



**CLARK & ASSOCIATES
LAND BROKERS, LLC**

Specializing in Farm, Ranch, Recreational & Auction Properties

Proudly Presents



GALYEN HILLS SUBDIVISION

Hay Springs, Sheridan County, Nebraska

*Galyen Hills Subdivision offers eight different lots that range in size from 17.97± acres to 19.98± acres.
This subdivision is approved by county officials, is surveyed and platted.*

LOCATION & ACCESS

The Galyen Hills Subdivision is located approximately 4.5 miles south of Hay Springs, Nebraska. There is year-round access from paved Nebraska Highway 87 and County 530th Road leading to the private driveway. To access the Galyen Hills Subdivision from Hay Springs, travel south on Hwy 87 for 3.4 miles; turn right (west) onto 530th Road, traveling west for one quarter of a mile to the private drive on the right (north) of the 530th Road.

Several towns and cities in proximity to Hay Springs, Nebraska include:

- | | |
|--|----------------------|
| • Rushville, Nebraska (population 890) | 12.4 miles northeast |
| • Chadron, Nebraska (population 5851) | 19.9 miles northwest |
| • Gordon, Nebraska (population 1612) | 27.5 miles northeast |
| • Alliance, Nebraska (population 8,491) | 45.5 miles south |
| • Scottsbluff, Nebraska (population 15,039) | 99.1 miles southeast |
| • Rapid City, South Dakota (population 67,956) | 122 miles northwest |
| • Cheyenne, Wyoming (population 59,466) | 206 miles southwest |



DESCRIPTION

Eight lots ranging from 17.97+/- acres to 19.98+/- acres

The lots on the Galyen Hills Subdivision are in an exceptional location for a newly developed subdivision. There are eight lots that range in size from 17.97± acres to 19.98± acres. The lots have been surveyed and platted, with approval from the Sheridan County Commissioners. Access to the lots is off 530th County Road, which is a well-maintained road. The private road that services the eight lots is 66' wide with a 200' diameter round-about. All lots are well serviced by the access road.

Each lot in this subdivision offers beautiful views of rolling hills, open farmland and the unique western Nebraska skyline. All lots in the Galyen Hills Subdivision offer exceptional building sites with electric power conveniently located along Nebraska Highway 87. Water wells and septic systems will be left to the options of the buyers.



WATER RESOURCES

Water resources will be left to the buyers of each lot.

REAL ESTATE TAXES

Real estate taxes have not been determined at this point.

MINERAL RIGHTS

Any and all mineral rights associated with the property and owned by the sellers will be transferred at closing.

IMPROVEMENTS

Improvements on the Galyen Hills Subdivision include the following:

- A 66' road that is built up and graveled with a 200' diameter round-about.
- All platting and surveys have been completed, distinguishing the boundaries on all lots.
- A Declaration of Restrictive Covenants, Conditions and Restrictions to define the properties purpose.

UTILITIES

Electricity – Northwest Rural Public Power

Gas/Propane – Blue Rhino Propane, Beguin Propane

Communications – Cell Phone and Satellite Internet

Water – Personal Well

Sewer – Personal Septic

Television – Satellite, Internet



COMMUNITY AMENITIES

Located along US Hwy 20, Hay Springs, Nebraska has the quintessential small town atmosphere. It is close to many farms and ranches, plains, reservoirs, and historical and recreational sites. Hay Springs has an excellent K-12 school system.

Rushville, county seat of Sheridan County Nebraska, is located approximately 12 miles from Galyen Hills Subdivision. Rushville is a historic town with a variety of restaurants, motels, and campgrounds. The 1914 Plains Theatre and 1904 Sheridan County Courthouse have been refurbished to showcase their history. Visitors can canoe and fish the scenic Niobrara River or explore the Nebraska Sandhills, the largest grass covered sand dune formation in the world. Ten miles north of Rushville is the sandstone cliffs and canyons known as Pine Ridge. Multiple lakes are located throughout the area for visitors to camp, fish, swim, and boat. For more information visit: <https://rushvillene.com/explore-rushville/>.

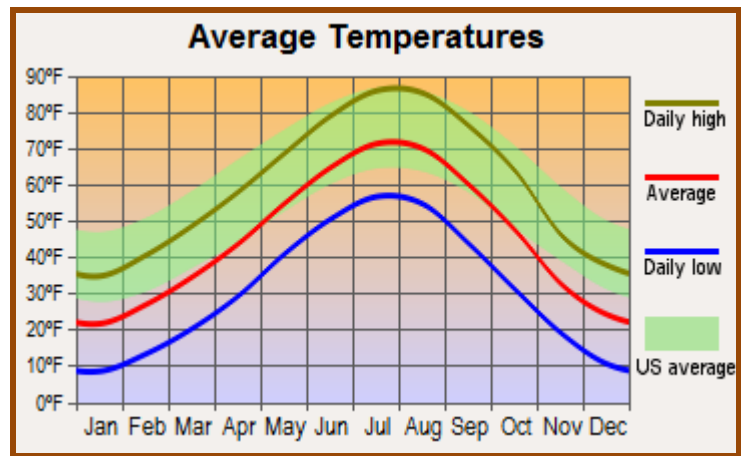
Chadron, NE located approximately 20 miles from the Galyen Hills Subdivision and Alliance, Nebraska located approximately 45 miles from the Galyen Hills Subdivision both offer many shopping, dining and recreation opportunities as well as numerous banks, churches, medical facilities and schools. Alliance is also home to the Stonehenge replica, Carhenge, Central Park Fountain, museums, and playground. Box Butte Reservoir, a reservoir of the Niobrara River has a variety of fish and wildlife and is open year-round. For more information visit <http://visitalliance.com/about-alliance/>.

Commercial airline service is available at Chadron, Nebraska; Scottsbluff, Nebraska; Rapid City, South Dakota; and Cheyenne, Wyoming.



CLIMATE

According to the High Plains Regional Climate Center at the University of Nebraska, the average annual precipitation for the Hay Springs area is approximately 18.57 inches including 35.9 inches of snow fall. The average high temperature in January is 38 degrees, while the low is 12 degrees. The average high temperature in July is 87 degrees, while the low is 58 degrees. The charts to the right are courtesy of www.city-data.com.

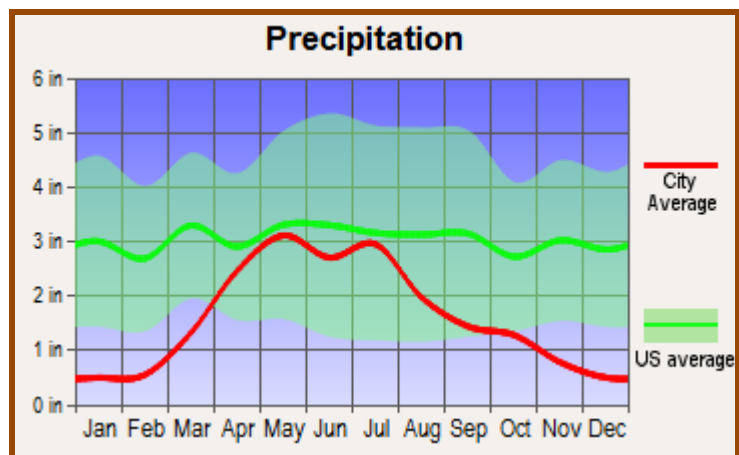


STATE OF NEBRASKA

Nebraska is a state that lies in both the Great Plains and the Midwestern United States. Its state capital is Lincoln and its largest city is Omaha, which is on the Missouri River.

The state is crossed by many historic trails, and was explored by the Lewis and Clark Expedition. The California Gold Rush brought the first large numbers of non-indigenous settlers to the area. Nebraska became a state in 1867.

The climate has wide variations between winter and summer temperatures, and violent thunderstorms can be commonplace. The state is ideal for cattle grazing and is a major producer of beef, as well as pork, corn, and soybeans.



Nebraska has a progressive income tax. Nebraska has a state sales and use tax of 5.5%. Some Nebraska cities assess a city sale and use tax, in 0.5% increments, up to a maximum of 1.5%. All real property within the state of Nebraska is taxable unless specifically exempted by statute. Since 1992, only depreciable personal property is subject to tax and all other personal property is exempt from tax. Inheritance tax is collected at the county level.

According to the BLS current population survey (CPS), the unemployment rate for Nebraska in December 2014 was 3.1%. The state unemployment rate was 2.5 percentage points lower than the national rate for the month.

According to the United States Census Bureau QuickFacts, the State Of Nebraska median household income, 2009-2013 was \$51,672 compared to the national average of \$53,046.

OFFERING PRICE

\$3,250 to \$3,500 an acre

Acceptable terms for purchasing this property include, but are not limited to cash at closing, new loan, or 1031 tax exchange. No portion of the purchase transaction will be financed by the seller. The Seller reserves the right to effectuate a tax-deferred real estate exchange for all or part of the sales price, pursuant to Section 1031 of the Internal Revenue Code and the Treasury Regulations promulgated there under with no liability or expense to be incurred by the Buyer (in connection with the Seller's tax-deferred exchange).



CONDITIONS OF SALE

- I. All offers shall be:
 - A. in writing;
 - B. accompanied by an earnest money deposit check in the minimum amount of \$31,250 (Thirty-One Thousand, Two Hundred-Fifty Dollars) and
 - C. be accompanied with the name, telephone number, and address of the Buyer's personal banker in order to determine financial capability to consummate a purchase.
- II. All earnest money deposits will be deposited in the title company/closing agent's trust account.
- III. The Seller shall provide and pay for an owner's title insurance policy in full satisfaction of the negotiated purchase price.
- IV. Both Buyer and Seller shall be responsible for their own attorney fees.

Clark & Associates Land Brokers, LLC is pleased to have been selected as the Exclusive Agent for the Seller of this outstanding offering. All information has been obtained from sources deemed reliable by Clark & Associates Land Brokers, LLC; however, the accuracy of this information is not guaranteed or warranted by either Clark & Associates Land Brokers, LLC, or the Sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice.

Notice to Buyers: Nebraska Real Estate Law requires that the listing Broker and all licensees with the listing Broker make a full disclosure, in all real estate transactions, of whom they are agents and represent in that transaction. All prospective buyers must read, review and sign a Real Estate Brokerage Disclosure form prior to any showings. **Clark & Associates Land Brokers, LLC with its sales staff is an agent of the seller in this listing.**

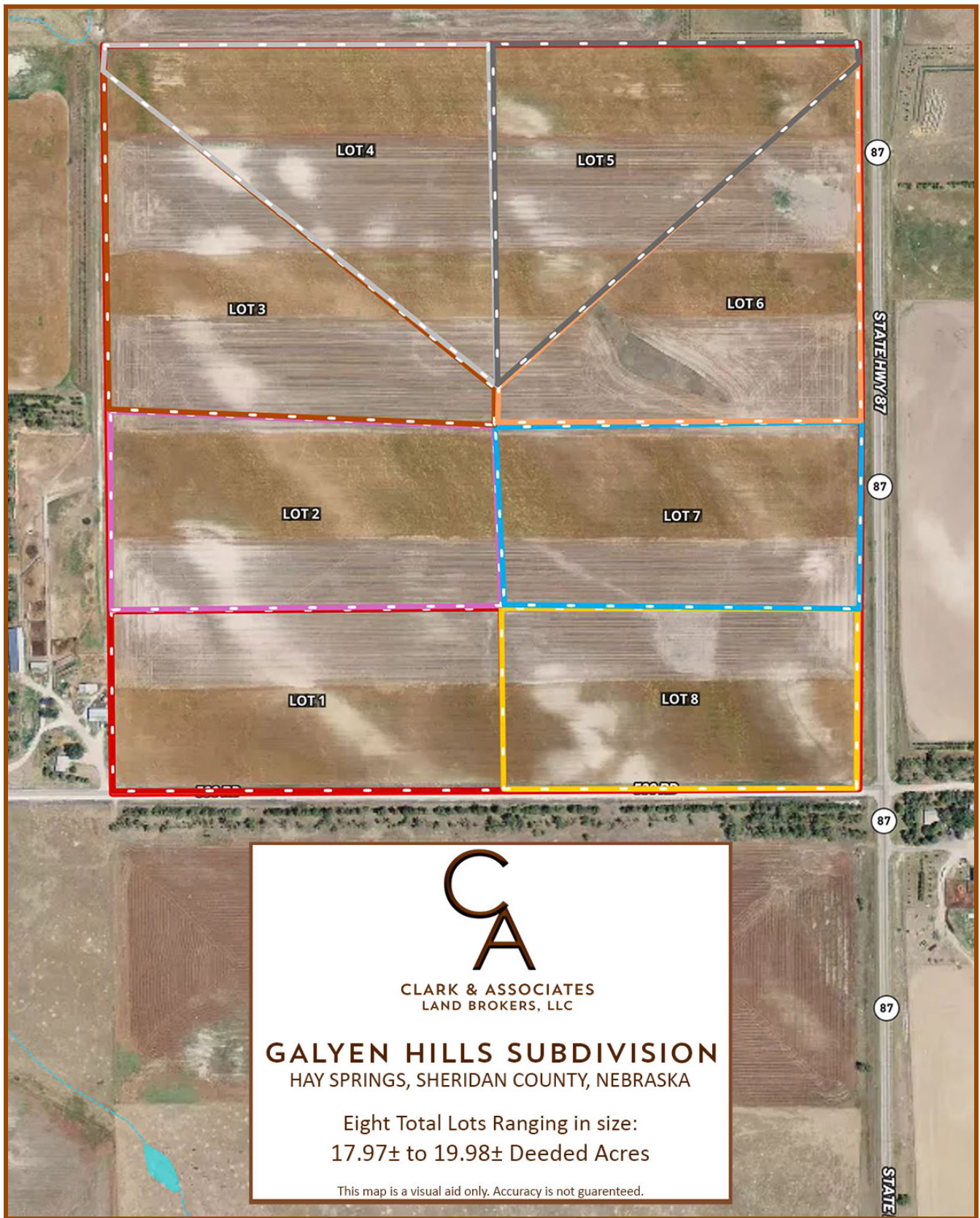
STATE LOCATION MAP



NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

GALYEN HILLS SUBDIVISION ORTHO MAP



DECLARATION
OF
RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION made on the date hereinafter set forth by the undersigned.

WITNESSETH:

WHEREAS, Larry Galyen and Deborah Galyen, husband and wife, hereinafter referred to as the “Developer”, is the owner of certain real property, hereinafter referred to as “Galyen Hills”, “Lot” or “Lots”, in the County of Sheridan, State of Nebraska, which is more particularly described as:

[INSERT LEGAL]; and,

WHEREAS, Developer desires to bind the above described real estate for the purpose of enhancing and protecting the value, desirability and attractiveness of the Lots and the enjoyment of the residents of Galyen Hills.

NOW THEREFORE, the Developer hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions (the “Covenants”, which shall run with the real property and be binding on all parties having any rights, title or interest in the described properties or any part thereof, their heirs, successors, and assigns, and shall insure to the benefit of each owner thereof.

Section 1. **PROPERTY AFFECTED:** The Covenants found in this Declaration of Restrictive Covenants, Conditions and Restrictions, shall apply, and restrict the following described property:

[INSERT LEGAL];

Section 2. **PROHIBITION OF SUBDIVISION.** No Lot shall be subdivided into smaller Lots nor shall any Lot be increased in size.

Section 3. **RESIDENTIAL RESTRICTIONS; TYPE AND SIZE OF DWELLINGS AND STRUCTURES.** Each Lot in Galyen Hills shall be used for single family residential purposes only, however, as Lots are sold Developer reserves the right to continue to use the remaining Lots for agricultural and ranching purposes consistent with their current use until all Lots are sold.

- (a) All construction on the Lots shall be new construction and restricted to one (1), single-family dwelling which may include an attached garage, and two additional outbuildings, one of no less than 2,400 square feet and one of no more than 130 square feet. All such outbuildings must contain four walls and a roof, and no car ports or similar vehicles will be permitted.
- (b) No dwelling shall be constructed, erected, or maintained on any Lot which does not have a minimum of one thousand two hundred (1,200) square feet of living space on the main floor, not to include the attached garage.
- (c) Both outbuildings shall be finished with the same material and color as the dwelling or be of a pre-painted steel construction.
- (d) No trailer home or double-wide trailer shall be permitted in Galyen Hills. Modular homes are permitted. Except as provided herein, no trailer, tent, shack, carport, barn, or other outbuilding shall be permitted, erected or maintained on any Lot in Galyen Hills for use as a residence, either temporarily or permanently, or for any other use including that of warehousing or storage.
- (e) No building or structure shall be located nearer than seventy-five (75) feet from the front line, or nearer than fifty (50) feet to any boundary of the Lot. This set back requirement shall be measured from the tract line to the nearest wall. For the purposes of this covenants, eaves, steps and open porches shall not be considered part of the building.
- (f) Only vehicles, including but not necessarily limited to cars, pickups, vehicles, maintenance equipment, trucks, buses, campers, trailers, and boats, which have a current registration and are in operational condition shall be parked or stored outdoors on any Lot. All vehicles, including but not necessarily limited to cars, pickups, vehicles, maintenance equipment, trucks, buses, campers, trailers, and boats, that do not have a current registration and/or are not in an operational condition, must be stored indoors in a garage or outbuilding.
- (g) Lot Owners shall provide their own private water system, septic tank or sewage disposal system which must be approved by the Nebraska Department of Health and comply with its rules and regulations. No service systems for sewer lines and septic systems may be located within fifty (50) feet of any Lot line, or in any easements or rights of way for roads. No lagoon shall be constructed on any Lot.
- (h) All structures commenced in Galyen Hills shall be prosecuted diligently to completion, and the exterior shall be completed within twelve (12) months of the commencement of construction, weather permitting.
- (i) Camping, whether it is in a tent or camper, shall be prohibited, except that Lot Owners shall be permitted to occupy a single camper during the pendency construction of the single-family dwelling to be located on said Lot.

Section 4. **PROHIBITION OF COMMERCIAL USE.** No industrial activity shall be conducted on any Lot or in any residence thereon. No commercial vehicles, heavy construction equipment, or like equipment, or mobile or stationary trailers of any kind shall be permitted on any Lot unless they are located inside an outbuilding and maintained in such a manner as not to be offensive to the occupants of

adjoining Lots. Personal vehicles which requires commercial license plates, such as vans and pickups, are excluded from this restriction. No business of any kind or anything that may be construed as business may be conducted on any Lot. This restriction shall not prevent a Lot Owner from maintaining a small, home based business, or in a home office which does not disturb the quiet and enjoyment of the occupants of other Lots. No business or commercial use shall be permitted that requires the utilization of any structure other than the personal residence.

Section 5. **FENCES.** Fences may be constructed, erected or maintained on any Lot but shall not exceed six and one half (6.5 ft.) feet in height, and shall not obstruct or impair easements for utilities as prohibited in paragraph 6. All fences shall be constructed of wood posts, or poles and smooth wire, or composite material that maintains the desirability and attractiveness of Galyen Hills. Chain link fences are prohibited.

Section 6. **SIGNS AND TOWERS.** No towers, signs, billboards or other advertising structures of any kind shall be erected, constructed or maintained on any Lot for any purpose with the exception of small signs for identification, or those used in any subsequent sale of that Lot in Galyen Hills.

Section 7. **ANIMALS.** Domestic animals are not be allowed outside the Lot boundaries. Grazing will be allowed only within the guidelines of sound range management practices. Large animals maintained in excess of the Lot's carrying capacity will be stall fed and kept in stalls or corrals no larger than 400 square feet per animal with a limit of one animal per five acres of property. All grazing activity must be annually monitored.

Section 8. **LANDSCAPING.** The Lots shall be managed to maintain the ecological integrity of the native plants and animals. All-natural surface areas disturbed by construction shall be returned promptly and as nearly as possible to their natural state or landscaped. Only plant materials grown for aesthetic landscape purposes or for personal and not commercial use, shall be grown on Lots. No field crops shall be cultivated and/or raised for any commercial use. Fruit and, or vegetable gardens for personal use, not commercial use, are allowed.

Section 9. **TRASH AND OTHER DEBRIS.** No trash, garbage, or other refuse shall be deposited on any land within Galyen Hills, and there shall be no burning of refuse outdoors. Each property owner shall provide suitable receptacles for the temporary storage and collection of refuse, and all such receptacles shall be screened from public view and protected from disturbance. Furthermore, no salvage or damaged vehicles, machinery, scrap iron, tires, batteries, underground tanks, or other debris shall be kept, stored or maintained in Galyen Hills, other than machinery that is being used to keep a Lot mowed and/or farmed.

Section 10. **STREETS, ROADS AND PRIVATE DRIVEWAYS.** Initially, the Developer's shall construct a road coming from 530th Road, at least 14 feet in width, within the ____ foot dedicated road easement, which will lead to a cul-de-sac in the center Galyen Hills, that is shown on the plat of Galyen Hills dated the ____ day of _____, 2020. Thereafter, the cost to keep and maintain such road, including keeping the road in good repair, clear and free of snow, ice, rubbish, and other obstructions of every nature, and to provide adequate drainage thereon, including the application of gravel, clay, rock, or other maintenance material, shall be apportioned be and between the Lot Owners, equally, with each owner to pay one-eighth share (1/8th) of the cost thereof. Each Lot Owner shall be responsible for constructing, keeping, and maintaining a driveway from the main private access road onto the Owner's Lot at the Lot Owner's expense. Such driveways shall be made of rock, gravel, millings, or concrete, and shall be crowned sufficient for drainage.

Section 11. **ROAD COMMITTEE.** One owner from each Lot shall serve on a Road Committee. The Committee shall meet at least twice a year to determine the nature and extent of repairs, maintenance, and/or improvements to the share road and the cost of such work. Each Lot shall have one vote on the Committee; i.e., if one party owns more than one Lot in Galyen Hills, such party shall have one vote for each Lot.

Section 12. **NUISANCE AND FIREARMS.** No noxious or offensive activity shall be carried on within Galyen Hills; nor shall anything be done or permitted which shall constitute a public nuisance therein; nor shall any firearms be discharged within Galyen Hills, provided however, in case of pest removal or permission by adjoining Lot owners a firearm may be discharged if such an act does not violate State or Municipal laws.

Section 13. **DURATION OF COVENANTS.** The conditions, restrictions, stipulations, agreements and covenants contained herein shall not be waived, abandoned, terminated, or amended except by an instrument duly acknowledged and recorded in the office of the Register of Deeds of Sheridan County, Nebraska, and executed by the then owners of seventy-five percent (75%) of the privately owned Lots included within the boundaries of Galyen Hills.

Section 14. **ENFORCEMENT.** If any person shall violate or threaten to violate any of the provisions of this instrument, any person or persons owning real property in Galyen Hills may institute proceedings at law or in equity to enforce the provisions of this Declaration, to restrain the person violating or threatening to violate them, and to recover damages, actual and punitive, for such violations.

Section 15. **WAIVER.** Any failure to enforce any of the terms, conditions, covenants or provisions of these protective covenants in a particular situation shall not be deemed a waiver or abandonment of such term, covenant, condition, or restriction as they may apply in any other situation or to the same or similar situation on any other site.

Section 16. **SEVERABILITY.** Invalidation of one of the provisions of this Declaration by judgment or court order or decree shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, being the Developer of record, herein has set their hands this ____ day of _____, 2020.

Larry Galyen, Owner

Deborah Galyen, Owner

STATE OF NEBRASKA)
) ss.
County of _____)

The above and foregoing instrument was acknowledged before me this ____ day of _____, 2020, by Larry Galyen and Deborah Galyen, husband and wife.

Notary Public

STATE OF NEBRASKA)
County of _____) ss

The above and foregoing instrument was acknowledged before me this _____ day of _____, 2020, by *Buyer*.

Notary Public

GALYEN HILLS SUBDIVISION
LOTS 1-8, GALYEN HILLS SUBDIVISION,
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 31 NORTH, RANGE 46 WEST OF THE 6TH P.M.,
IN SHERIDAN COUNTY NEBRASKA.

Sheet Revisions

Date	Description	Initials
08-10-20	FIELD SURVEY	C.J.G.
08-14-20	FIELD SURVEY	C.J.G.
08-12-20	DRAFTED SURVEY	C.J.G.
08-14-20	FINALIZED SURVEY	C.J.G.

Land Survey

Title Sheet

Wildcat Project Number: 269-01-2020

Project Location: Sheridan County Nebraska
CLIENT: Deborah and Larry Galyen
Project Code: L&L 1000 1000
210 08-15-2020 1 of 4

Phone: 308-279-2072
www.wildcatsurveying.com



LOT 1, GALYEN HILLS SUBDIVISION PROPERTY DESCRIPTION

A PARCEL OF LAND KNOWN AS LOT 1, GALYEN HILLS SUBDIVISION, CONTAINING 19.33 ACRES, MORE OR LESS, IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SHERIDAN COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SHERIDAN COUNTY OF THE 6TH PRINCIPAL MERIDIAN, THENCE ALONG THE SOUTHWEST CORNER OF SAID QUARTER OF SAID SECTION 27, NORTH 88°29'05" WEST, A DISTANCE OF 2672.84 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 27 AND TO THE POINT OF BEGINNING;
THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, NORTH 01°00'33" EAST, A DISTANCE OF 630.02 FEET;
THENCE DEPARTING SAID WEST LINE ON A LINE PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, SOUTH 88°29'05" EAST, A DISTANCE OF 1337.05 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27;
THENCE ALONG SAID EAST LINE, SOUTH 01°03'58" WEST, A DISTANCE OF 630.02 FEET, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER;
THENCE ALONG SAID SOUTH LINE, NORTH 88°29'05" WEST, A DISTANCE OF 1336.42 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL, CONTAINS 19.33 ACRES, MORE OR LESS.

LOT 2, GALYEN HILLS SUBDIVISION PROPERTY DESCRIPTION

A PARCEL OF LAND KNOWN AS LOT 2, GALYEN HILLS SUBDIVISION, CONTAINING 19.88 ACRES, MORE OR LESS, IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SHERIDAN COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SHERIDAN COUNTY OF THE 6TH PRINCIPAL MERIDIAN, THENCE ALONG THE SOUTHWEST CORNER OF SAID QUARTER OF SAID SECTION 27, NORTH 88°29'05" WEST, A DISTANCE OF 2672.84 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 27, THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, NORTH 01°00'33" EAST, A DISTANCE OF 630.02 FEET AND TO THE POINT OF BEGINNING;
THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, NORTH 01°00'33" EAST, A DISTANCE OF 670.30 FEET;
THENCE DEPARTING SAID WEST LINE, SOUTH 86°32'44" EAST, A DISTANCE OF 1338.84 FEET, TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27;
THENCE ALONG SAID EAST LINE, SOUTH 01°03'58" WEST, A DISTANCE OF 624.98 FEET;
THENCE NORTH 88°29'05" WEST, A DISTANCE OF 1337.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL, CONTAINS 19.88 ACRES, MORE OR LESS.

LOT 3, GALYEN HILLS SUBDIVISION PROPERTY DESCRIPTION

A PARCEL OF LAND KNOWN AS LOT 3, GALYEN HILLS SUBDIVISION, CONTAINING 19.98 ACRES, MORE OR LESS, IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SHERIDAN COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SHERIDAN COUNTY OF THE 6TH PRINCIPAL MERIDIAN, THENCE ALONG THE SOUTHWEST CORNER OF SAID QUARTER OF SAID SECTION 27, NORTH 88°29'05" WEST, A DISTANCE OF 2672.84 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 27, THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, NORTH 01°00'33" EAST, A DISTANCE OF 1300.32 FEET AND TO THE POINT OF BEGINNING;
THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, NORTH 01°00'33" EAST, A DISTANCE OF 1205.65 FEET;
THENCE DEPARTING SAID WEST LINE, SOUTH 47°53'24" EAST, A DISTANCE OF 1775.21 FEET, TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27;
THENCE ALONG SAID EAST LINE, SOUTH 01°03'58" WEST, A DISTANCE OF 95.77 FEET;
THENCE NORTH 86°32'44" WEST, A DISTANCE OF 1338.84 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL, CONTAINS 19.98 ACRES, MORE OR LESS.

SURVEY NOTES

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH ARE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. ONLY THE RECORD DOCUMENTS NOTED HEREON WERE PROVIDED TO OR DISCOVERED BY WILDCAT SURVEYING. NO ABSTRACT, CURRENT TITLE COMMITMENT NO OTHER RECORD TITLE DOCUMENTATION WAS PROVIDED TO WILDCAT SURVEYING IN THE CREATION OF THIS SURVEY.
3. BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING A GRID BEARING OF NORTH 88°29'05" WEST, A DISTANCE OF 2672.84 FEET AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE NEBRASKA HIGH ACCURACY REFERENCE NETWORK (NHARN). SAID GRID BEARING IS NAD 83 (2011) NEBRASKA STATE PLANE ZONE 2600.
4. ALL DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET.
5. NOTICE: YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION, BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
6. THIS SURVEY DOES NOT REPRESENT AN ALTA/SPS LAND TITLE SURVEY.
7. THIS SURVEY DOES NOT REFLECT A SEARCH OR DOES IT DEPICT ANY UNDERGROUND UTILITIES OR SUBSURFACE CONFLICTS THAT MAY ARISE.
8. INFORMATION REGARDING THE EAST LINE OF SECTION 27 AND THE PLACEMENT OF THE EAST QUARTER CORNER: THE FIRST RECORD SHOWN HIGHWAY 87 WAS CONSTRUCTED ON THE SOUTH EAST CORNER OF SECTION 27, IS ON PROJECT S-156 (1) IN PRELIMINARY FIELD BOOK 2037 IN 1945 WHERE MR. GOULD CALLS OUT A CORNER STATION 7.0' LEFT OR EAST OF THE CENTERLINE OF THE HIGHWAY. ALSO AT THIS SAME STATION, 514+ 16.4 THERE IS A PI WITH A 0°23' DELTA. THIS ALSO SHOWS UP ON NDMR RIGHT OF WAY STRIP MAP DATED 1946 WITH THE SAME INFORMATION. IN 1970, PROJECT NUMBER RF 87.4 (101), PRELIMINARY FIELD BOOK 3612, MR. K.C. HUDSON SURVEYS THIS SAME AREA, ON THE AS BUILT CONSTRUCTION PLANS SHOWS THE SAME PI STATION OF 514+ 16.4 WHICH WAS A 3/4 INCH REBAR AND A BRASS CAP WAS SET BACK AFTER CONSTRUCTION. THE DELTA CHANGED TO 0°22' RT. THESE SAME PLANS SHOW THE SECTION CORNER BEING 7.0' LT. OR EAST OF THE CENTERLINE AND BEING A 1/2" REBAR. IT APPEARS THE PI WAS REPLACED WITH A BRASS CAP WITH AFTER CONSTRUCTION TIES BUT THE SECTION CORNER WAS NOT. THE SURVEYS OF BRUCE JENSEN IN 4-21-95 AND ALAN CLIRD IN 7-28-99 USED THE PI BRASS CAP FOR THE SECTION CORNER. THEIR TIES SHOW THE CORNER BEING A BRASS CAP IN CENTERLINE OF HIGHWAY WHICH IS THE PI. IT ALSO APPEARS THE SECTION CORNER FROM TIES AND INFORMATION FROM THE OLD MONUMENT. ALAN PETERS PLS 431 PUT BACK THE SECTION CORNER FROM TIES AND INFORMATION FROM THE OLD CONSTRUCTION PLANS.

IN CONCLUSION WILDCAT SURVEYING HELD THE LOCATION OF THE NDOR MONUMENTS AS REFERENCED IN 2004 AND 2013 AS NOTED ON THIS SURVEY. WILDCAT SURVEYING DID NOT UTILIZE THE EAST QUARTER CORNER ESTABLISHED BY PLS 519 IN 1993 DUE TO THE INFORMATION ABOVE.

SURVEYOR'S CERTIFICATE

I, CARL JOHN GILBERT, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE IN AUGUST 2020, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON AND THAT SAID SURVEY HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF NEBRASKA DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE SHERIDAN COUNTY REGULATIONS.

I ATTEST THE ABOVE ON THIS 15TH DAY OF AUGUST, 2020.

CARL JOHN GILBERT
NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 731
FOR AND ON BEHALF OF WILDCAT SURVEYING
307 CHURCH STREET
HARRISBURG, NE 68345
PHONE: 308-279-2072



GALYEN HILLS SUBDIVISION
LOTS 1-8, GALYEN HILLS SUBDIVISION,
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 31 NORTH, RANGE 46 WEST OF THE 6TH P.M.,
IN SHERIDAN COUNTY NEBRASKA.

LOT 4, GALYEN HILLS SUBDIVISION PROPERTY DESCRIPTION

A PARCEL OF LAND KNOWN AS LOT 4, GALYEN HILLS SUBDIVISION, CONTAINING 19.97 ACRES, MORE OR LESS, IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SHERIDAN COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SHERIDAN COUNTY OF THE 6TH PRINCIPAL MERIDIAN, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, NORTH 88°29'05" WEST, A DISTANCE OF 136.42 FEET, TO THE EAST SIXTEENTH CORNER COMMON TO SAID SECTION 27 AND SECTION 34, THENCE ALONG THE WEST LINE OF THE EAST HALF OF SOUTHEAST QUARTER OF SAID SECTION 27, NORTH 01°03'58" EAST, A DISTANCE OF 136.07 FEET AND TO THE POINT OF BEGINNING;
THENCE NORTH 47°53'24" WEST, A DISTANCE OF 175.21 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27;
THENCE ALONG SAID WEST LINE, NORTH 01°00'33" EAST, A DISTANCE OF 75.00 FEET, TO THE CENTER QUARTER OF SAID SECTION 27;
THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, SOUTH 88°13'46" EAST, A DISTANCE OF 133.05 FEET, TO THE CENTER EAST SIXTEENTH OF SAID SECTION 27;
THENCE ALONG THE WEST LINE OF THE EAST HALF OF SOUTHEAST QUARTER OF SAID SECTION 27, SOUTH 01°03'58" WEST, A DISTANCE OF 1224.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 19.97 ACRES, MORE OR LESS.

LOT 5, GALYEN HILLS SUBDIVISION PROPERTY DESCRIPTION

A PARCEL OF LAND KNOWN AS LOT 5, GALYEN HILLS SUBDIVISION, CONTAINING 18.71 ACRES, MORE OR LESS, IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SHERIDAN COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SHERIDAN COUNTY OF THE 6TH PRINCIPAL MERIDIAN, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, NORTH 88°29'05" WEST, A DISTANCE OF 136.42 FEET, TO THE EAST SIXTEENTH CORNER COMMON TO SAID SECTION 27 AND SECTION 34, THENCE ALONG THE WEST LINE OF THE EAST HALF OF SOUTHEAST QUARTER OF SAID SECTION 27, NORTH 01°03'58" EAST, A DISTANCE OF 135.07 FEET AND TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG THE WEST LINE OF THE EAST HALF OF SOUTHEAST QUARTER OF SAID SECTION 27, NORTH 01°33'58" EAST, A DISTANCE OF 1224.20 FEET, TO THE CENTER EAST SIXTEENTH OF SAID SECTION 27;
THENCE ALONG NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, SOUTH 88°13'46" EAST, A DISTANCE OF 1255.15 FEET, TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF STATE HIGHWAY 87, AS RECORDED IN DEED BOOK 90 PAGE 330 ON THE SHERIDAN COUNTY RECORDS;
THENCE ALONG SAID EXISTING WEST RIGHT OF WAY LINE OF STATE HIGHWAY 87, SOUTH 01°11'32" EAST, A DISTANCE OF 75.00 FEET;
THENCE DEPARTING SAID EXISTING WEST RIGHT OF WAY LINE OF STATE HIGHWAY 87, SOUTH 48°58'08" WEST, A DISTANCE OF 1691.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 18.71 ACRES, MORE OR LESS.

LOT 6, GALYEN HILLS SUBDIVISION PROPERTY DESCRIPTION

A PARCEL OF LAND KNOWN AS LOT 6, GALYEN HILLS SUBDIVISION, CONTAINING 19.18 ACRES, MORE OR LESS, IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SHERIDAN COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SHERIDAN COUNTY OF THE 6TH PRINCIPAL MERIDIAN, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, NORTH 88°29'05" WEST, A DISTANCE OF 87.00 FEET, TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF STATE HIGHWAY 87, AS RECORDED IN DEED BOOK 90 PAGE 330 IN THE SHERIDAN COUNTY RECORDS, THENCE ALONG SAID EXISTING WEST RIGHT OF WAY LINE OF STATE HIGHWAY 87, NORTH 01°11'32" EAST, A DISTANCE OF 1256.10 FEET, TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID EXISTING WEST RIGHT OF WAY LINE OF STATE HIGHWAY 87, NORTH 88°32'10" WEST, A DISTANCE OF 1252.18 FEET, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27;
THENCE ALONG SAID WEST LINE, NORTH 01°03'58" EAST, A DISTANCE OF 95.77 FEET;
THENCE DEPARTING SAID WEST LINE, NORTH 48°58'08" EAST, A DISTANCE OF 1691.20 FEET, TO A POINT ON SAID EXISTING WEST RIGHT OF WAY LINE OF STATE HIGHWAY 87;
THENCE ALONG SAID EXISTING WEST RIGHT OF WAY LINE OF STATE HIGHWAY 87, SOUTH 01°11'32" WEST, A DISTANCE OF 1238.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 19.18 ACRES, MORE OR LESS.

Sheet Revisions

Date	Description	Initials
08-15-20	FIELD SURVEY	CJG
08-15-20	DRAFTED SURVEY	CJG
08-15-20	FINALIZED SURVEY	CJG



Wildcat Surveying
107 Church Street
Harrisonburg, NE 68345
Phone: 308-278-2072
www.wildcatsurveying.com

Land Survey
Title Sheet

Wildcat Project Number: 259-01-2020
Project Location: Sheridan County Nebraska
Client: Deborah and Larry Galyen
Project Code: Last Mod. Date: 08-15-2020
Sheet No. 2 of 4

LOT 7, GALYEN HILLS SUBDIVISION PROPERTY DESCRIPTION

A PARCEL OF LAND KNOWN AS LOT 7, GALYEN HILLS SUBDIVISION, CONTAINING 17.97 ACRES, MORE OR LESS, IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SHERIDAN COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SHERIDAN COUNTY OF THE 6TH PRINCIPAL MERIDIAN, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, NORTH 88°29'05" WEST, A DISTANCE OF 87.00 FEET, TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF STATE HIGHWAY 87, AS RECORDED IN DEED BOOK 90 PAGE 330 IN THE SHERIDAN COUNTY RECORDS, THENCE ALONG SAID EXISTING WEST RIGHT OF WAY LINE OF STATE HIGHWAY 87, NORTH 01°11'32" EAST, A DISTANCE OF 630.01 FEET, TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID EXISTING WEST RIGHT OF WAY LINE OF STATE HIGHWAY 87, NORTH 88°29'05" WEST, A DISTANCE OF 1250.81 FEET, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27;
THENCE ALONG SAID WEST LINE, NORTH 01°03'58" EAST, A DISTANCE OF 624.98 FEET;
THENCE DEPARTING SAID WEST LINE, SOUTH 88°32'10" EAST, A DISTANCE OF 1252.18 FEET, TO A POINT ON SAID EXISTING WEST RIGHT OF WAY LINE OF STATE HIGHWAY 87;
THENCE ALONG SAID EXISTING WEST RIGHT OF WAY LINE OF STATE HIGHWAY 87, SOUTH 01°11'32" WEST, A DISTANCE OF 626.09 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 17.97 ACRES, MORE OR LESS.

LOT 8, GALYEN HILLS SUBDIVISION PROPERTY DESCRIPTION

A PARCEL OF LAND KNOWN AS LOT 8, GALYEN HILLS SUBDIVISION, CONTAINING 18.08 ACRES, MORE OR LESS, IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SHERIDAN COUNTY, NEBRASKA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST, OF THE 6TH PRINCIPAL MERIDIAN, IN SHERIDAN COUNTY OF THE 6TH PRINCIPAL MERIDIAN, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, NORTH 88°29'05" WEST, A DISTANCE OF 87.00 FEET, TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF STATE HIGHWAY 87, AS RECORDED IN DEED BOOK 90 PAGE 330 IN THE SHERIDAN COUNTY RECORDS AND TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID EXISTING WEST RIGHT OF WAY LINE OF STATE HIGHWAY 87, NORTH 88°29'05" WEST, A DISTANCE OF 1249.42 FEET, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 27;
THENCE ALONG SAID WEST LINE, NORTH 01°03'58" EAST, A DISTANCE OF 630.02 FEET;
THENCE DEPARTING SAID WEST LINE, SOUTH 88°29'05" EAST, A DISTANCE OF 1250.81 FEET, TO A POINT ON SAID EXISTING WEST RIGHT OF WAY LINE OF STATE HIGHWAY 87;
THENCE ALONG SAID EXISTING WEST RIGHT OF WAY LINE OF STATE HIGHWAY 87, SOUTH 01°11'32" WEST, A DISTANCE OF 630.01 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 18.08 ACRES, MORE OR LESS.



GALYEN HILLS SUBDIVISION LOTS 1-8, GALYEN HILLS SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 48 WEST OF THE 6TH P.M., IN SHERIDAN COUNTY, NEBRASKA.

Sheet Revisions

Date	Description	Initials
08-10-20	FIELD SURVEY	CJG
08-14-20	FIELD SURVEY	CJG
08-12-20	DRAFTED SURVEY	CJG
08-14-20	FINALIZED SURVEY	CJG

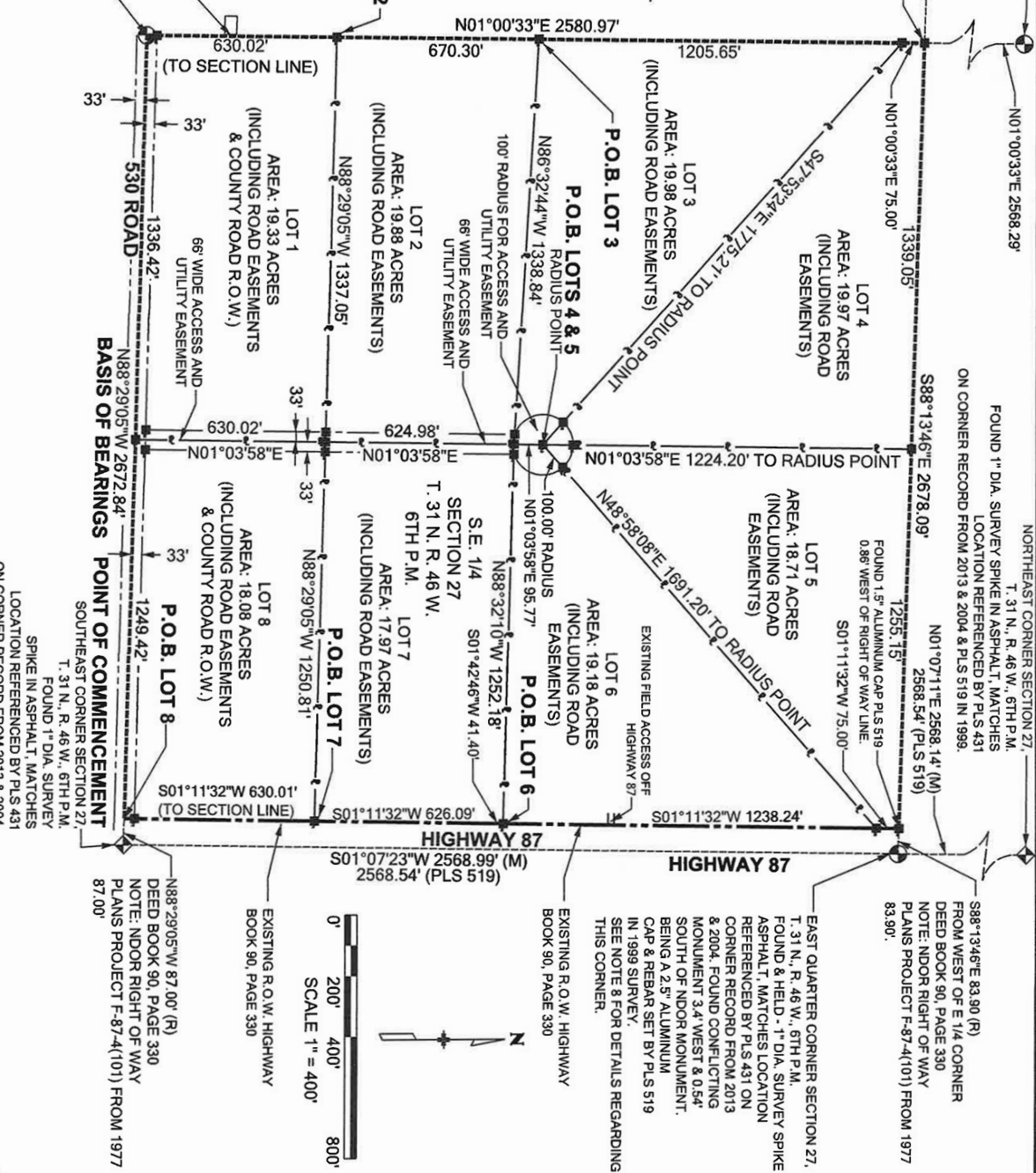
Land Survey
Plan Sheet
 Wildcat Project Number: 268-01-2020
 Project Location: Sheridan County, Nebraska
 CLIENT: Deborah and Larry Galyen
 Project Code: 08-10-2020
 Surveyed: 3 of 4
 Sheet No. 3

SURVEY LEGEND


- INDICATES SET 1.5" x 18" ORANGE PLASTIC CAP ON 5/8" REBAR STAMPED PLS 731
- INDICATES FOUND SECTION CORNER AS DESCRIBED
- INDICATES FOUND QUARTER SECTION AS DESCRIBED
- (M) INDICATES MEASURED DISTANCE BY WILDCAT SURVEYING
- (R) INDICATES RECORD DISTANCE FROM ORIGINAL RECORDS
- INDICATES FOUND CONCRETE RIGHT OF WAY MARKER



POINT OF BEGINNING LOT 1
 SOUTH QUARTER CORNER SECTION 27,
 T. 31 N., R. 46 W., 6TH P.M.
 FOUND 1.42" DIA. IRON PIPE, NO CAP,
 DOWN 1.5" IN COUNTY ROAD,
 HAS RED BRICK ON SOUTH SIDE OF PIPE, DOWN 2 FEET.
 MATCHES LINE OF POSSESSION.



GALYEN HILLS SUBDIVISION
LOTS 1-8, GALYEN HILLS SUBDIVISION,
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 31 NORTH, RANGE 46 WEST OF THE 6TH P.M.,
IN SHERIDAN COUNTY NEBRASKA.

Sheet Revisions					Land Survey Title Sheet	
Date	Description	Initials				
08-10-20	FIELD SURVEY	C.J.G.	Wildcat Surveying 307 Church Street Hastings NE 68945 Phone: 308-279-2072 www.wildcatsurveying.com		Wildcat Project Number: 289-01-2020 Project Location: Sheridan County Nebraska CLIENT: Deborah and Larry Galyen Project Code/Last Mod. Date 270 08-15-2020	Sheet No. 4 of 4
08-14-20	FIELD SURVEY	C.J.G.				
08-12-20	DRAFTED SURVEY	C.J.G.				
08-14-20	FINALIZED SURVEY	C.J.G.				

OWNER'S CERTIFICATE

I, LARRY D. GALYEN, BEING THE SOLE OWNER IN FEE OF THE ABOVE DESCRIBED PROPERTY, DO HEREBY SUBMIT INTO RECORD, LOTS 1-8, GALYEN HILLS SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST OF THE 6TH P.M., IN SHERIDAN COUNTY NEBRASKA, THE DESCRIBED SUBDIVISION AS SHOWN HERE ON: THE SAME AS SHOWN ON THE ATTACHED MAP.

LARRY D. GALYEN,

STATE OF _____)
 COUNTY OF _____) SS

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2020

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

WITNESS MY HAND & SEAL _____

DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT I, LARRY D. GALYEN, THE SOLE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON, THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND AND HEREBY SUBDIVIDE SAID LAND INTO, LOTS 1-8, GALYEN HILLS SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST OF THE 6TH P.M., IN SHERIDAN COUNTY NEBRASKA, AS SHOWN HERE ON:

IN WITNESS WHEREOF THIS DEDICATION IS EXECUTED THIS _____ DAY OF _____, 2020.

LARRY D. GALYEN,

STATE OF _____)
 COUNTY OF _____) SS

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 2020

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

WITNESS MY HAND & SEAL _____

APPROVAL AND ACCEPTANCE (PLANNING COMMISSION)

A SUBDIVISION OF LAND BEING, LOTS 1-8, GALYEN HILLS SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST OF THE 6TH P.M., IN SHERIDAN COUNTY NEBRASKA, SHOWN HEREON HAS BEEN REVIEWED BY THE SHERIDAN COUNTY PLANNING COMMISSION AND THE SAME HAS BEEN APPROVED AND ACCEPTED.

CHAIRPERSON OF PLANNING COMMISSION _____

DATE _____

APPROVAL AND ACCEPTANCE (BOARD OF SHERIDAN COUNTY)

A SUBDIVISION OF LAND BEING, LOTS 1-8, GALYEN HILLS SUBDIVISION, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 31 NORTH, RANGE 46 WEST OF THE 6TH P.M., IN SHERIDAN COUNTY NEBRASKA, SHOWN HEREON HAS BEEN REVIEWED BY THE BOARD OF SHERIDAN COUNTY COMMISSIONERS AND THE SAME HAS BEEN APPROVED AND ACCEPTED.

CHAIRPERSON OF BOARD OF SHERIDAN COUNTY COMMISSIONERS _____

DATE _____

RESERVED FOR REPOSITORY

CLERK & RECORDED INFORMATION

ENTERED ON NUMERICAL INDEX AND FILED FOR RECORD

THIS _____ DAY OF _____, 2020, AT _____

O'CLOCK _____ M. AND RECORDED IN BOOK _____

OF PLATS AT PAGE _____, IN THE OFFICE OF THE SHERIDAN COUNTY CLERK.

COUNTY CLERK _____

For additional information or to schedule a showing, please contact:



Dean Nelson
Associate Broker, REALTOR®

Cell: (307) 340-1114

dean@clarklandbrokers.com

Licensed in WY & NE

Clark & Associates Land Brokers, LLC
Specializing in Farm, Ranch, Recreational & Auction Properties

Lusk, WY Office

736 South Main Street • PO Box 47
Lusk, WY 82225

Buffalo, WY Office

879 Trabling Road
Buffalo, WY 82834

Billings/Miles City, MT Offices

6806 Alexander Road
Billings, MT 59105

Belle Fourche, SD Office

515 National Street • PO Box 307
Belle Fourche, SD 57717

Torrington, WY Office

2210 Main St
Torrington, WY 82240

Douglas, WY Office

PO Box 1395, Douglas, WY 82633
1878 N Glendo Hwy, Glendo, WY 82213

Wheatland, WY Office

4398 Palmer Canyon Road
Wheatland, WY 82201

Greybull, WY Office

3625 Greybull River Road, PO Box 806
Greybull, WY 82426

Cory G. Clark - Broker / Owner

(307) 351-9556 ~ clark@clarklandbrokers.com
Licensed in WY, MT, SD, ND, NE & CO

Mark McNamee - Associate Broker/Auctioneer/Owner

(307) 760-9510 ~ mcnamee@clarklandbrokers.com
Licensed in WY, MT, SD & NE

Denver Gilbert - Associate Broker / Owner

(406) 697-3961 ~ denver@clarklandbrokers.com
Licensed in WY, MT, SD & ND

Ronald L. Ensz - Associate Broker

(605) 210-0337 ~ ensz@rushmore.com
Licensed in SD, WY & MT

Logan Schliinz - Associate Broker

(307) 575-5236 ~ logan@clarklandbrokers.com
Licensed in CO, NE, SD & WY

Scott Leach - Associate Broker

(307) 331-9095 ~ scott@clarklandbrokers.com
Licensed in WY, CO, SD & NE

Jon Keil – Associate Broker

(307) 331-2833 ~ jon@keil.land
Licensed in WY & CO

Ken Weekes – Sales Associate

(307) 272-1098 ~ kenrweekes@gmail.com
Licensed in WY

**Agency Disclosure
Common Law Agency Addendum
(Attach to Agency Disclosure)**

Company: Clark & Assoc. Land Brokers, LLC Agent Name _____

Common Law Agent

*The duties and obligations of an agent under a common law agency agreement exceed the duties and obligations of a limited agent as described in the agency disclosure document and in Nebraska Statutes, Neb. Rev. Stat. § 76-2401 through 76-2430. For example, a licensee who is authorized by the principal to bind the principal to terms or conditions in a real estate transaction would be a common law agent. **A buyer, tenant, seller, or landlord and the real estate broker must enter into this type of agency through a written agreement which specifies the agent's duties and responsibilities**, including the duty of confidentiality and the terms of compensation. An agreement such as this will be subject to the common law requirements of agency applicable to real estate licensees.*

If Agency relationship offered is Customer Only, and agent is acting as a common law agent for another party to the transaction please check the appropriate box below:

Agent will act as—

- ☐ Common Law Agent for the Buyer
- ☐ Common Law Agent for the Seller
- ☐ Common Law Agent for the Tenant
- ☐ Common Law Agent for the Landlord

I acknowledge that this addendum page and the additional information on common law agency has been presented to me (us):

(Client or Customer Signature)

(Date)

(Client or Customer Signature)

(Date)

(Print Client or Customer Name)

(Print Client or Customer Name)

Nebraska Real Estate Commission/Agency Disclosure CLA Addendum