

PLOTTED: 11/28/2012 3:27 PM. SAVED: 11/28/2012 3:26 PM. G:\Projects\200-LS-591-12\Civil-Dwgs\Design Drawings\Survey Design\Ex_Base_200-LS-591-12.dwg

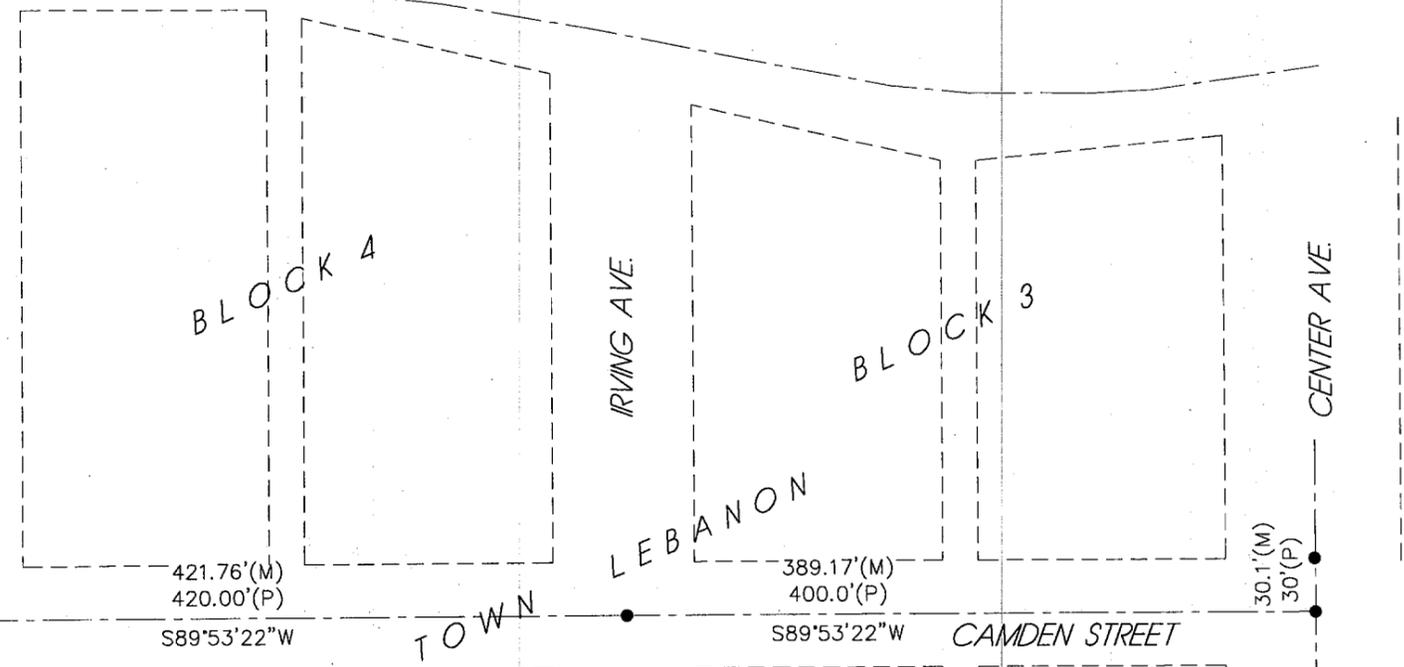
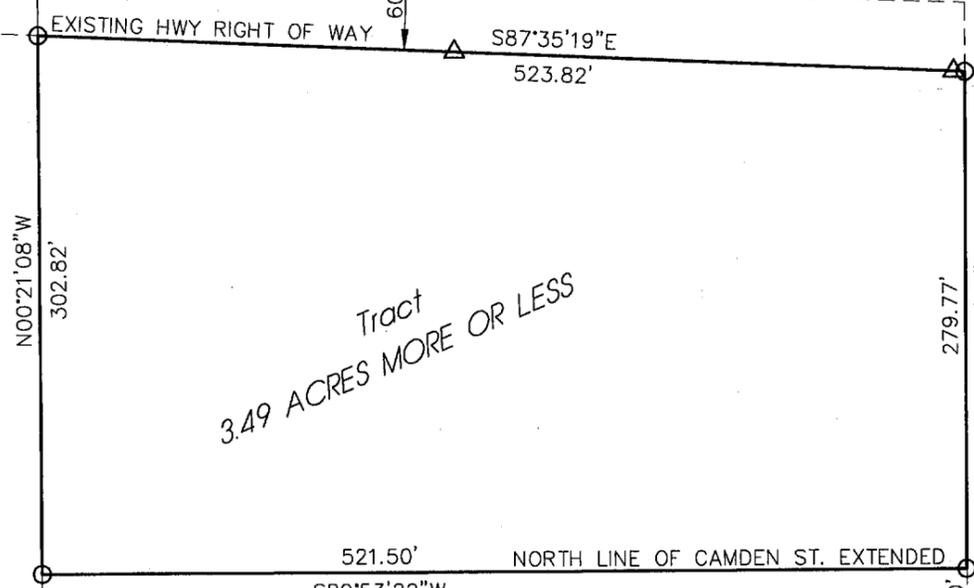
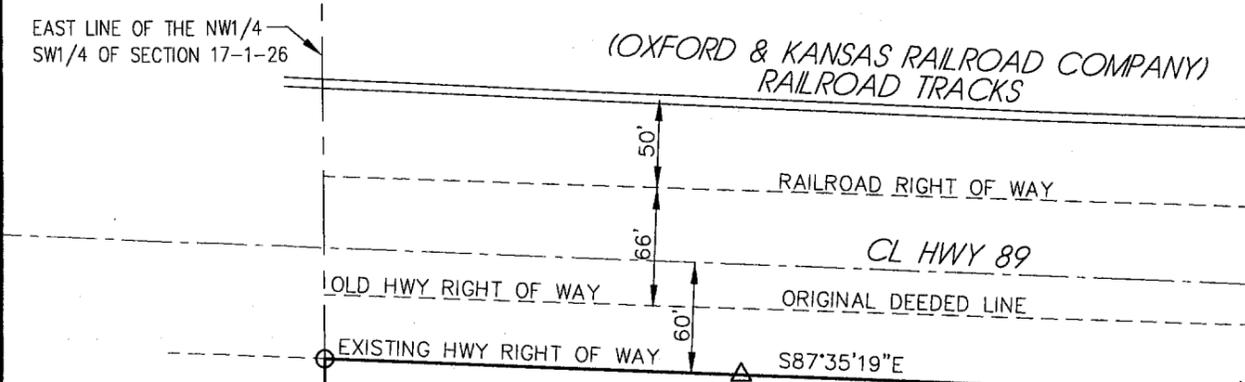
FILED
 IN COUNTY CLERKS OFFICE
 RED WILLOW CO., NE

PLAT OF SURVEY

PART OF THE NE1/4, SW1/4 SECTION 17
 TOWNSHIP 1 NORTH, RANGE 26 WEST OF THE 6TH P.M.
 RED WILLOW COUNTY, NE

JAN 07 2013

10:30 O'Clock A.M.
Pauletta Hervey Co. Clerk
 Deputy



Tract
 3.49 ACRES MORE OR LESS

NORTH LINE OF CAMDEN ST. EXTENDED
 S89°53'22"W 521.50'

COUNTY ROAD

CITY LIMITS

RECORDED DEED

That part of the Northeast quarter of the Southwest quarter of Section Seventeen (17), Township One (1) North, Range Twenty-six (26) West of the Sixth P.M., Red Willow County, Nebraska, described as: Commencing at a point in the East line of the Northwest quarter of the Southwest quarter of said Section 17, 66 feet south of the south line of the Oxford & Kansas Railroad Company's right-of-way, thence south along said east line of said Northwest quarter of the Southwest quarter of Section 17 to a point where the north line of Camden (also known as Camden) Street in the Town of Lebanon, Nebraska, extended, intersects said east line of said Northwest quarter of the Southwest quarter of Section 17, thence east to a point 80 feet west of the Southwest corner of Block Four (4), Original Town of Lebanon, Nebraska, to intersect the west line of Janita (also known as Juniata) Avenue in said town, thence north along the west line of said Janita Avenue to a point 66 feet south of the South line of said railroad right-of-way, thence westerly and 66 feet distant from the south line of said railroad right-of-way to the place of beginning, subject to streets and highways.

SURVEYOR'S CERTIFICATE

I hereby state that this Plat of Survey is a true and correct delineation, to the best of my knowledge, of a field survey conducted under my supervision on November 26, 2012.

Gerhard. H. Dicenta
 Registered Land Surveyor RLS-514

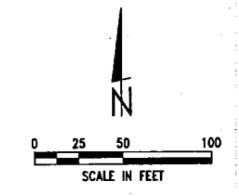


Survey Record Repository
RECEIVED
 250
 DEC 19 2012
 Red Willow
 1100-275

THIS PLAT OF SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MILLER & ASSOCIATES TO DETERMINE OWNERSHIP, EASEMENTS OR RIGHTS OF WAY OF RECORD.

Legend

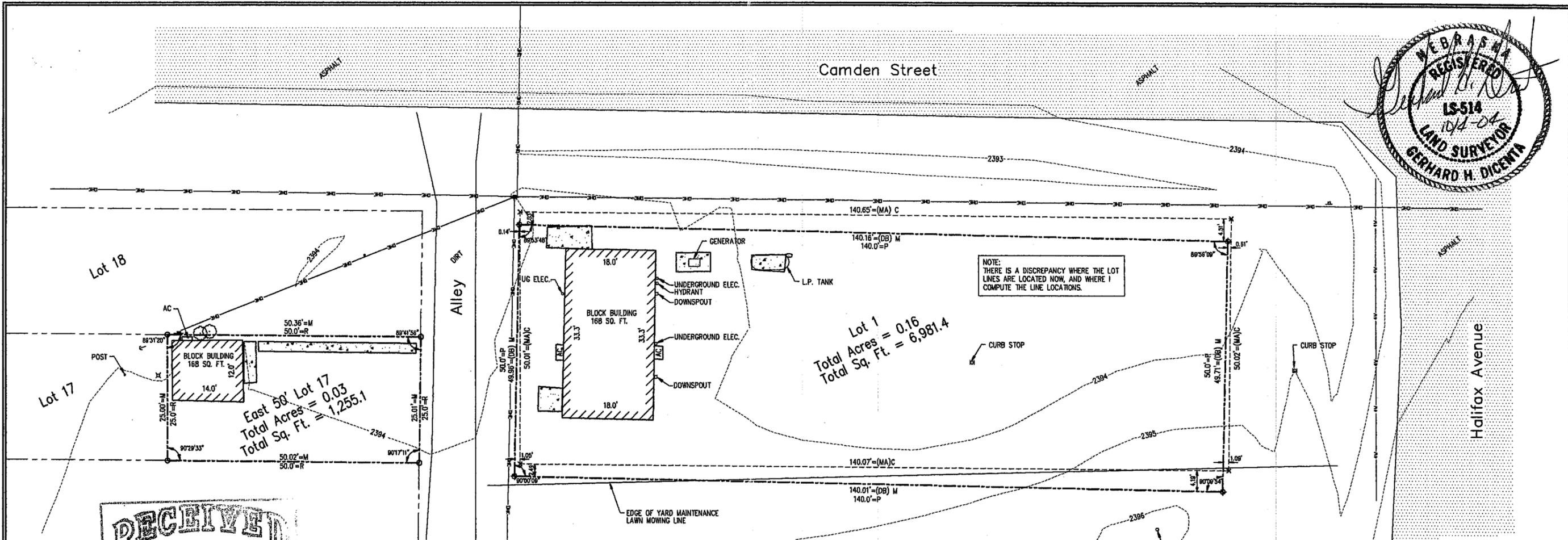
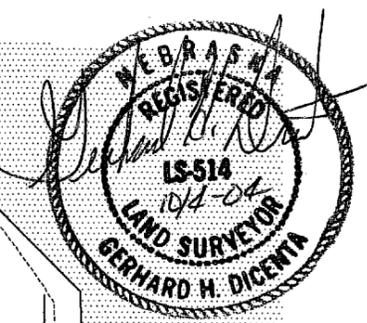
- = FOUND CORNER (RR SPIKE)
- = SET 1/2" REBAR & CAP
- x = COMPUTED POINT
- x-x-x- = FENCE
- P = PLATTED DISTANCE
- C = COMPUTED DISTANCE
- M = MEASURED DISTANCE
- △ = ROW MARKER



M&A
MILLER & ASSOCIATES
CONSULTING ENGINEERS, P.C.
 109 E. 2ND ST., MCCOOK, NE 69001
 TEL. 308-345-3710, FAX 345-7370
 BOOK: 162M
 200-LS-591-12

EAST LINE OF THE CEMETERY IS THE 1/16 LINE AS DESCRIBED IN DEED RECORDED DECEMBER 31, 1886

Cemetery

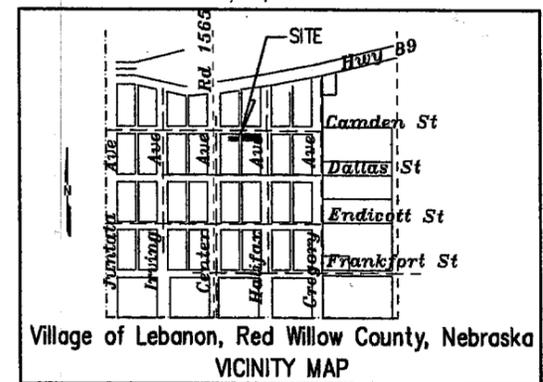


NOTE: THERE IS A DISCREPANCY WHERE THE LOT LINES ARE LOCATED NOW, AND WHERE I COMPUTE THE LINE LOCATIONS.

RECEIVED
OCT 25 2004
SURVEY RECORD REPOSITORY
Red Willow County
683-530

FILED
IN COUNTY CLERKS OFFICE
RED WILLOW CO., NE
NOV 9 2004
10:15 O'clock A.M.
Phyllis Darver Co. Clerk
Deputy

ALTA/ACSM Land Title Survey
INTERSECTION OF CAMDEN STREET AND HALIFAX AVENUE
LEBANON, COUNTY OF RED WILLOW, STATE OF NEBRASKA
BASED UPON TITLE COMMITMENT NO. 3.4065.501 OF
FIRST AMERICAN TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF SEPTEMBER 15, 2004 8:00 A.M.
SURVEYOR'S CERTIFICATE



Utility Notes

Called for Utility Locates on 9-17-2004 at 1:45 P.M.
Ph: 1-800-331-5686 (TICKET #1139499)
Utilities in Area:
1. Village of Lebanon (They did not locate)
2. Hartman Telephone (They did not locate)
3. Kansas-Nebraska Energy (Was Located)
Water lines shown are from construction plans.
There is no sanitary sewer.

Flood Zone Designation

Lebanon does not participate in the National Flood Insurance Program

Bench Mark

Asphalt Nail 50 feet south of Highway 89 and in the centerline of Halifax Avenue
Elevation = 2394.25
Elevation established from previous Federal Aid Project.

Statement of Encroachments

AT THE TIME OF THIS SURVEY, THERE APPEARED TO BE NO ENCROACHMENTS OBSERVED, OTHER THAN THE BUILDING LINES AS SHOWN

Legal Description

This survey is made for the benefit of:
Randall J. Rolfe and Kacey L. Rolfe, First American Title Insurance Company.
I, Gerhard H. Dicenta, Professional Land Surveyor do hereby state to the aforesaid parties, that I have made a survey to the best of my knowledge of a tract of land described as follows:

LEGAL DESCRIPTION OF RECORD
Lot 1, Block 7, Village of Lebanon, Red Willow County, Nebraska
East 50 feet, Lot 17, Block 7, Village of Lebanon, Red Willow County, Nebraska

Zoning

The only item provided to Miller and Associates was an email from the Village Clerk, Frankie Nicholson stating that the Village has no zoning ordinances for the town. There is nothing about how close to the lot line a person can build, nor anything else in regard to material, structure, or location on the lot.

Notes Corresponding to Schedule B

NO ITEMS NOTED THAT SHOULD APPEAR ON THE SURVEY PLAT.

I HEREBY STATE THAT THE SURVEY FOR THIS PLAN WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AND ALL OTHER MEASUREMENTS AND ALL OTHER MATTERS SHOWN HEREON ARE CORRECT TO THE BEST OF MY KNOWLEDGE. I FURTHER STATE THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION ON SEPTEMBER 27th, 2004, CORRECTLY SHOWS THE TOTAL AREA OF THIS PROPERTY IN ACRES AND SQUARE FEET; THE DIMENSIONS AND LOCATION OF IMPROVEMENTS, WALKWAYS, PAVED AREAS; ALL OTHER MATTERS ON THE GROUND; THE RELATION OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES OF THE LAND INDICATED HERON; THE LOCATION OF VISIBLE AND RECORDED EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY AS CITED WITHIN FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 15, 2004. I FURTHER STATE THAT THERE ARE NO ENCROACHMENTS OF ADJOINING BUILDINGS OR STRUCTURES ONTO SAID LAND NOR OVERLAP OF BUILDINGS OR STRUCTURES FROM SAID LAND OTHER THAN AS SHOWN; THAT INGRESS AND EGRESS TO THE SUBJECT PROPERTY ARE PROVIDED BY A PUBLIC ROAD, AS SHOWN ON THE SURVEYS, THE SAME BEING PAVED, DEDICATED PUBLIC RIGHTS OF WAY; THAT THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY AND ALL APPLICABLE SET-BACK LINES AS PRESCRIBED BY THE ZONING CODE OR AS CITED WITHIN THE TITLE COMMITMENT HAVE BEEN SHOWN AND ANY VIOLATION OF THE SAME HAS BEEN NOTED HEREON.

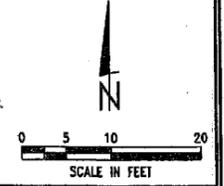
THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999; AND (II) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS SURVEY, UNDERSIGNED FURTHER STATES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

(SEAL)
GERHARD H. DICENTA
REGISTRATION NO. 514
WITHIN THE STATE OF NEBRASKA
DATE OF SURVEY: 09/27/2004
DATE PRINTED: 10/04/2004

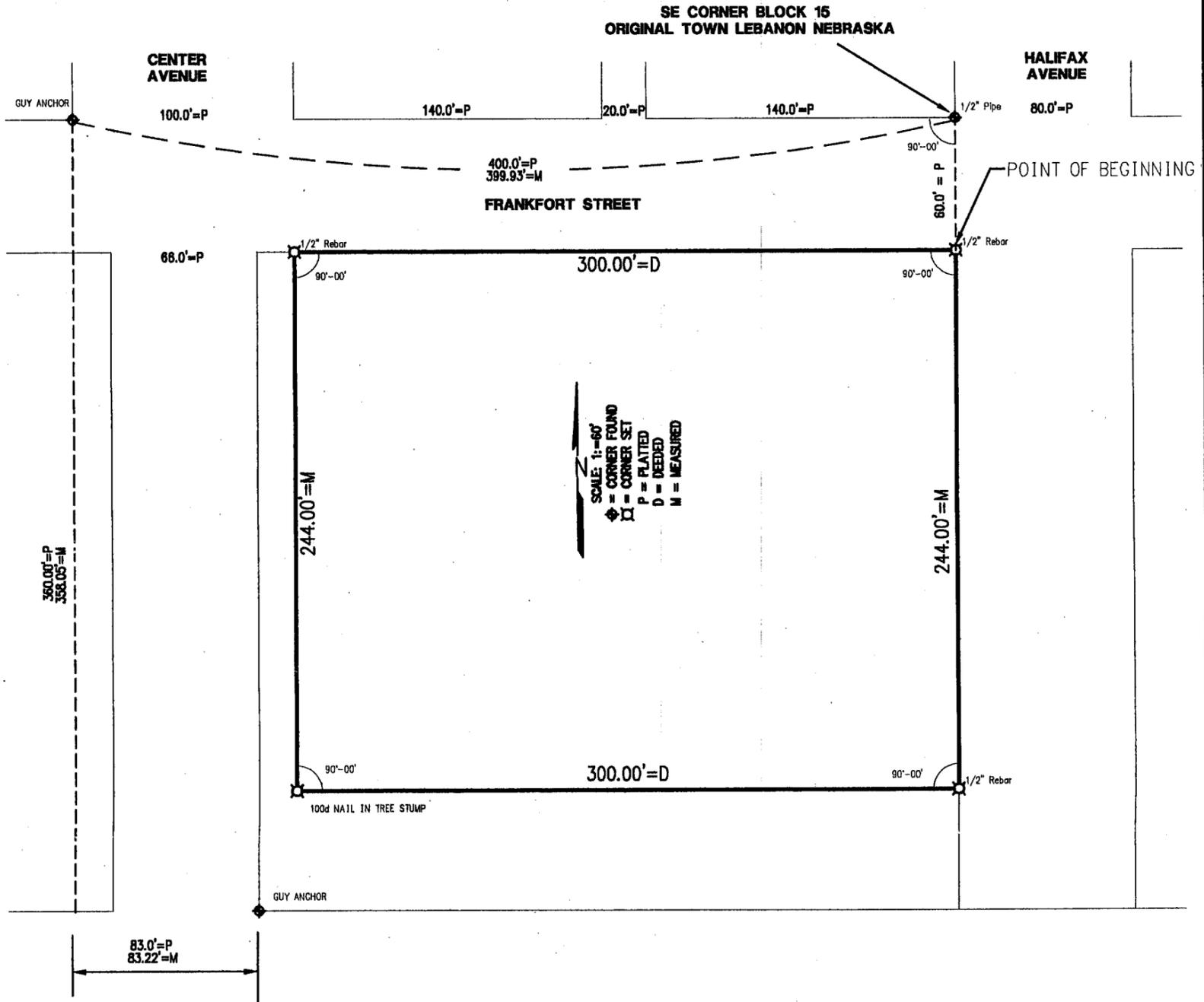
Legend of Symbols & Abbreviations

SYMBOLS	
◆	PROPERTY CORNER FOUND 5/8" REBAR
○	PROPERTY CORNER SET 1/2" Rebar w/ Cap
⊗	LIGHT POLE
⊕	POWER POLE
□	TELEPHONE RISER
⊞	AIR CONDITIONER
⊞	ELECTRICAL RISER
⊙	MANHOLE
⊗	FIRE HYDRANT
⊞	CURB STOP
M	MEASURED
C	COMPUTED
P	PLATTED
LP	LIQUID PROPANE
R.D.W.	RIGHT-OF-WAY
←	GUY WIRE
---	PROPERTY LINE
---	LOT LINES
---	CONTOUR LINES
---	OVERHEAD ELECTRICAL
---	4" WATER MAIN
x	COMPUTED POINT
(MA)	MILLER & ASSOCIATES SURVEY 9-27-2004
(DB)	DARRELL BURKE SURVEY 9-7-1979

SURVEY PREPARED BY:
MA
MILLER & ASSOCIATES
CONSULTING ENGINEERS, P.C.
109 EAST 2nd STREET
McCOOK, NE 69001
PHONE: 308-345-3710
FAX: 308-345-7370



OCT 04, 2004 11:07:39 C:\Projects\2004\10-04-04-15-50-04\Site Plan.dwg



**PLAT OF SURVEY
MISCL. TRACT IN THE SW1/4, SE1/4 SECTION 17-T1N-R26W
of the 6TH P.M. IN RED WILLOW COUNTY, NEBRASKA**

I hereby certify that the above Plat of Survey is a true and correct delineation, to the best of my knowledge, of a field survey conducted under my supervision locating a tract of land in the SW1/4, SE1/4 of Section 17-T1N-R26W in Red Willow County, Nebraska, more particularly described as follows: Referring to the Southeast corner of Block 15 Original Town of Lebanon, Red Willow County Nebraska, Thence South 60.0 feet to a point on the south right-of-way line of Frankfort Street which is the the point of beginning, thence South 244.00 feet to a point, Thence West 300.00 feet to a point, Thence North 244.00 feet to a point on the south right-of-way line of Frankfort Street, Thence East along said right-of-way line 300.00 feet of the point of beginning.

Gerhard H. Dicenta
Registered Land Surveyor, LS-514

FILED
IN COUNTY CLERK'S OFFICE
RED WILLOW CO., NE
OCT 22 1998
10:10 O'clock AM.
Paula H. Horner Co. Clerk
Deputy

Gerhard H. Dicenta
NEBRASKA
REGISTERED
LS-514
9-30-98
LAND SURVEYOR
GERHARD H. DICENTA

RECEIVED
OCT 13 1998
SURVEY RECORD REPOSITORY
Red Willow County
400-240

Book: See File

Date: September 1998

MILLER & ASSOCIATES
Consulting Engineers, P.C.
109 East 2nd Street
McCook, Nebraska 69001

Proj: Misc. Tract

17-1-26 RED WILLOW COUNTY

*Town of Lebanon
Block 15*