

Survey Record

LANCASTER COUNTY, NEBRASKA

Survey of: LOT 3, JUNE'S PLACE, LOT 40 I.T., AND LOT 44 I.T., LOCATED
IN THE NORTHEAST QUARTER OF Section 19 T 10 N, R 6 E of the 6th P.M.

Date AUGUST 25 2006

LEGAL DESCRIPTION

A TRACT OF LAND COMPRISED OF LOT 3, JUNE'S PLACE, LOT 40 I.T., AND LOT 44 I.T., ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3, SAID LINE BEING THE SOUTH RIGHT OF WAY LINE OF WEST HOLDREGE STREET, ON AN ASSUMED BEARING OF NORTH 89 DEGREES 47 MINUTES 46 SECONDS EAST, A DISTANCE OF 1,869.84 FEET TO A NORTH CORNER OF SAID LOT 3, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 46 I.T.; THENCE SOUTH 00 DEGREES 16 MINUTES 43 SECONDS WEST, ALONG AN EAST LINE OF SAID LOT 3, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 46 I.T., A DISTANCE OF 136.10 FEET TO A NORTH CORNER OF SAID LOT 3, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 46 I.T.; THENCE NORTH 89 DEGREES 45 MINUTES 03 SECONDS EAST, ALONG A NORTH LINE OF SAID LOT 3, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 46 I.T., A DISTANCE OF 304.92 FEET TO A NORTH CORNER OF SAID LOT 3, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 46 I.T.; THENCE NORTH 00 DEGREES 18 MINUTES 04 SECONDS EAST, ALONG A WEST LINE OF SAID LOT 3, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 46 I.T., A DISTANCE OF 39.03 FEET TO A NORTH CORNER OF SAID LOT 3, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 2, JUNE'S PLACE; THENCE NORTH 89 DEGREES 47 MINUTES 32 SECONDS EAST, ALONG A NORTH LINE OF SAID LOT 3, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 148.35 FEET TO A NORTHEAST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 1, JUNE'S PLACE; THENCE SOUTH 00 DEGREES 15 MINUTES 17 SECONDS EAST, ALONG AN EAST LINE OF SAID LOT 3, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 1, A DISTANCE OF 453.46 FEET TO AN EAST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 52 MINUTES 33 SECONDS EAST, ALONG A NORTH LINE OF SAID LOT 3, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 275.41 FEET TO SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 22 MINUTES 40 SECONDS WEST, ALONG AN EAST LINE OF SAID LOT 3, SAID LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF NW. 40TH STREET, A DISTANCE OF 83.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89 DEGREES 47 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 2,169.12 FEET TO NORTHEAST CORNER OF SAID LOT 44 I.T.; THENCE SOUTH 00 DEGREES 19 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 44 I.T., A DISTANCE OF 399.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 44 I.T.; THENCE SOUTH 89 DEGREES 48 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 44 I.T., AND THE SOUTH LINE OF SAID LOT 40 I.T., A DISTANCE OF 434.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 40 I.T., SAID CORNER BEING ON THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 22 MINUTES 44 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 40 I.T., AND ALONG THE WEST LINE SAID LOT 3, JUNE'S PLACE, SAID LINE ALSO BEING THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,034.55 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 1,617,659.75 SQUARE FEET OR 37.14 ACRES, MORE OR LESS.

SECTION TIES

NOTE: ALL DISTANCES ARE HORIZONTAL

SW. CORNER NE QUARTER 19-10-06
 FD. 2" ALUM. CAP, 0.3' BELOW SURFACE
 E. SIDE OF NW. 48TH STREET

4.13' W. CHISELED 'X' ON N. BOUND LINES E. STRIPE, IN CONC.
 68.55' NE. 3/8" REBAR
 61.45' E. 3/4" PIPE
 72.52' SE. 3/8" REBAR

NE. CORNER NE QUARTER 19-10-06
 FD. 2" ALUM. CAP, 0.5' BEOW SURFACE, INTERSECTION OF NW. 40TH STREET AND W. HOLDREGE STREET.

33.09' N. 1" PIPE
 47.25' NE. WININGER SHINER IN SW. FACE OF POWER POLE
 41.35' SE. WININGER SHINER IN NW. FACE OF POWER POLE
 36.47' SW. 3/4" REBAR

NW. CORNER NE QUARTER 19-10-06
 FD. 2" ALUM. CAP, 0.5' BEOW GRAVEL

40.2' W. E. EDGE OF GRAVEL
 44.42' N. 3/8" REBAR
 34.01' NE. 3/4" REBAR
 32.96' S. 1" PIPE W/CAP LS#540-LS#461
 40.02' S. 1" PIPE W/CAP LS#540-LS#461

SE. CORNER NE QUARTER 19-10-06
 FD. 2" ALUM. CAP, 0.3' BELOW GRAVEL INTERSECTION OF NW. 40TH STREET AND VINE STREET

33.08' S. 1" PIPE
 66.18' SE. 3/4" RBAR
 69.50' NE. NAIL IN E. FACE OF POWER POLE
 47.70' NW. 3/8" REBAR

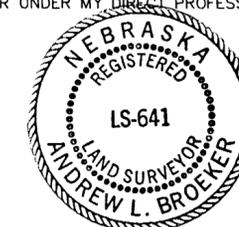
I, ANDREW L. BROEKER, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT PROFESSIONAL SUPERVISION ON THE DATE HEREON NOTED.

Signed this 25 day of August 2006

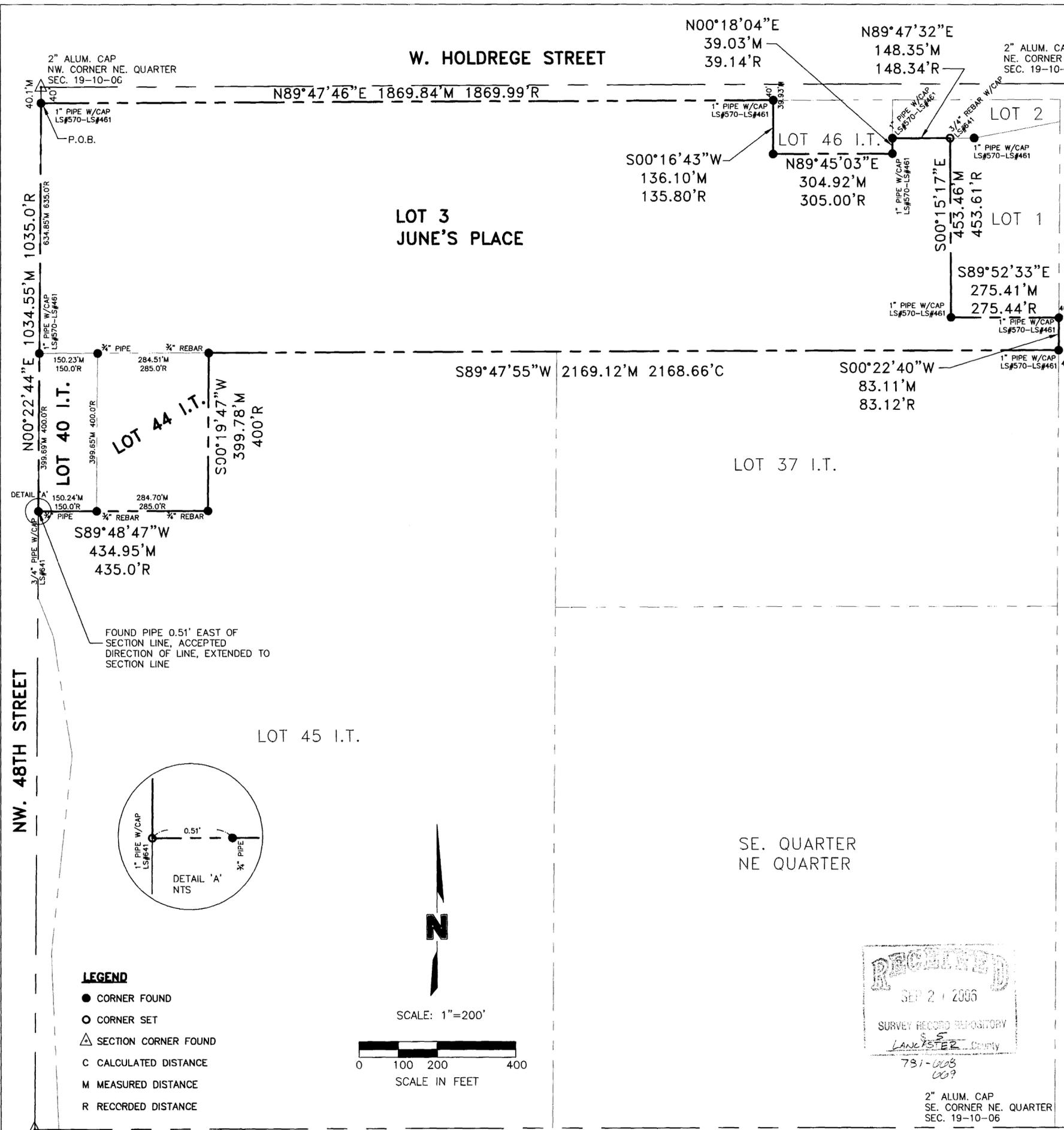
Name: Andrew L. Broeker

Surveyor's license No. L.S. 641

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 1111 Lincoln Mall Fax: 402-474-5160
 Lincoln, NE 68508

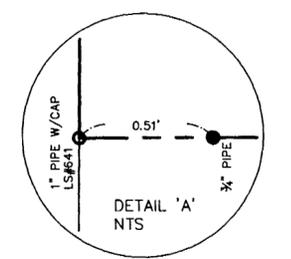


Land Surveyor's Seal

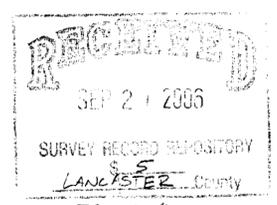
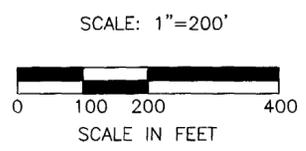


NW. 48TH STREET

NW. 40TH STREET



- LEGEND**
- CORNER FOUND
 - CORNER SET
 - △ SECTION CORNER FOUND
 - C CALCULATED DISTANCE
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE



2" ALUM. CAP
 SE. CORNER NE. QUARTER
 SEC. 19-10-06

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