

SURVEY FOR FIRST PRESBYTERIAN
CHURCH OF CEDAR BLUFFS
PT OF TRACT 5 IN SW¼ SE¼
SECTION 34, T17N, R7E
SAUNDERS, COUNTY, NEBRASKA
SHEET 2 OF 2

FIELD NOTES:

I FIRST OBTAIN BOTH A COPY OF THE ORIGINAL DESCRIPTION OF TRACT 5 AND AN ORIGINAL PLAT OF WHITNEY'S ADDITION. BOTH DOCUMENTS CLEARLY INDICATE THE NORTH LINE OF TRACT 5 AND THE SOUTH LINE OF WHITNEY'S ADDITION ARE PARALLEL TO AND 660.0 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW¼ SE¼) OF SECTION 35, TOWNSHIP 17 NORTH RANGE 7 EAST. I PROCEED TO THE FIELD WHERE I FIND A, C, D, F, G, H, J, M, N AND P. N AND P ARE LAND CORNERS OF RECORD AND ARE NOT IN QUESTION. A AND D ARE SHOWN ON OLD SURVEY PLATS AS FOUND CORNERS BUT ARE OF QUESTIONABLE ORIGIN, HOWEVER, THEY FIT ALL THE PLAT DATA IN THIS AREA VERY WELL. H WAS SET BY RALPH C. CULLEN, COUNTY SURVEYOR, DURING HIS SURVEY OF LOT 1, BLOCK 2, WHITNEY'S ADDITION. F AND G WERE SET BY JERRY G. HAIN OF JOHNSON, ERICKSON & O'BRIEN OF WAHOO, DURING HIS SURVEY WHICH SPLIT LOT 2, BLOCK 2, WHITNEY'S ADDITION. NEITHER CULLEN OR HAIN VERIFIED THAT H, F AND G WERE ON A LINE 660.0 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF THE SW¼ OF THE SE¼ AS PLATTED. CULLEN HAD ONLY ONE POINT TO COMPLETE HIS ENTIRE SURVEY, WHICH IS THE 2" PIPE AT D. HAIN DISREGARDED THE PIPE AT D AND MEASURED FROM THE NORTH USING 5/8" IRONS AT THE NORTHWEST AND SOUTHWEST CORNERS OF LOT 8, BLOCK 1, WHITNEY'S ADDITION AND CULLEN'S PINS ON LOT 1, BLOCK 2, WHITNEY'S ADDITION. I DO NOT BELIEVE CULLEN OR HAIN HAS CORRECTLY PRODUCED THE LINE COMMON TO TRACT 5 AND BLOCK 2 OF WHITNEY'S ADDITION. FURTHER I DISCOVER THAT THE DEED FROM JAMES A. GREENWOOD & WIFE TO THE FIRST PRESBYTERIAN CHURCH OF CEDAR BLUFFS, RECORDED IN DEED BOOK 113, PAGE 547, THE DESCRIPTION SAYS "COMMENCING 660 FEET NORTH AND 33 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE EAST ON THE NORTH LINE OF TRACT 5 A DISTANCE OF 357.4 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF TRACT 5 A DISTANCE OF 610 FEET TO A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 34". I NOW DETERMINE THAT THE DEED AGREES WITH THE ORIGINAL DESCRIPTIONS OF THE COMMON LINE AS DESCRIBED ABOVE AND THAT CULLEN AND HAIN'S SURVEYS SHOULD HAVE TAKEN THIS INTO ACCOUNT. THEREFORE, I ACCEPT THE 2" PIPE REFERRED TO IN CULLEN'S SURVEY BECAUSE IT FITS PLAT AND DEED DISTANCE. I OCCUPY A AND RUN EASTERLY ON LINE A-C, AT 66.0 FEET I SET B, AT 185.79 FEET (PLAT 185.65') I INTERSECT C. I OCCUPY N AND RUN EASTERLY ON LINE N-P, AT 33.0 FEET I SET O, 1601.70 FEET I INTERSECT P. I OCCUPY O, SIGHT LINE O-P TURN ANGLE 90-03-30 LEFT AND RUN NORTHERLY ON LINE O-B, AT 519.93 FEET I SET K, AT 659.93 FEET I INTERSECT D (THE CENTERLINE OF WHICH IS 0.05 FEET WEST OF LINE O-B). I OCCUPY THE POINT 0.05 FEET EAST OF THE CENTER OF THE 2" PIPE AT D, SIGHT LINE D-O, TURN ANGLE 89-56-30 LEFT AND RUN EASTERLY, AT 357.40 FEET I SET E. I OCCUPY E, SIGHT LINE E-D, TURN ANGLE 90-03-03 LEFT AND RUN SOUTHERLY, AT 140.00 FEET I SET L. I OCCUPY L, SIGHT LINE L-E, TURN ANGLE 89-56-30 LEFT AND RUN WESTERLY, AT 357.40 FEET I INTERSECT K. I OCCUPY K SIGHT LINE K-L, TURN ANGLE 90-03-03, LEFT TO LINE K-B. THE LINE CREATED BY F, D AND H IS APPROXIMATELY 3 FEET NORTH OF THE NORTH LINE OF TRACT 5. ALL BEARINGS SHOWN ON THE PLAT ARE ASSUMED AND WERE USED FOR DESCRIPTIVE PURPOSES ONLY, THEY SHOULD NOT BE RELIED ON TO DETERMINE CARDINAL DIRECTIONS. ALL ANGLES AND DISTANCES WERE MEASURED WITH A NIKON MODEL DTM-520 TOTAL STATION AND/OR A 200-FOOT SOKKIA NYCLAD TAPE.

CORNER TIES:

- N) NORTHEAST CORNER OF SECTION 3-16-7
FOUND SURVEY MARKER NAIL IN ASPHALT PAVING
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| NW | 69.83' | "+" TOP BASE PLATE LIGHT POLE |
| SSW | 93.94' | "+" TOP BASE PLATE LIGHT POLE |
| ESE | 89.90' | "+" TOP BASE PLATE LIGHT POLE |
| SW | 85.80' | "X" NAILS IN POWER POLE |
| NW | 88.50' | 5/8" REBAR (LOT PIN) |
| NE | 53.85' | "X" NAILS IN POWER POLE |
- P) SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34-17-7
FOUND SURVEY MARKER NAIL IN ASPHALT PAVING
- | | | |
|----|--------|------------------------|
| NE | 65.89' | NEAR CORNER GUTTER CAP |
| NW | 66.11' | NEAR CORNER GUTTER CAP |
| NW | 59.97' | 5/8" REBAR |