

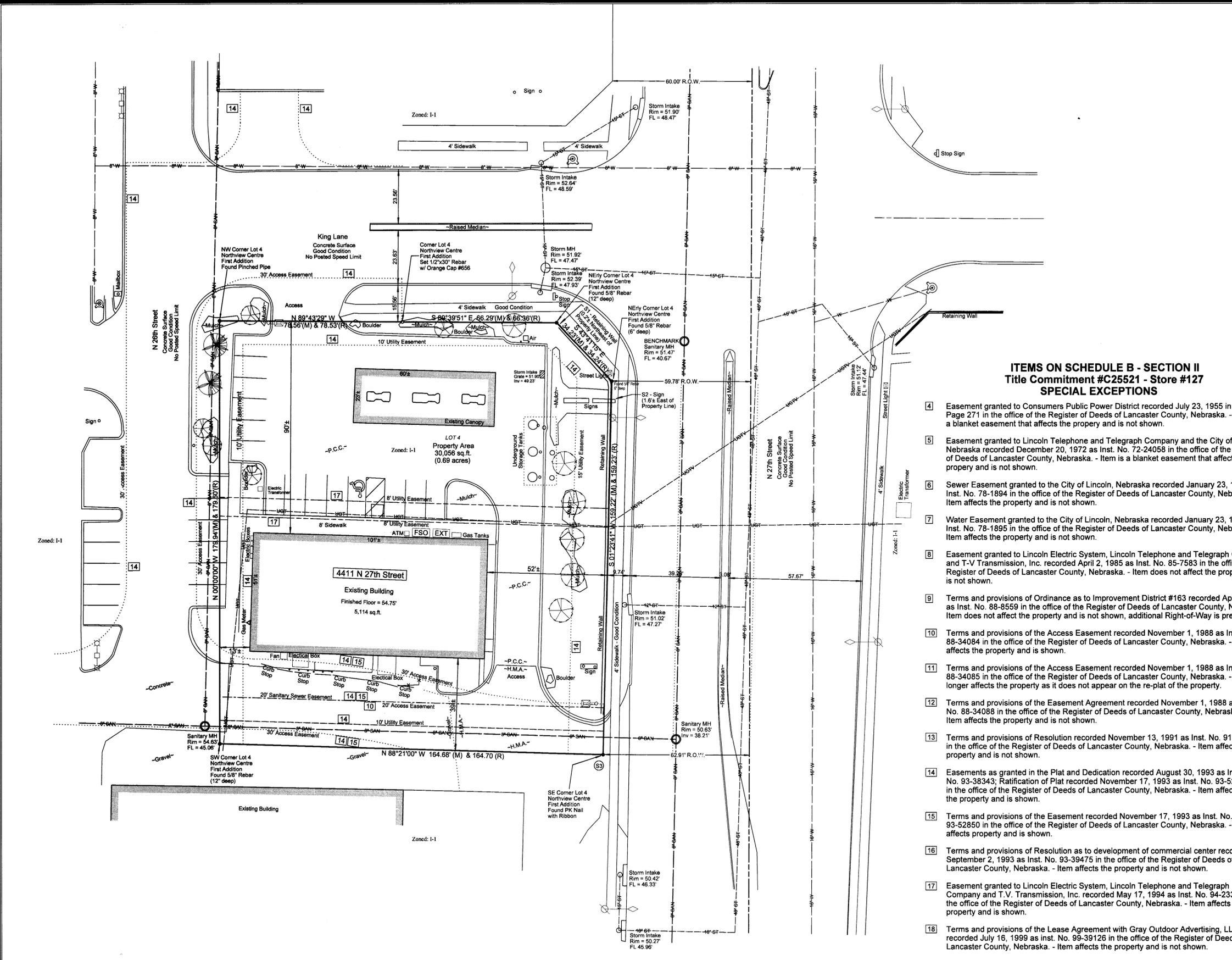
SURVEY RECORD REPOSITORY  
RECEIVED  
JAN 27 2011  
\$ 250  
County LANCASTER  
1005-762

**ITEMS ON SCHEDULE B - SECTION II  
Title Commitment #C25521 - Store #127  
SPECIAL EXCEPTIONS**

- 4 Easement granted to Consumers Public Power District recorded July 23, 1955 in Book 56, Page 271 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item is a blanket easement that affects the property and is not shown.
- 5 Easement granted to Lincoln Telephone and Telegraph Company and the City of Lincoln, Nebraska recorded December 20, 1972 as Inst. No. 72-24058 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item is a blanket easement that affects the property and is not shown.
- 6 Sewer Easement granted to the City of Lincoln, Nebraska recorded January 23, 1978 as Inst. No. 78-1894 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item affects the property and is not shown.
- 7 Water Easement granted to the City of Lincoln, Nebraska recorded January 23, 1978 as Inst. No. 78-1895 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item affects the property and is not shown.
- 8 Easement granted to Lincoln Electric System, Lincoln Telephone and Telegraph Company and T-V Transmission, Inc. recorded April 2, 1985 as Inst. No. 85-7583 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item does not affect the property and is not shown.
- 9 Terms and provisions of Ordinance as to Improvement District #163 recorded April 6, 1988 as Inst. No. 88-8559 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item does not affect the property and is not shown, additional Right-of-Way is present.
- 10 Terms and provisions of the Access Easement recorded November 1, 1988 as Inst. No. 88-34084 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item affects the property and is shown.
- 11 Terms and provisions of the Access Easement recorded November 1, 1988 as Inst. No. 88-34085 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item no longer affects the property as it does not appear on the re-plat of the property.
- 12 Terms and provisions of the Easement Agreement recorded November 1, 1988 as Inst. No. 88-34088 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item affects the property and is not shown.
- 13 Terms and provisions of Resolution recorded November 13, 1991 as Inst. No. 91-37730 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item affects the property and is not shown.
- 14 Easements as granted in the Plat and Dedication recorded August 30, 1993 as Inst. No. 93-38343; Ratification of Plat recorded November 17, 1993 as Inst. No. 93-52848 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item affects the property and is shown.
- 15 Terms and provisions of the Easement recorded November 17, 1993 as Inst. No. 93-52850 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item affects property and is shown.
- 16 Terms and provisions of Resolution as to development of commercial center recorded September 2, 1993 as Inst. No. 93-39475 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item affects the property and is not shown.
- 17 Easement granted to Lincoln Electric System, Lincoln Telephone and Telegraph Company and T.V. Transmission, Inc. recorded May 17, 1994 as Inst. No. 94-23358 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item affects the property and is shown.
- 18 Terms and provisions of the Lease Agreement with Gray Outdoor Advertising, LLC recorded July 16, 1999 as inst. No. 99-39126 in the office of the Register of Deeds of Lancaster County, Nebraska. - Item affects the property and is not shown.

Zoning Information			
CURRENT ZONING	I-1 INDUSTRIAL DISTRICT	STATUS	
CURRENT USE	CONVENIENCE STORE & RESTAURANT	SOURCE INFORMATION	City of Lincoln
ITEM	REQUIRED	OBSERVED	ADDRESS: 555 South 10th Street - Room 213 Lincoln, Nebraska 68508
MINIMUM LOT AREA	---	30,055 s.f.	
MINIMUM FRONTAGE	---	---	PERSON CONTACTED: City Website - Planning Dept.
MINIMUM LOT WIDTH	---	---	DATE CONDUCTED: 11-01-2010
MAX. FLOOR AREA RATIO	---	---	PHONE NUMBER: 402-441-7491
MINIMUM SETBACKS FROM	15 ft.*	52 ft.	WEBSITE: www.lincoln.ne.gov/city/planning
MINIMUM SETBACKS CORNER SIDE	15 ft.*	90 ft.	NOTES: *The required front yard shall be fifteen feet except that on lots developed with buildings on the effective date of this title, the front yard shall be none except when the frontage on one side of a street between two intersecting streets is located partly in the I-1 Industrial District and partly in a district that requires a front yard, in which case the front yard requirements of the adjacent district shall apply to the I-1 Industrial District from the place where it abuts the other district to the next intersecting street, or for 300 feet, whichever is less. No City surveys were started at the time of survey All elevations are based on public works records
MINIMUM SETBACKS REAR	0 ft.	39 ft.	
MINIMUM SETBACKS REAR	0 ft.	13 ft.	
MAX. BUILDING HEIGHT	75 ft.	---	
REQUIRED PARKING	2 per 3 persons on max shift OR 1 per 1,000 s.f. = 5,144/1,000 = 3 sp.	3 sp. + pump pkg.	

To: Casey's Retail Company  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005 and includes items as specified by client. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Nebraska, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.  
Avers Leo Paids LS # 656 1-26-2011 Date



**A. LEO ENGINEERING COMPANY**  
Engineering | Planning | Surveying  
2323 Dixon Street, Des Moines, IA 50316 - P.O. Box 4826, Des Moines, IA 50395 - P: (515) 265-8196 F: (515) 266-2259

**EXISTING UTILITIES NOTE:**  
THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. IOWA ONE-CALL (1-800-292-8989).

**DISCLAIMER:**  
THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

LEGEND:					
●	IRON ROD OR PIPE FOUND	x +/- x	MORE OR LESS FENCE LINE	—xxx—	P.C.C. PORTLAND CEMENT CONCRETE
○	CALCULATED CORNER	○	FIRE HYDRANT	W	UTILITY LINE OR PIPE
▲	SECT. COR. MONUMENT FOUND	○	SANITARY SEWER MANHOLE	G	WATER
△	SECT. COR. MONUMENT CALC.	○	STORM SEWER MANHOLE	S	GAS
○	POWER POLE	⊗	VALVE	ST	SANITARY SEWER
⊗	LIGHT POLE	x125.34	SPLOT ELEVATION (@ x)	UGET	STORM SEWER
○	FINISHED FLOOR	N.T.S.	NOT TO SCALE	OHE/T	UNDERGROUND ELEC. / TEL.
F.F.	FUEL SHUT-OFF	H.M.A.	HOT MIX ASPHALT	CATV	CABLE TELEVISION
EXT	FIRE EXTINGUISHER	PP	POWER POLE	LP	LIGHT POLE

**CASEY'S GENERAL STORE'S  
4411 N 27TH STREET, LINCOLN, NEBRASKA  
KABREDLO'S ACQUISITION**

Sanitary MH Northeast of Site  
Elevation = 51.47 (Elev based on Public Works Info)

11-15-2010 E. JONDLER 1" = 20' 01-25-2011 11011

ALTA