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 23 NORTH,
RANGE 45 WEST OF THE 6TH P.M., SCOTTS BLUFF COUNTY, NEBRASKA.



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE, ALONG THE SOUTH LINE OF SAID SECTION, N85°51'33"W FOR A DISTANCE OF 701.12 FEET; THENCE, N04°08'27"E FOR A DISTANCE OF 73.00 FEET; THENCE, ALONG A 1407.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 36°19'24", CHORD BEING, N47°13'53"E FOR 877.12 FEET, FOR AN ARC DISTANCE OF 891.99 FEET; THENCE, S88°10'28"E TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION, BEING A DISTANCE OF 73.00 FEET; THENCE, ALONG SAID EAST LINE, S01°49'32"W FOR A DISTANCE OF 717.07 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 5.90 ACRES, MORE OR LESS, OF WHICH 1.05 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE:

I, SCOTT M. BOSSE', NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE LEGAL DESCRIPTION AND SHOWN ON THE ACCOMPANYING DRAWING; THAT THE ACCOMPANYING DRAWING IS A CORRECT DELINEATION OF SAID SURVEY DRAWN TO A SCALE OF 120 FEET TO THE INCH; THAT SAID SURVEY AND DRAWING WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES ARE GROUND DISTANCES GIVEN IN FEET AND DECIMALS OF A FOOT; AND THE MONUMENTS WERE FOUND OR SET AS INDICATED AND THE BOUNDARY IS DEPICTED BY A THICKENED SOLID LINE.

WITNESS MY HAND AND SEAL this ____ day of _____, 2018.

Scott M. Bosse'
NEBRASKA REGISTERED LAND SURVEYOR NUMBER 603



SHEET
1 OF 1

PROJECT:
HOHN 30-23-55
MIKE HOHN
MITCHELL, NEBRASKA

ACCUSTAR SURVEYING

30601 COUNTY ROAD 17
PHONE: (308) 623-0197

MITCHELL, NE 69357
CELL: (308) 631-0737

Scale 1"=120'

Date: AUGUST 28, 2018

Dwn By SMB

REVISED:

SCOTTS BLUFF COUNTY
AGRICULTURAL ESTATE DWELLING SITE APPLICATION

On the 28nd day of August, 20 18

3SD LLC, A Delaware Limited Liability Company C/O Michael C. Hoehn (being the record title owner of the real estate described in paragraphs 1 and 3 below), has caused to be made an application to Scotts Bluff County for an exception to Agriculture (A) District Zoning, for an Agricultural Estate Dwelling Site subject to all provisions of Part 5.1 Agriculture District, specifically 5.101-13, of the Zoning Regulations, as follows:

1. **LEGAL DESCRIPTION OF TRACT TO BE SEPARATED:** (An accurate survey, properly identifying the tract to be set out, must accompany this application):

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 23 NORTH, RANGE 55 WEST OF THE 6TH PRINCIPAL MERIDIAN, SCOTTS BLUFF COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE, ALONG THE SOUTH LINE OF SAID SECTION , N85°51'33"W FOR A DISTANCE OF 701.12 FEET; THENCE, N04°08'27"E FOR A DISTANCE OF 73.00 FEET; THENCE, ALONG A 1407.00 FEET RADIUS CURVE TO THE LEFT, SUPPORTING A CENTRAL ANGLE OF 36°19'24", CHORD BEING, N47°13'53"E FOR 877.12 FEET, FOR AN ARC DISTANCE OF 891.99 FEET; THENCE, S88°10'28"E TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION, BEING A DISTANCE OF 73.00 FEET; THENCE, ALONG SAID EAST LINE, S01°49'32"W FOR A DISTANCE OF 717.07 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 5.90 ACRES, MORE OR LESS, OF WHICH 1.05 ACRES ARE CONTAINED IN COUNTY ROAD RIGHT-OF-WAY.

2. **SIZE (ACREAGE).** IN ABOVE DESCRIBED TRACT TO BE SEPARATED:

5.90 ACRES, MORE OR LESS

3. **LEGAL DESCRIPTION OF BALANCE OF LAND WHICH IS TO BE RESERVED BY OWNER** (Must be accurately described):

SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER QUARTER OF SECTION 30, T-23-N, R-55-W

4. **SIZE (ACREAGE)**, IN ABOVE DESCRIBED TRACT TO BE RESERVED:

39.8 ACRES, MORE OR LESS

5. **INTENT** (Must have one or more of the following; each should be specifically described):

(a) An existing farmstead site (describe previous use):

(b) To allow conveyance of a parcel for dwelling purposes:

THERE IS A PIVOT CORNER BEING SEPERATED FROM THE FARM

(c) A conveyance to a farm-ranch owner, to be used for dwelling purposes for that farm-ranch owner:

(d) Marginal usage land (describe completely as to the reason such land is "marginal use"):

6. **ACCESS TO PUBLIC ROAD** (Describe access: Must have a minimum width of 150 feet on an existing dedicated public road; or if an interior section type, there must be an access road of at least 25 feet in width. Also, access roads on the dedicated public road must be separated by no less than 1,000 feet):

1418'

7. **PRELIMINARY PLAN REQUIREMENTS** (Following procedures in Sections 3 and 4 of the Scotts Bluff County Subdivision Regulations, as required by the Scotts Bluff County Building and Zoning Director):

8. **REQUIREMENT:** Before any action can be taken, applicant shall submit a receipt from the Scotts Bluff County Treasurer's Office showing that the current property taxes have been paid (Resolution: February 7, 1983).

9. **NOTE:** Assuming that the Scotts Bluff County Planning Commission and the Scotts Bluff County Board of Commissioners approve the referenced application for the creation of an Agricultural Estate Dwelling Site, then the applicant herein is required to have recorded for public record, at the direction of the Scotts Bluff County Building and Zoning Director, a "CERTIFICATE", which sets out the action taken by the Commission and Board (at the cost of the applicant). Furthermore, there shall be a clear understanding that as to the referenced legal description (paragraph 3, above), a request for an Agricultural Estate Dwelling Site shall be granted ONE TIME ONLY, so as to carry out the intent as expressed in Section 5.101-13 of the Scotts Bluff County Zoning Regulations. Furthermore, in the event that the Agricultural Estate Dwelling Site is no longer actually used for the purpose in existence upon giving of such approval, then it is understood that the approval granted by the Board of Commissioners shall be automatically revoked.

OWNER: Name: _____
 Address: _____
 City/State: _____
 Telephone: _____
 E-Mail Address: _____
 Signature: _____

Ag-Estate Address: _____

City/State: _____

SCOTTS BLUFF COUNTY
BUILDING & ZONING DEPARTMENT

William C. Mabin
Building & Zoning Director

RECEIVED: Date: _____

Receipt No. _____

SCOTTS BLUFF COUNTY
PLANNING COMMISSION

The Scotts Bluff County Planning Commission, having received and reviewed the application of

FOR AN EXCEPTION to Agriculture (A) District Zoning for an Agricultural Estate Dwelling Site

(Part 5.101-13 of the Scotts Bluff County Zoning Regulations) and having taken said application

and request into consideration on the _____ day of _____, 20 _____

and then having heard comments and testimony thereon do hereby

Approve: _____

Disapprove: _____

the request as stated.

COMMENTS: _____

DATED this _____ day of _____, 20 _____.

SCOTTS BLUFF COUNTY
PLANNING COMMISSION

Chairman

Secretary

SCOTTS BLUFF COUNTY
BOARD OF COMMISSIONERS

The Scotts Bluff County Board of Commissioners, having received and reviewed
the application of _____

FOR AN EXCEPTION to Agriculture (A) District Zoning for an Agricultural Estate Dwelling Site
(Part 5.101-13 of the Scotts Bluff County Zoning Regulations) and having taken said application
and request into consideration on the _____ day of _____, 20_____
and then having heard comments and testimony thereon do hereby

Approve: _____

Disapprove: _____

the request as stated.

COMMENTS: _____

DATED this _____ day of _____, 20_____

SCOTTS BLUFF COUNTY
BOARD OF COMMISSIONERS

ATTEST:

Chairman

County Clerk