A RESURVEY OF A TRACT OF LAND LOCATED IN PART OF
LOT 3, BLOCK 2, LUEKING 1776-1976 ADDITION TO
OXFORD, FURNAS COUNTY, NEBRASKA

Scale:  = 60 feet
  = Found corner; 5/8" rebar, unless noted
  = Established corner; set 1/2" x 24" rebar
    with LS Cap stamped LS-441
  = Calculated Point
(361.39') = Measured Distance
(361.39') = Recorded Distance

Basis of bearing assumes the South line
of Lot 3, Block 2, Lueking 1776-1976
Addition as bearing N89°57'24" W

SUPPLIED LEGAL DESCRIPTION: All of the real estate located east of the West edge of the utility easement located in Lot Three (3), Block Two (2), Lueking 1776-1976 Addition to Oxford, Furnas County, Nebraska. EXCEPT all of the real estate located West of the alley easement as set out in Deed Book 85, Page 343.

SURVEYED LEGAL DESCRIPTION: A tract of land located East of the West line of a 20 foot wide Utility Easement located in Lot 3, Block 2, Lueking 1776-1976 Addition to Oxford, Furnas County, Nebraska; more particularly described as follows and assuming the South line of said Lot 3, bears N 89°57'24" W. Beginning at the SE Corner of said Lot 3; thence N 89°57'24" W 201.58 feet on the South line of said Lot 3 to the SE Corner of a deed recorded at the Furnas County Register of Deeds Office in Book 85, Page 343, point also being on the West line of a 20 foot wide Utility Easement; thence N 04°09'50" W 125.15 feet on the West line of said 20 foot wide Utility Easement to the NE Corner of said deeded land, point also being on the North line of said Lot 3; thence S 89°57'24" E 211.87 feet on the North line of said Lot 3 to the NE Corner of said Lot 3; thence S 00°33'08" W 124.75 feet on the East line of said Lot 3 to the True Point of Beginning. Said tract subject to any R.O.W. and easements of record.

SURVEYOR'S CERTIFICATION: I, Wayne M. Dietz, hereby state that under my supervision there were no search of any easements of record on said tract of land and that the tract described has been surveyed; all monuments, dimensions and streets shown are true and correct to the best of my knowledge.

Completed this 2nd day of October, 2017

Wayne M. Dietz, R.L.S. #441
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