

NO.	REVISIONS

NOTE: All bearings shown are Nebraska State Plane Grid, Nad 83. All distances are in feet and decimal of feet unless noted.

Narrative notes for a survey of portions of C.W. DePriest and D.R. Oliver's Subdivision of Lots 1 and 2, of Block 54, Original Town of Ogallala, Keith County, Nebraska.

A request was received for a survey of portions of C.W. DePriest and D.R. Oliver's Subdivision of Lots 1 and 2 of Block 54, Original Town of Ogallala, Keith County, Nebraska. C.W. DePriest and D.R. Oliver's Subdivision was originally surveyed and called the "Subdivision of Lots 1 and 2, in Block 54, Town of Ogallala, Keith County, Nebraska" by Keith County Surveyor, George Coon, and dated December 26, 1894, and recorded in the Office of the Keith County Clerk, Ogallala, Nebraska.

The request was to locate Lots 4 and 5 and that portion of the vacated alley adjoining said Lots 4 and 5 of said C.W. DePriest and D.R. Oliver's Subdivision, and the west line of the accretions to an existing 12 foot alley extending south from the south line of Lot 9 along the west line of Lots 10 through 18 of said C.W. DePriest and D.R. Oliver's Subdivision.

I started my field survey by searching on the west side of South Spruce Street to locate monuments in said C.W. DePriest and D.R. Oliver's Subdivision. However since it was difficult to locate property lines due to street vacations, buildings, existing chain link fences, power poles and anchor leads, I decided to locate and use the centerline of the Union Pacific Railroad Westbound main line track and the approximate centerline of South Spruce Street as beginning references and based on these references I then found monuments at the Northwest Corner of Lot 9, the Northwest and Northeast Corners of Lot 10, the Southwest and Southeast Corners of a now vacated 14 foot wide alley (Ordinance No. 202) located in said Lot 10, and the Southeast Corner of Lot 14 in said C.W. DePriest and D.R. Oliver's Subdivision. The monuments found were consistent with the descriptions of the monuments set or near the distances as shown by Robert D. Temple, L.S. #303, on a survey plot dated April, 1978.

I then searched for the monuments set by Robert D. Temple, L.S. #303, on a survey plot dated February, 1980. This survey was of Lot 17 and a part of Lot 18 in said C.W. DePriest and D.R. Oliver's Subdivision and included the accretions to said Lot 18, based on a 1967 State of Nebraska Channel Change. I found monuments at the Northwest Corner of Lot 17, the Southwest Corner of Lot 18, the Southeast Corner of Lot 18, in said C.W. DePriest and D.R. Oliver's Subdivision, and a monument set along the east line of the accretions to said Lot 18, at a location 100.4 feet south of the Southeast Corner of said Lot 18, which appear to be the monuments set on said survey.

Based on two monuments I found on the east side of the survey by Robert D. Temple, L.S. #303, on the survey plot dated February, 1980, one being the Southeast Corner of Lot 18 on the old river bank and the other being 100.4 feet south of the Southeast Corner of said Lot 18 on the old high bank, I computed the description as shown on said plot and found a slight misclosure at the found Southwest Corner of Lot 18 on the old river bank. I then balanced my calculations, using the Compass Method of Adjustment, to force a closure at the monument I found at the Southwest Corner of Lot 18 on the old high river bank. I used the new distances and directions to proportionately recreate the centerline of old South Spruce Street as it curved to the right before crossing over the old South Platte River Bridge (now removed) in a south-southwesterly direction. Using this information I could now create the radius point of the curve, the point of tangency, the point of tangency of the curve on the centerline of old South Spruce Street and the position for the point of intersection of the tangent lines to this curve. From the point of intersection, extended on the northerly tangent line, over the point of curvature to the intersection with the centerline of the Union Pacific Westbound main line track, I found the now recreated centerline of South Spruce Street to be nearly perpendicular to the railroad. This information appeared to be consistent with Mr. Temple indicated by bearings as shown on several of his survey plots, mentioned above, with the Union Pacific Railroad Plot Map and the Map of the Original Town Plot of Ogallala.

Perpendicular measurements from the centerline of the Union Pacific Westbound main line track to the found monuments in said C.W. DePriest and D.R. Oliver's Subdivision produced the following results:
 The Northwest Corner of Lot 9 is recorded as being 640 feet south of the railroad and calculates to be 639.77 feet south of the railroad.
 The Northwest Corner of Lot 10 is recorded as being 665 feet south of the railroad and calculates to be 664.95 feet south of the railroad.
 The Northwest Corner of Lot 10 is recorded as being 665 feet south of the railroad and calculates to be 665.08 feet south of the railroad.
 The Southwest Corner of the vacated alley in Lot 10 is recorded as being 679 feet south of the railroad and calculates to be 678.81 feet south of the railroad.
 The Southwest Corner of the vacated alley in Lot 10 is recorded as being 679 feet south of the railroad and calculates to be 679.10 feet south of the railroad.
 The Southeast Corner of Lot 14 is recorded as being 790 feet south of the railroad and calculates to be 790.02 feet south of the railroad.
 The Northwest Corner of Lot 17 is recorded as being 840 feet south of the railroad and calculates to be 840.19 feet south of the railroad.
 The Southwest Corner of Lot 18 is recorded as being 882.77 feet south of the railroad and calculates to be 882.80 feet south of the railroad.
 The Southwest Corner of Lot 18 is recorded as being 900 feet south of the railroad and calculates to be 900.09 feet south of the railroad.

Based on the analysis of these measurements of the found monuments perpendicular to the centerline of the Union Pacific Westbound main line track, it appears that the monuments fit very well in relation to the surveys by Mr. Temple, the Union Pacific Railroad Plot Map and the Map of the Original Town Plot of Ogallala, and were intended to be parallel with the centerline of the Union Pacific Westbound main line track.

I did find some discrepancies from the found monuments in said C.W. DePriest and D.R. Oliver's Subdivision to the recreated centerline of South Spruce Street and decided to locate monuments south of the railroad on the east side of South Spruce Street as shown by Robert D. Temple, L.S. #303, on a survey plot dated August, 1989. I found monuments at the Southwest, Southeast and Northeast Corners of a 20 foot by 78 foot tract of land leased from Union Pacific Railroad by Good All Electric, Inc., the Southwest and Southeast Corners of Block 42, of Original Town of Ogallala, the Northwest Corner of Lot 1 and Northwest Corner of Lot 9 of McConaughy's Subdivision of Lots 3 and 4 of Block 53, Original Town of Ogallala. All of these monuments seemed consistent with the descriptions of the monuments found or set as shown on said survey.

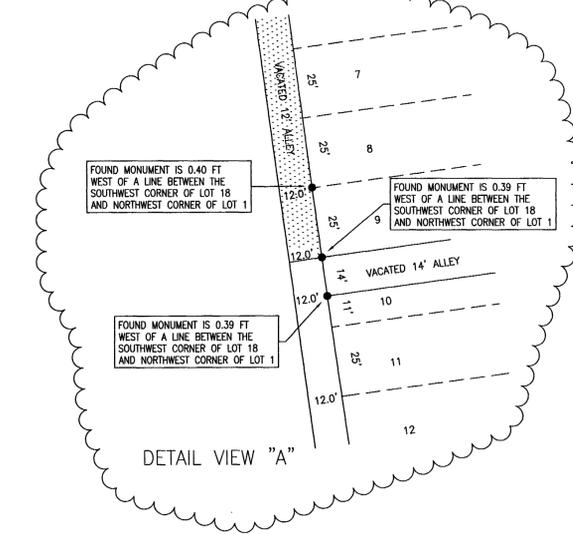
However since the offset distances, as shown on this plot, seem to show some inconsistencies for the right-of-way lines on both sides of South Spruce Street, I determined what I considered to be, a best fit and equitable solution to re-establishing the monuments required in this survey, giving South Spruce Street its fair share in width and giving just consideration to the surveys by Mr. Temple, the Union Pacific Railroad Plot Map and the Map of the Original Town Plot of Ogallala.

I decided to use this analysis of my measurements, the found monuments, and the centerline of the Union Pacific Westbound main line track, the surveys by Mr. Temple, the Union Pacific Railroad Plot Map and the Map of the Original Town Plot of Ogallala as the basis of my survey. First I began by computing positions for the Northwest and Northeast Corners of Block 41, of the Original Town of Ogallala using the recorded distances, as shown by Robert D. Temple, L.S. #303, on the survey plot dated August, 1989, and the Union Pacific Railroad Plot Map, of 112.5 feet south of the centerline of the Union Pacific Westbound main line track allowing for 62.5 feet of railroad right-of-way and an additional 50 feet of street right-of-way and being 33 feet and 297 feet respectively west of the newly recreated centerline of South Spruce Street. The Southwest and Southeast Corners of said Block 41, (the Southeast Corner also being the Southeast Corner of Lot 5, Brotherton's Subdivision of Lots 15 and 16 of Block 41, of the Original Town of Ogallala, Nebraska), were then calculated using the plotted distance of 261.50 feet along the east and west lines of said Block 41, and being 33 feet and 297 feet respectively west of the newly recreated centerline of South Spruce Street.

For the north line of said C.W. DePriest and D.R. Oliver's Subdivision a plotted distance of 66 feet was used for the right-of-way of the now vacated River Street. The Northwest and Northeast Corners of Lot 1, of said C.W. DePriest and D.R. Oliver's Subdivision, were established 440 feet south of and parallel with the centerline of the Union Pacific Westbound main line track and being 33 feet and 153 feet respectively west of the newly recreated centerline of South Spruce Street. I also computed a location at an additional 12 feet west of the Northwest Corner of said Lot 1, said location was to be used for the 12 foot alley along the west line of said C.W. DePriest and D.R. Oliver's Subdivision, a portion of which was vacated by City Ordinance #128. I then used the found monuments on the south line of Lot 18 as set on the old river bank and shown by Robert D. Temple, L.S. #303, on surveys dated February, 1980 and April, 1993 for the south line of said C.W. DePriest and D.R. Oliver's Subdivision to create the north/south alignments for the east and west lines of Lots 1 through 18, of said C.W. DePriest and D.R. Oliver's Subdivision. Considering that Mr. Temple referenced the centerline of the railroad right-of-way in his February, 1980 survey instead of the monuments he set in 1978, and since the found monuments deviated somewhat from the new alignments I proportioned the distances north from and at right angle intersections to the found monuments of the new alignments I proportioned the distances north from and at right angle intersections to the found monuments of the west line of Lot 4 and 5 of said C.W. DePriest and D.R. Oliver's Subdivision. I also proportioned the distances north from and at right angle intersections to the found monument at the Northeast Corner of Lot 10 and used the new alignment from the Southwest of Lot 18 to the Northeast of Lot 1 to establish the west line of Lot 4 and 5 of said C.W. DePriest and D.R. Oliver's Subdivision. I also proportioned the distances north from and at right angle intersections to the found monument at the Northeast Corner of Lot 10 and used the new alignment from the Southwest of Lot 18 to the Northeast of Lot 1 to establish the west line of Lot 4 and 5 of said C.W. DePriest and D.R. Oliver's Subdivision. I also set monuments on the extensions of the new lot lines of Lots 4 and 5 of said C.W. DePriest and D.R. Oliver's Subdivision, 12 feet west to the west line of the now vacated 12 foot alley. All monuments set at the above locations are 5/8 inch by 30 inch rebar with marked aluminum caps on top except for the Northeast Corner of Lot 1 which is a 5/8 inch by 24 inch rebar with a marked aluminum cap on top. Caution must be used at the Northeast Corner of Lots 1, 4, 5, and the Southeast Corner of Lot 5 because they are located over the top of, or near, a 90 pair Qwest Telephone Company buried telephone cable which is 22 inches to 24 inches deep and was physically located before setting these monuments.

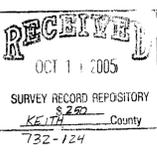
Next I set a 5/8 inch by 30 inch rebar with a marked aluminum cap on top at the intersection of a line from the Southeast Corner of Lot 18 through the Southwest Corner of said Lot 18 with a line from the calculated position 12 feet west of the Northwest Corner of Lot 1 parallel with the alignment from the Northwest Corner of Lot 1 to the Southwest Corner of Lot 18 for a location on the west line of the 12 foot alley along the west line of C.W. DePriest and D.R. Oliver's Subdivision and on the North Bank of the South Platte River last recorded prior to a 1967 State of Nebraska Channel Change. I then conducted an extensive search for the Southwest Corner of the tract surveyed by Robert D. Temple, L.S. #303, and dated February, 1980 which was the Southwest Corner of the accretions to Lot 18 of said C.W. DePriest and D.R. Oliver's Subdivision and on the north line of a 1967 State of Nebraska Channel Change. I dug a hole following a reading with my magnetic locator downward at a location based on the adjusted calculations of the found monuments as stated above. At a depth of 8 feet I found a copper ground rod with a steel attachment in foreign material (broken up chunks of asphalt paving). It was not safe to work in the hole any longer so I decided to fill the hole and set the monument at the calculated position. I drove in a 1 inch by 30 inch steel pipe with a marked aluminum cap on top and placed a green 6 foot steel "T" post 0.5 of a foot south of it as a guard post. I also drove in a 1 inch by 30 inch steel pipe with a marked aluminum cap on top and placed a green 6 foot steel "T" post 0.5 ft. south of it as a guard post at the calculated position for the intersection of the west line of the accretions to Lot 18 of said C.W. DePriest and D.R. Oliver's Subdivision and the south line of the accretions to Lot 18 of said C.W. DePriest and D.R. Oliver's Subdivision on the north line of a 1967 State of Nebraska Channel Change being an extension west of the south line surveyed by Robert D. Temple, L.S. #303, on a survey plot dated February, 1980.

LOT	ACREAGE	OWNER	DATE
1	0.12	C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION	1978
2	0.12	C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION	1978
3	0.12	C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION	1978
4	0.12	C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION	1978
5	0.12	C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION	1978
6	0.12	C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION	1978
7	0.12	C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION	1978
8	0.12	C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION	1978
9	0.12	C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION	1978
10	0.12	C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION	1978
11	0.12	C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION	1978
12	0.12	C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION	1978
13	0.12	C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION	1978
14	0.12	C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION	1978
15	0.12	C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION	1978
16	0.12	C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION	1978
17	0.12	C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION	1978
18	0.12	C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION	1978



DESCRIPTION OF SURVEY
 LOTS 4, 5 AND THE 12' VACATED ALLEY ADJACENT TO SAID LOTS OF C.W. DEPRIEST AND D.R. OLIVER'S SUBDIVISION OF LOTS 1 AND 2, BLOCK 54, ORIGINAL TOWN OF OGALLALA, KEITH COUNTY, NEBRASKA, AND WEST LINE OF THE ACCRETIONS TO THE EXISTING 12' ALLEY EXTENDED SOUTHERLY TO THE NORTH LINE OF THE PERMANENT CHANNEL CHANGE EASEMENT.

SURVEYOR'S STATEMENT
 I, Harry F. Reitz, Registered Land Surveyor in the State of Nebraska, hereby state that the survey shown on the above plot was done by me or under my direct supervision and is correct to the best of my knowledge and belief.
 Harry F. Reitz, L.S. #479, Date 08/22/2005



NO.	DATE	DESCRIPTION
1	7/5/05	ORIGINAL SURVEY
2	8/17/05	REVISION

FILE NO: E0055302.DWG

LEGEND
 ○ --- CORNERS SET 5/8"x30" REBAR AND ALUMINUM SURVEY CAP OR AS SHOWN ON PLAN
 □ --- ALUMINUM SET 1"x30" PIPE AND ALUMINUM SURVEY CAP
 ● --- CORNERS FOUND AS SHOWN IN MONUMENTS FOUND LEGEND
 --- DISTANCES SHOWN ON RECORDED PLATS
 M --- MEASURED DISTANCE ON THIS SURVEY
 R1 --- DISTANCE BY ROBERT D. TEMPLE, LS-303 APRIL, 1978.
 R2 --- DISTANCE BY ROBERT D. TEMPLE, LS-303 FEBRUARY 1980.
 R3 --- DISTANCE BY ROBERT D. TEMPLE, LS-303 AUGUST 1989
 R4 --- DISTANCE BY ROBERT D. TEMPLE, LS-303 APRIL 1993
 X --- COMPUTED LOCATION
 C --- COMPUTED DISTANCE
 --- PORTION OF ALLEY VACATED BY CITY ORDINANCE #128

FOUND MONUMENTS LEGEND
 (A) --- FOUND 1/2" REBAR SHOWN ON SURVEY RECORD BY ROBERT D. TEMPLE, APRIL 1978
 (B) --- FOUND AS SHOWN ON SURVEY RECORD BY ROBERT D. TEMPLE, FEBRUARY 1980
 (C) --- FOUND 1/2" REBAR SHOWN ON SURVEY RECORD BY ROBERT D. TEMPLE, AUGUST 1989
 (D) --- FOUND LEAD PLUG AND NAIL IN CONCRETE AS SHOWN ON A SURVEY RECORD BY ROBERT D. TEMPLE, AUGUST 1989. ALSO FOUND 3/4" WITNESS CORNER BAR 1.0 FOOT EAST OF LEAD PLUG

