

Survey Record

Fillmore County, Nebraska

A Part of the Former Railroad Property lying South of State Highway 41 ("F" Street") and North of "D" Street, in Austin Knowler's First Addition to the City of Geneva, lying in Section One, Township Six North, Range Three West of the Sixth Principal Meridian, Fillmore County, Nebraska.

LEGAL DESCRIPTIONS:

Parcel "A"

A part of the former railroad property lying south of State Highway Forty-One (41) ("F" Street) and north of "D" Street, in Austin Knowler's First (1st) Addition to the City of Geneva, lying in Section One (1), Township Six (6) North, Range Three (3) West of the Sixth (6th) Principal Meridian (P.M.), Fillmore County, Nebraska, and being more particularly described as follows:

Referring to the Quarter Corner between said Section 1 and Section 36, Township 7 North, Range 3 West; (Found Brass Cap); thence on an assumed bearing of North 90°00'00" West, on section line, a distance of 432.51 feet to a Chiseled "X" in the centerline of the former Burlington Northern Santa Fe Railway main line track; thence South 00°33'02" West on said centerline a distance of 32.05 feet to the south right of way line of said Highway 41 and a 5/8 inch, capped rebar, also being the Point of Beginning; thence continuing on the previous bearing, on said railroad centerline, a distance of 350.00 feet to a 5/8 inch, capped rebar; thence South 89°52'31" East a distance of 153.07 feet to the west line of "7th" Street and a 5/8 inch, capped rebar; thence North 00°24'06" East, on said west line of "7th" Street, a distance of 350.00 feet to the intersection of the west line of "7th" Street and the south right of way line of Highway 41, and a 5/8 inch, capped rebar; thence North 89°52'38" West on said south right of way line of Highway 41 a distance of 152.16 feet to the Point of Beginning.

Containing a calculated area of 1.23 Acres, more or less.

Parcel "B"

A part of the former railroad property lying south of State Highway Forty-One (41) ("F" Street) and north of "D" Street, in Austin Knowler's First (1st) Addition to the City of Geneva, lying in Section One (1), Township Six (6) North, Range Three (3) West of the Sixth (6th) Principal Meridian (P.M.), Fillmore County, Nebraska, and being more particularly described as follows:

Referring to the Quarter Corner between said Section 1 and Section 36, Township 7 North, Range 3 West; (Found Brass Cap); thence on an assumed bearing of North 90°00'00" West, on section line, a distance of 432.51 feet to a Chiseled "X" in the centerline of the former Burlington Northern Santa Fe Railway main line track; thence South 00°33'02" West on said centerline a distance of 382.05 feet to the southwest corner of Parcel "A", a 5/8 inch capped rebar, also being the Point of Beginning; thence continuing on the previous bearing, on said railroad centerline, a distance of 357.18 feet to a capped rebar (Found); also being the southeast corner of Parcel "2", (See survey recorded by LS 448, June 2002); thence continuing on said railroad centerline, a distance of 162.66 feet to a capped rebar (Found), (See Survey recorded by LS 448, April 2005), also being on the north line of "D" Street"; thence North 89°53'28" East, on said north line of "D" Street, to the southwest corner of Lot 45; thence North 00°24'06" East, on the west line of Lots 45 and 45 1/2, a distance of 278.01 feet to the northwest corner of Lot 45 1/2; thence North 89°53'28" East, on the north line of Lot 45 1/2 and the vacated west 50 feet of "Garfield Street" (7th Street) to the northeast corner of said vacated west 50 feet, also being the west line of "7th" Street; thence North 00°24'06" East, on the west line of "7th" Street, a distance of 241.19 feet to a 5/8 inch capped rebar, also being the southeast corner of Parcel "A"; thence North 89°52'31" West on the south line of Parcel "A", a distance of 153.07 feet to the Point of Beginning.

Containing a calculated area of 1.18 acres, more or less.