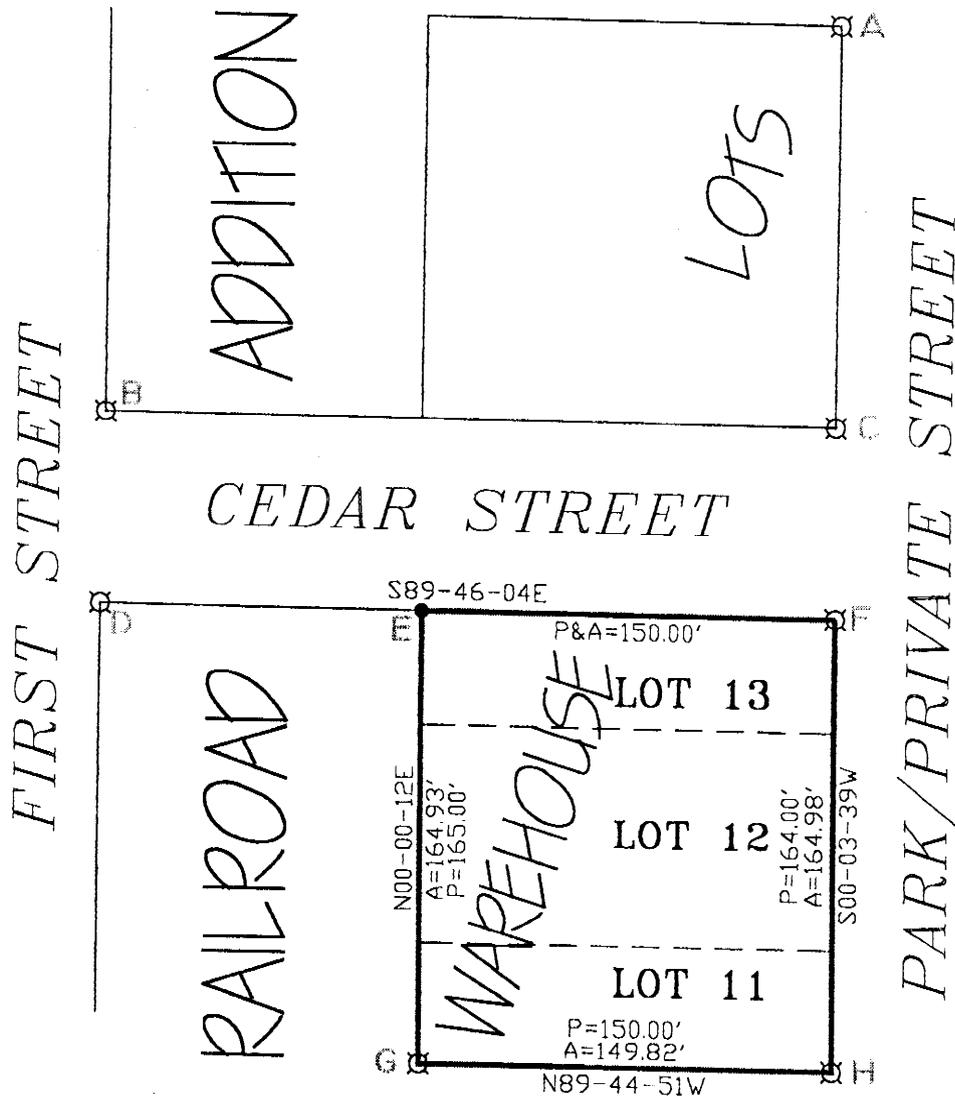
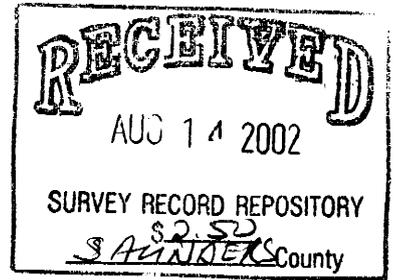


SURVEY FOR HERBERT RITTHALER
 OF WAREHOUSE LOTS 11, 12 & 13, VILLAGE OF CEDAR BLUFF, SAUNDERS COUNTY, NEBRASKA



SCALE 1" = 70'

- PIN FOUND
- PIN SET (5/8" x 24" REBAR)
- △ TEMPORARY POINT (60D SPIKE AND FLAG)
- P = PLAT DISTANCE
- A = ACTUAL DISTANCE



LEGAL DESCRIPTION:

THAT PART OF WAREHOUSE LOTS 11, 12 & 13, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 17 NORTH, RANGE 7 EAST OF THE SIXTH PRINCIPAL MERIDIAN, VILLAGE OF CEDAR BLUFFS, SAUNDERS COUNTY, NEBRASKA, DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE EAST LINE OF WAREHOUSE LOT 11 AND THE EXTENSION OF THE SOUTH LINE OF THE ALLEY IN BLOCK 13 OF THE SUBDIVISION OF OUTLOT 5; THENCE N89-44-51W (ASSUMED BEARING), ON THE EXTENSION OF THE SOUTH LINE OF SAID ALLEY, A DISTANCE OF 149.82 FEET TO A POINT ON THE WEST LINE OF WAREHOUSE LOT 11; THENCE N00-00-12E, ON THE WEST LINE OF WAREHOUSE LOTS 11, 12 & 13, TO A POINT ON THE SOUTH LINE OF CEDAR STREET; THENCE S89-46-04E, ON THE SOUTH LINE OF THE WEST LINE OF "PARK/ PRIVATE" STREET; THENCE S00-03-39W, ON THE EAST LINE OF WAREHOUSE LOT 13 BEING ON THE WEST LINE OF "PARK/PRIVATE" STREET), A DISTANCE OF 164.98 FEET TO THE POINT OF BEGINNING.

FIELD NOTES:

FOUND A, B, C, D, F, G AND H. A & C WERE SET BY E. GERALD ERICKSON AND ARE 5/8" REBAR. F, H & J WERE SET BY RALPH C. CULLEN AND ARE 5/8" SMOOTH IRON BARS. ERICKSON AND CULLEN'S SURVEYS WERE DONE AT A TIME WHEN THE RAILROAD WAS STILL ACTIVE AND THE TRACKS WERE STILL IN PLACE. THEREFORE, DETERMINING THE RIGHTS-OF-WAY WOULD HAVE BEEN SIMPLE AND EXTREMELY ACCURATE. THE OTHER MONUMENTS IN THE AREA, INCLUDING B AND D, WERE SET BY JERRY G. HAIN. THE RAILROAD WAS ABANDONED AND THE RAILS WERE REMOVED MAKING IT DIFFICULT TO LOCATE THE RIGHTS-OF-WAY. PARK/PRIVATE STREET AND FIRST STREET MAY NOT BE EXACT WIDTHS. THE RAILROAD WAS IN PLACE AND THE TOWN WAS PLATTED TO ABUT IT. THE RAILROAD HAD EXACT RIGHTS-OF-WAY AND SHOULD NOT HAVE PRORATED WIDTHS AS SHOWN IN HAIN'S SURVEY. THEREFORE I USED ERICKSON AND CULLEN'S MONUMENTS TO RESTORE E, AS SHOWN ON THE PLAT. 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.



SIGNED THIS 19TH DAY OF JULY 2002

Louis L. Austin
 LOUIS L. AUSTIN L.S. 309

AUSTIN SURVEYING

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