LA MAR AVENUE

LOT 12
1923 W. LA MAR AVENUE

10' EASEMENT

LAKE FRONT TRACT #12A

R1. = RECORDED DISTANCE ON PLAT OF BRACH'S SECOND ADDITION
R2. = RECORDED DISTANCE SHOWN ON SURVEY BY CHARLES B. BEER, L.S.
NO. 192, DATED AUGUST 31, 1975
R3. = RECORDED DISTANCE ON PLAT OF BRACH'S FOURTH SUBDIVISION

NOTE: SURVEY REQUESTED TO LOCATE EXISTING PROPERTY CORNER MONUMENTS
FOR FENCING WEST LINE OF LOT. CORNER MONUMENTS LOCATED BASED
ON USING RECORDED DIMENSIONS SHOWN. ACTUAL DISTANCES BETWEEN
EXISTING MONUMENTS SHOWN WERE NOT MEASURED.

A tract of land comprising all of Lot Twelve (12), Brach's Second Addition to the City
of Grand Island, Hall County, Nebraska, and Lake Front Tract 12A, more particularly
described as "Lake Front Tracts Abutting Brach's Lake" shown on the City Engineering
Department plat identified as "Brach's Lake," dated 9-29-72, filed in Deed Book 104B,
Page 25, Hall County Register of Deeds Office, in the Northwest Quarter of the
Northwest Quarter (NW1/4 NW1/4) of Section Twenty Three (23), Township Eleven (11)
North, Range Nine (9) West of the 6th P.M., Grand Island, Hall County, Nebraska.

I hereby certify that to the best of my knowledge and belief, the accompanying plat is
from an accurate survey of the described property made under my supervision.

Lee D. Wagner, Registered Land Surveyor

Survey Record Repository
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243

BENJAMIN & ASSOCIATES, INC. - ENGINEERS & SURVEYORS
P. O. Box 339 - Grand Island, Nebraska 68802-0339
SCALE: 1"=50' August 24, 2018
SHEET 1 OF 1