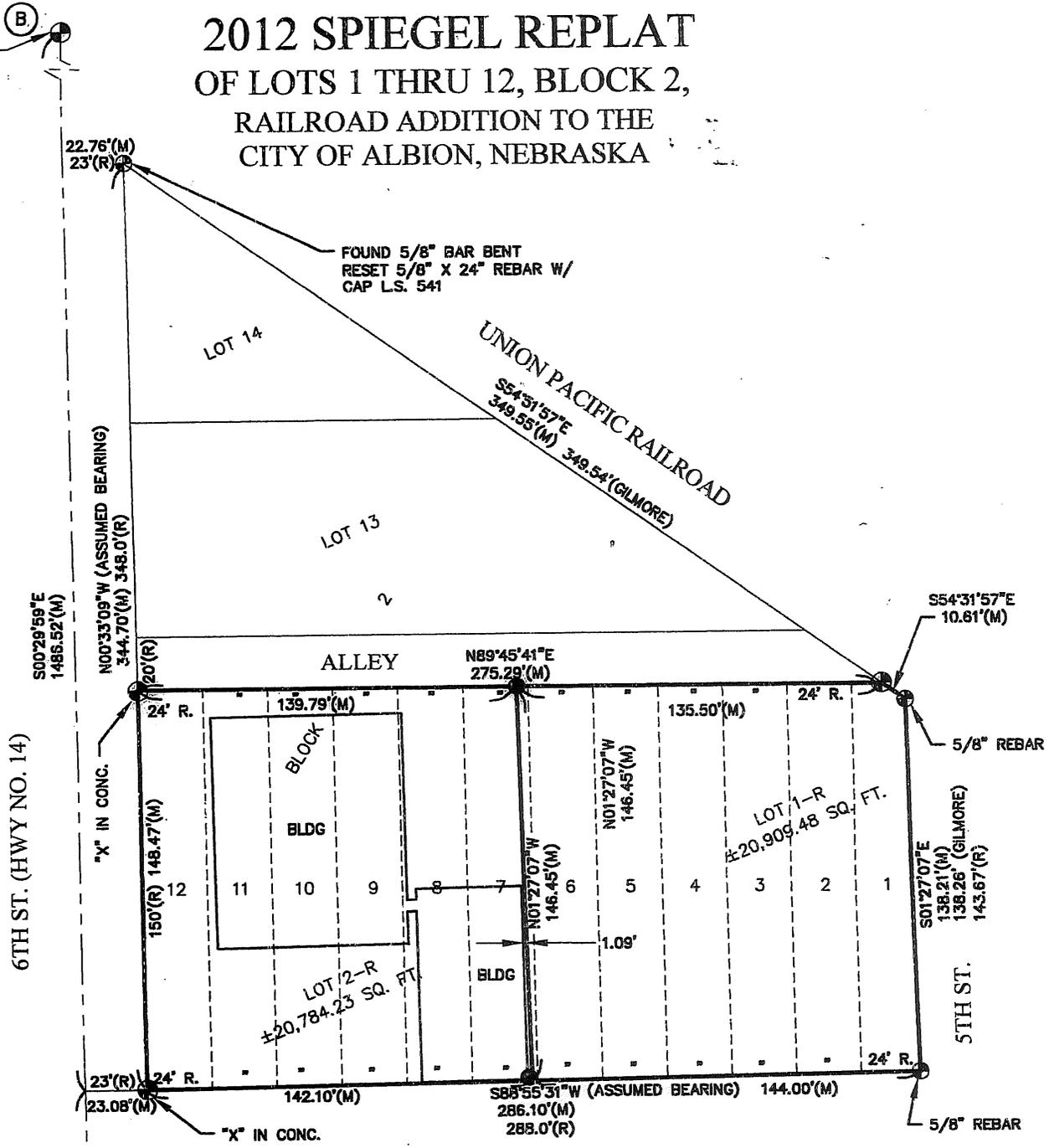


NW COR. NW1/4  
SEC. 22-T20N, R6W

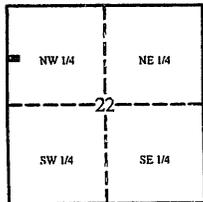
# 2012 SPIEGEL REPLAT OF LOTS 1 THRU 12, BLOCK 2, RAILROAD ADDITION TO THE CITY OF ALBION, NEBRASKA



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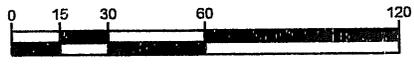
BOONE COUNTY,  
NEBRASKA  
R6W



SW COR. NW1/4  
SEC. 22-T20N, R6W



GRAPHIC SCALE



**SURVEYOR'S REPORT:**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF R AND B CARPENTRY, HICKMAN, NEBRASKA. THE PURPOSE OF THE SURVEY WAS TO REPLAT LOTS 1 THRU 12, BLOCK 2, RAILROAD ADDITION TO THE CITY OF ALBION, NEBRASKA. EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS SET ARE 5/8" X 24" REBAR WITH PLASTIC CAP, L.S. 541.

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE GPS R8, S/N 5004413194 OR A 100' STEEL TAPE.

**NOTE: ALL BEARINGS ARE ASSUMED.**

**LEGEND**

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

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**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 NEBRASKA.

*Jeffrey S. Ryan*

JEFFREY S. RYAN, LS 541



DATE	6-7-12
SCALE	1"=60'
DRAWN	KSL
JOB NO.	120133
FIELD BOOK	ALBION N-3
FIELD WORK	JSR-BJB
SHEET	1 OF 3
FILE NO.	

# 2012 SPIEGEL REPLAT OF LOTS 1 THRU 12, BLOCK 2, RAILROAD ADDITION TO THE CITY OF ALBION, NEBRASKA

CORNER TIES:

- (A) SW CORNER NW1/4 SECTION 22-T20N-R6W**  
 FOUND A PUNCH MARK IN A MANHOLE RING
- |     |         |  |
|-----|---------|--|
| NW  | 150.45' | TO THE NORTHEAST CORNER OF HOUSE NOT SCREENED IN |
| SW  | 52.35'  | TO THE TOP NUT OF A FIRE HYDRANT                 |
| SW  | 89.43'  | TO THE NORTHEAST CORNER OF A HOUSE (PORCH)       |
| SSW | 50.46'  | TO A NAIL W/ DISK IN A LIGHT POLE                |
- (B) NW CORNER NW1/4 SECTION 22-T20N-R6W**  
 FOUND 1" PIPE, 0.50' DEEP
- |    |        |   |
|----|--------|---|
| N  | 48.60' | TO A FOUND BRIDGE SPIKE IN THE SOUTH FACE OF A TREE |
| S  | 9.50'  | TO AN 8' TALL METAL EAST-WEST FENCE                 |
| E  | 89.90' | TO A NAIL W/ DISK IN A FENCE POST                   |
| NW | 19.38' | TO THE NORTHEAST CORNER OF A SHED                   |

LEGAL DESCRIPTION LOT 1-R

A TRACT OF LAND LOCATED IN LOTS 1 THRU 6 AND PART OF LOT 7, BLOCK 2, RAILROAD ADDITION TO THE CITY OF ALBION, BOONE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 2; THENCE S88°55'31"W (AN ASSUMED BEARING) ON THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 144.00 FEET; THENCE N01°27'07"W ON A LINE PARALLEL WITH AND 144.00 FEET WEST OF THE EAST LINE OF SAID BLOCK, A DISTANCE OF 146.45 FEET TO A POINT ON THE SOUTH LINE OF AN EXISTING ALLEY; THENCE N89°45'41"E ON THE SOUTH LINE OF SAID ALLEY 135.50 FEET TO A POINT ON THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD; THENCE S54°31'57"E ON SAID SOUTHERLY LINE A DISTANCE OF 10.61 FEET TO THE EAST LINE OF SAID BLOCK 2; THENCE S01°27'07"E ON THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 138.21 FEET TO THE POINT OF BEGINNING, CONTAINING 20,909.48 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION LOT 2-R

A TRACT OF LAND LOCATED IN PART OF LOT 7 AND ALL OF LOTS 8 THRU 12, BLOCK 2, RAILROAD ADDITION TO THE CITY OF ALBION, BOONE COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 2; THENCE N00°33'09"W (AN ASSUMED BEARING) ON THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 148.47 FEET TO THE NORTHWEST CORNER OF LOT 12 OF SAID BLOCK 2; THENCE N89°45'41"E ON THE NORTH LINE OF LOTS 12 THRU 7 A DISTANCE OF 139.79 FEET; THENCE S01°27'07"E ON A LINE PARALLEL WITH AND 144.00 FEET WEST OF THE EAST LINE OF SAID BLOCK, A DISTANCE OF 146.45 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK; THENCE S88°55'31"W ON THE SOUTH LINE OF SAID BLOCK, A DISTANCE OF 142.10 FEET TO THE POINT OF BEGINNING, SAID TRACT OF LAND CONTAINS 20,784.23 SQUARE FEET, MORE OR LESS.

DATE	6-7-12
SCALE	1"=60'
DRAWN	KSL
JOB NO.	120133
FIELD BOOK	ALBION N-3
FIELD WORK	JSR-BJB
SHEET	2 OF 3
FILE NO.	



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1094-358<sup>2</sup>/<sub>3</sub>

