



# BOUNDARY SURVEY

**Lot 1 of 6 of 28 and a part of Lot 2 of 6 of 28, Avenue Addition to the Town of Peru, Nemaha County, Nebraska**

**Legal Description, Original Tract (Deed Book 119, Page 341):**

Lot One of Lot Six of Lot Twenty-eight in Avenue Addition to the Town of Peru, (also described as Avenue Addition #15 to the Town of Peru), in the Southeast Quarter of Section Twenty-one, in Township Six North of Range Fifteen East of the Sixth Principal Meridian, Nemaha County, Nebraska, according to the recorded plat of said lots.

AND

That part of Lot Two of Lot Six of Lot Twenty-eight lying West of Nebraska Highway 67 in the Southeast Quarter of Section Twenty-one, Township Six North, Range Fifteen East of the Sixth Principal Meridian in Nemaha County, Nebraska.

**Legal Description, Parcel 1:**

A tract of land out of and a part of Lot 1 of 6 of 28 and Lot 2 of 6 of 28, Avenue Addition to the Town of Peru, Nemaha County, Nebraska, being more particularly described as follows:

Commencing at the Northwest Corner of Lot 1 of 6 of 28, thence S89°25'08"E and along the North line of said Lot 1 of 6 of 28 a distance of 131.77 feet to the Northeast Corner of said Lot 1 of 6 of 28; thence S00°00'00"E and along the East line of said Lot 1 of 6 of 28 a distance of 16.69 feet to the Southeast Corner of said Lot 1 of 6 of 28 and the Point of Beginning.

Thence S89°20'04"E and along the North line of said Lot 2 of 6 of 28 a distance of 134.69 feet to a point on the Westerly Right-of-Way of State Highway 67; thence along the Right-of-Way of State Highway 67 the following four courses:

1. Along the arc of a curve to the right whose center bears N83°57'51"W, having a radius of 1034.30 feet and a central angle of 6°05'51" for an arc length of 110.07 feet;
2. S25°38'23"W a distance of 356.41 feet;
3. N61°42'03"W a distance of 49.88 feet;
4. N13°24'00"W a distance of 213.69 feet;

Thence N90°00'00"E a distance of 130.35 feet; thence N00°00'00"E a distance of 200.00 feet to the Point of Beginning, containing 1.15 Acres.

**Legal Description, Parcel 2:**

A tract of land out of and a part of Lot 1 of 6 of 28 and Lot 2 of 6 of 28, Avenue Addition to the Town of Peru, Nemaha County, Nebraska, being more particularly described as follows:

Beginning at the Northwest Corner of Lot 1 of 6 of 28, thence S89°25'08"E and along the North line of said Lot 1 of 6 of 28 a distance of 131.77 feet to the Northeast Corner of said Lot 1 of 6 of 28; thence S00°00'00"E and along the East line of said Lot 1 of 6 of 28 a distance of 16.69 feet to the Southeast Corner of said Lot 1 of 6 of 28; thence S00°00'00"E a distance of 200.00 feet; thence S90°00'00"W a distance of 130.35 feet to a point on the Right-of-Way for State Highway 67; thence N13°24'00"W and along the Right-of-Way of State Highway 67 a distance of 6.11 feet to a point on the West line of said Lot 2 of 6 of 28; thence N00°00'00"E and along the West line of said Lot 2 of 6 of 28 and 1 of 6 of 28 a distance of 212.09 feet to the Point of Beginning, containing 0.66 Acres, of which 0.16 Acres is contained in County road Right-of-Way.

**LAND SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY THE UNDERSIGNED, THAT THE SURVEY WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR REGISTERED LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITION TOLERANCE ARE IN ACCORDANCE WITH RURAL AREA SURVEYS.



	RR 1 Box 44 Dawson, NE 68337 (402) 855-3265 (402) 855-3235 FAX	FIELD ON:	08/18/05	JOB NO.	
		DATE:	09/12/05	5053.01	
	PREPARED FOR <b>Adam Marriott</b>				