ANALYSIS:

THE VILLAGE OF MEMPHIS WAS ORIGINALLY LAID OUT AND THE PLAT FILED IN PLAT BOOK L PAGE 267 ON JULY 23RD, 1887. BLOCKS 5, 6, 7 AND 8, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, WERE BOUNDED AND/OR CONTROLLED BY THE NORTH RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD ON THE SOUTH, THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17 ON THE NORTH AND THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 17 TO THE EAST. THE REMAINDER OF THE TOWN, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, WAS BOUNDED AND/OR CONTROLLED BY THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 17 ON THE WEST, A PORTION OF THE NORTH RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON & QUINCY RAILROAD ON THE SOUTHWEST AND BY TWO STONES. ONE OF THE STONES WAS ON THE SOUTH LINE OF DUBUQUE STREET AND 15.0 FEET WEST OF THE NORTHWEST CORNER OF BLOCK 1. THE OTHER STONE WAS OF THE SOUTH LINE OF MUSCATINE STREET AND 15.0 FEET WEST OF THE NORTHWEST CORNER OF BLOCK 21.

A SECOND PLAT WAS PREPARED BY GEORGE W. TEMPLE, SAUNDERS COUNTY SURVEYOR, WHICH WAS FILED IN PLAT BOOK L PAGE 268 ON APRIL 10TH, 1908. TEMPLE SET SEVERAL CONTROL POINTS IN MEMPHIS INCLUDING.

1. IRON – AT THE INTERSECTION OF THE CENTERLINE OF GALENA & CAIRO STREETS.
2. IRON – AT THE INTERSECTION OF DAVENPORT AND CAIRO STREETS.
3. STONE & IRON - AT THE INTERSECTION OF THE CENTERLINE OF GALENA & NATCHEZ STREETS.
4. IRON - AT THE INTERSECTION OF THE CENTERLINE OF DAVENPORT & NATCHEZ STREETS.
5. IRON – AT THE INTERSECTION OF THE CENTERLINE OF GALENA STREET & THE EAST LINE OF MEMPHIS
6. IRON - AT THE INTERSECTION OF THE CENTERLINE OF DAVENPORT & THE EAST LINE OF MEMPHIS.

TEMPLE ALSO INDICATES A STONE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17. THIS STONE IS LOCATED IN LOT 1, BLOCK 1, MEMPHIS.

FRANK E. TRACY, SAUNDERS COUNTY SURVEYOR, SURVEYED THE SPUR FROM MEMPHIS TO HIGHWAY #63 ON SEPTEMBER 12TH, 1930 (RECORDED IN SURVEY RECORD BOOK 5 PAGE 379). DURING HIS SURVEY LOCATED THE STONE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17. HE INDICATES THE STONE FALLS 17.0 FEET WEST OF THE EAST LINE OF BLOCK 1, MEMPHIS. HE ALSO SET AN IRON 103.5 FEET EAST OF THE STONE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER.

OVER THE YEARS SINCE TEMPLE & TRACY'S SURVEYS SEVERAL OTHER CONTROL MONUMENTS HAVE BEEN SET INCLUDING,

1. IRON - AT THE INTERSECTION OF THE CENTERLINE OF GALENA & MEMPHIS STREETS.
2. IRON - AT THE INTERSECTION OF THE CENTERLINE OF GALENA & HANNIBAL STREETS.
3. IRON - AT THE INTERSECTION OF THE CENTERLINE OF DAVENPORT & CAIRO STREETS.
4. IRON - IRON - AT THE INTERSECTION OF THE CENTERLINE OF DAVENPORT & MEMPHIS STREETS.
5. IRON - IRON - AT THE INTERSECTION OF THE CENTERLINE OF DAVENPORT & HANNIBAL STREETS.
6. IRON - AT THE INTERSECTION OF THE CENTERLINE OF DAVENPORT & NATCHEZ STREETS.
7. IRON - AT THE INTERSECTION OF THE CENTERLINE OF DAVENPORT & THE EAST LINE OF MEMPHIS.

THESE MONUMENTS CONTROL THE LOTS CONTAINED WITHIN THE BLOCKS THEY ENCOMPASS.

RALPH C. CULLEN, SAUNDERS COUNTY SURVEYOR FROM THE MID-FORTIES THROUGH 1978. HAD A TENDENCY TO DISREGARD THESE CONTROL MONUMENTS AND TO FORCE PLAT DISTANCE FROM THE NORTH RUNNING THENCE SOUTHERLY.