



NE corner Section 11  
 Twp. 23 North, Range 4 East  
 found 1 1/4" pipe  
 7.77' S-SW to large spike in tree  
 0.9' NE to nail and disc in fence post  
 0.55' East to wire of N&S fence

County Property line

traveled centerline of road

Note: The southwesterly line of the above surveyed tracts are 40' from the center of the existing traveled road as per the legal description provided.

Lot line between lots 8 & 9 Third Addition

- LEGEND
- pipe found
  - ⊙ pin set
  - pin set
  - R recorded
  - M measured

**Legal Description**

All that part of Lot 8, Block 45, Third Addition to the City of Wisner, Cuming County, Nebraska lying 40.0 feet Northeastly of the center line of the traveled road, measured at a right angle to said centerline as shown on this plat.

All that part of the Northeast 1/4 of Section 11, Township 23 North, Range 4 East of the 6th P.M., Cuming County, Nebraska lying 40.0 feet Northeastly of the centerline of the traveled road, measured at a right angle to said centerline, more particularly described as follows:

Beginning at the Northeast corner of said Section 11; thence West, on section line, on an assumed bearing of South 89 degrees 50 minutes 10 seconds West, a distance of 150.09 feet to a point 40.0 feet from, measured at a right angle thereto the centerline of the traveled road; thence South 18 degrees 07 minutes 20 seconds East, on said right of way, a distance of 265.87 feet; thence South 22 degrees 17 minutes 45 seconds East, on said right of way, a distance of 177.61 feet to a point on the East section line; thence North 00 degrees 00 minutes East, on section line, 417.45 feet to the point of beginning and containing 0.76 acres more or less.

**Surveyors Statement**

I, LaVern F. Schroeder, Registered Land Surveyor in the State of Nebraska, hereby state that I have made a survey of the above described tracts of land and have executed this instrument on this 6th day of August, 2001.

*La Vern F. Schroeder*  
 LaVern F. Schroeder  
 R.L.S. #312

