

ALTA / ACSM LAND TITLE SURVEY  
AURORA CO-OP

UTILITY & ROW EASE.  
SW 1/4 OF SEC. 31-T11N, R6W  
MISC. BOOK 45, PG. 334  
DATED 3/23/2006

**CURVE TABLE**

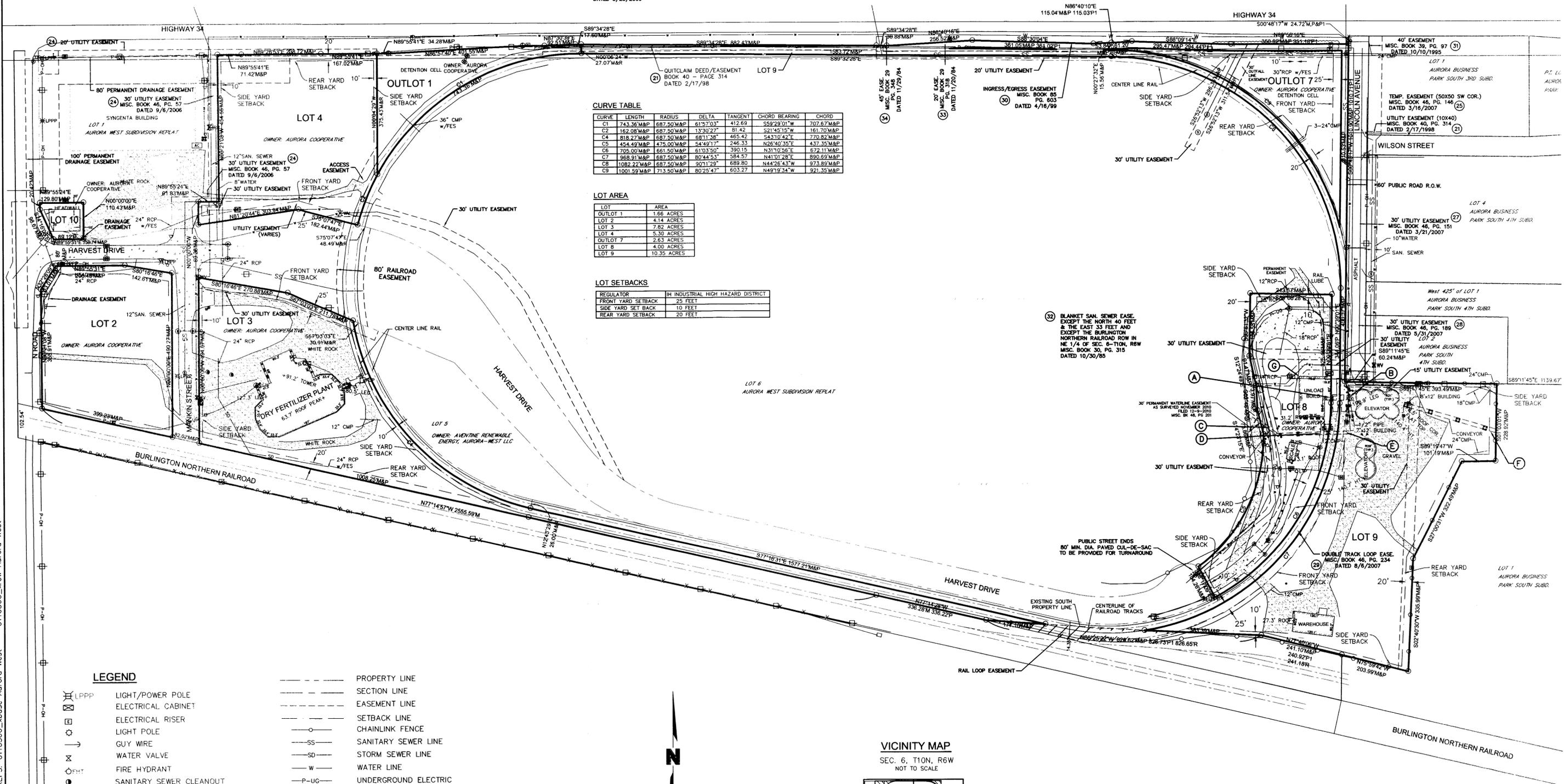
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	743.36 M&P	687.50 M&P	61°57'03"	412.69	S59°29'01"W	707.67 M&P
C2	162.08 M&P	687.50 M&P	13°30'27"	91.42	S21°45'15"W	161.70 M&P
C4	818.27 M&P	687.50 M&P	68°11'38"	465.42	S43°10'42"E	770.82 M&P
C5	454.49 M&P	475.00 M&P	54°49'17"	246.33	N26°40'35"E	437.35 M&P
C6	705.00 M&P	661.50 M&P	61°03'50"	390.15	N31°10'56"E	672.11 M&P
C7	968.91 M&P	687.50 M&P	80°44'53"	584.57	N41°01'28"E	892.65 M&P
C8	1189.22 M&P	687.50 M&P	90°11'59"	689.80	N44°26'43"W	973.89 M&P
C9	1001.59 M&P	713.50 M&P	80°25'47"	603.27	N49°19'34"W	921.35 M&P

**LOT AREA**

LOT	AREA
LOT 1	1.66 ACRES
LOT 2	4.14 ACRES
LOT 3	7.82 ACRES
LOT 4	5.30 ACRES
OUTLOT 7	2.63 ACRES
LOT 8	4.00 ACRES
LOT 9	10.35 ACRES

**LOT SETBACKS**

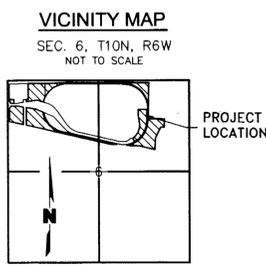
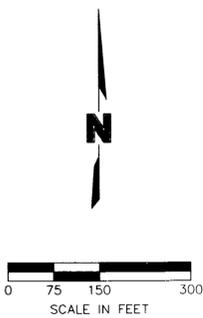
REGULATOR	IH INDUSTRIAL HIGH HAZARD DISTRICT
FRONT YARD SETBACK	25 FEET
SIDE YARD SET BACK	10 FEET
REAR YARD SETBACK	20 FEET



BLANKET SAN. SEWER EASE  
EXCEPT THE NORTH 40 FEET  
& THE EAST 33 FEET AND  
EXCEPT THE BURLINGTON  
NORTHERN RAILROAD ROW IN  
NE 1/4 OF SEC. 6-T11N, R6W  
MISC. BOOK 30, PG. 315  
DATED 10/30/85

**LEGEND**

- LIGHT/POWER POLE
- ELECTRICAL CABINET
- ELECTRICAL RISER
- LIGHT POLE
- GUY WIRE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER CLEANOUT
- SANITARY MANHOLE
- FUEL FILL PORT
- STORM MANHOLE
- GRATE INLET
- SIGN
- STEEL POST
- BOLLARD
- WOOD POST
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- CHAINLINK FENCE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- UNDERGROUND ELECTRIC
- BUILDING LINE
- CONCRETE
- CORNER FOUND (5/8" REBAR w/CAP)
- SECTION CORNER
- PLATTED DISTANCE
- REPLATTED DISTANCE



**REVISIONS**

REV. NO.	DATE	REVISIONS DESCRIPTION

ALTA / ACSM TITLE SURVEY  
AURORA WEST  
AURORA, NEBRASKA

drawn by: MLN/JMJ  
checked by: JJA  
approved by: \_\_\_\_\_  
QA/QC by: \_\_\_\_\_  
project no.: 20110360  
drawing no.: \_\_\_\_\_  
date: 04.21.2011

**SHEET**  
1 of 2

SURVEY RECORD REPOSITORY  
RECEIVED  
JUL 12 2011  
\$ 250  
County Hamilton  
1027-089 1/2

USER: mmordchues  
 PROJECT: ALTA 0110360\_ALTA (Aurora West).dwg  
 DATE: Jun 24, 2011 11:17am  
 XREFS: 0110360\_base Aurora West

**ALTA / ACSM LAND TITLE SURVEY  
AURORA CO-OP**

**FIRST NEBRASKA TITLE & ESCROW CO.  
COMMITMENT FOR TITLE INSURANCE, SCHEDULE 'A'**

TITLE COMMITMENT LEGAL DESCRIPTION

PARCEL 1:  
LOT 2, 3, 4, 8, 9, 10, OUTLOT 1 AND OUTLOT 7, AURORA WEST SUBDIVISION REPLAT, AURORA, HAMILTON COUNTY, NEBRASKA.

NOTE: THIS SURVEY REPRESENTS THE SAME PROPERTY DESCRIBED AND IDENTIFIED FOR THE AURORA WEST SITE, HAMILTON COUNTY, NEBRASKA, SECTION 6, TOWNSHIP 10, RANGE 6 WEST, AS PARCEL 1 IN THE COMMITMENT FOR TITLE INSURANCE FILE NO. 11-501634, DATED MARCH 21, 2011 AT 8:00 A.M.

**SCHEDULE B - II EXCEPTIONS**

ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, AND 15 DO NOT AFFECT SURVEY DRAWING. (NOT PLOTTABLE)  
ITEMS 16, 17, 18, 19, 34, 35, 36, 37, 38, 39, 40, 41, 42, AND 43 DO NOT PERTAIN TO PARCEL 1.

- (20) TERMS, PROVISIONS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS CONTAINED IN QUIT CLAIM DEED RECORDED MAY 10, 2007 IN DEED BOOK 93, PAGE 485, OF THE HAMILTON COUNTY REGISTER OF DEEDS, NEBRASKA. (PARCEL 1) (PLOTTABLE)
- (21) EASEMENT AND RIGHTS INCIDENT AS SET FORTH IN EASEMENT RECORDED FEBRUARY 17, 1998 IN BOOK 40, PAGE 314 OF THE HAMILTON COUNTY REGISTER OF DEEDS, NEBRASKA. (PARCEL 1) (PLOTTABLE - DOES NOT AFFECT PROPERTY)
- (22) EASEMENTS, RESTRICTIONS AND SET-BACK LINES AS SHOWN ON AURORA WEST SUBDIVISION REPLAT RECORDED IN THE HAMILTON COUNTY REGISTER OF DEEDS OFFICE, NEBRASKA, BUT OMITTING, IF ANY SUCH CONDITIONS, COVENANTS OR RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (PARCEL 1-3) (NOT PLOTTABLE)
- (23) TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN EASEMENT AGREEMENT RECORDED MARCH 23, 2006 IN BOOK 45, PAGE 334 OF THE HAMILTON COUNTY REGISTER OF DEEDS, NEBRASKA. (PARCEL 1) (NOT PLOTTABLE - DOES NOT AFFECT PROPERTY)
- (24) TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN EASEMENT AGREEMENT RECORDED SEPTEMBER 6, 2006 IN BOOK 46, PAGE 57 OF THE HAMILTON COUNTY REGISTER OF DEEDS, NEBRASKA. (PARCEL 1) (PLOTTABLE)
- (25) TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN EASEMENT AGREEMENT RECORDED MARCH 16, 2007 IN BOOK 46, PAGE 146 OF THE HAMILTON COUNTY REGISTER OF DEEDS, NEBRASKA. (PARCEL 1) (PLOTTABLE)
- (26) TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN EASEMENT RECORDED MARCH 21, 2007 IN BOOK 46, PAGE 150 OF THE HAMILTON COUNTY REGISTER OF DEEDS, NEBRASKA. (PARCEL 1) (NOT PLOTTABLE)
- (27) TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN EASEMENT RECORDED MARCH 21, 2007 IN BOOK 46, PAGE 151 OF THE HAMILTON COUNTY REGISTER OF DEEDS, NEBRASKA. (PARCEL 1) (PLOTTABLE)
- (28) TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN EASEMENT RECORDED IN BOOK 46, PAGE 189 OF THE HAMILTON COUNTY REGISTER OF DEEDS, NEBRASKA. (PARCEL 1) (PLOTTABLE)
- (29) TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN MEMORANDUM OF DOUBLE TRACK LOOP AND USE AGREEMENT RECORDED AUGUST 6, 2007 IN BOOK 46, PAGE 234 OF THE HAMILTON COUNTY REGISTER OF DEEDS, NEBRASKA. (PARCEL 1) (PLOTTABLE)
- (30) TERMS, PROVISIONS, CONDITIONS, EASEMENTS, RESERVATIONS AND RESTRICTIONS CONTAINED IN WARRANTY DEED RECORDED IN BOOK 85, PAGE 603, OF THE HAMILTON COUNTY REGISTER OF DEEDS, NEBRASKA. (PARCEL 1) (NOT PLOTTABLE)
- (31) TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN PERMANENT EASEMENT RECORDED OCTOBER 10, 1995 IN BOOK 39, PAGE 97 OF THE HAMILTON COUNTY REGISTER OF DEEDS, NEBRASKA. (PARCEL 1) (NOT PLOTTABLE - DOES NOT AFFECT PROPERTY)
- (32) TERMS, PROVISION, CONDITIONS AND RESTRICTIONS CONTAINED IN ORDINANCE NO. 543 AS DISCLOSED IN INSTRUMENT RECORDED OCTOBER 30, 1985 IN BOOK 30, PAGE 315 OF THE HAMILTON COUNTY REGISTER OF DEEDS, NEBRASKA. (PARCEL 1) (NOT PLOTTABLE)
- (33) TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN RIGHT OF WAY GRANT RECORDED IN BOOK 29, PAGE 318 OF THE HAMILTON COUNTY REGISTER OF DEEDS, NEBRASKA. (PARCEL 1) (PLOTTABLE)
- (34) TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN RIGHT OF WAY GRANT RECORDED IN BOOK 29, PAGE 348 OF THE HAMILTON COUNTY REGISTER OF DEEDS, NEBRASKA. (PARCEL 1) (PLOTTABLE)

EFFECTIVE DATE OF MARCH 21, 2011 AT 8:00 A.M.  
FILE NO. 11-501634

**STATEMENT OF POSSIBLE ENCROACHMENTS:**

- A. BUILDING ENCROACHING ON SETBACK LINE 25' ON EAST SIDE OF LOT 8.
- B. BUILDING ENCROACHING ON SETBACK LINE 3.6' ON WEST SIDE OF LOT 9.
- C. STRUCTURE ENCROACHING ON SETBACK LINE 20' ON WEST SIDE OF LOT 8.
- D. STRUCTURE ENCROACHING ON SETBACK LINE 25' ON EAST SIDE OF LOT 8.
- E. STRUCTURE ENCROACHING ON SETBACK LINE 25' ON WEST SIDE OF LOT 9.
- F. STRUCTURE ENCROACHING ON SETBACK LINE 20' ON EAST SIDE OF LOT 9.
- G. BUILDING ENCROACHING ON EASEMENT LINE 0.01' ON NORTH SIDE OF LOT 8.

**SURVEYOR'S NOTE**

LOTS 4, OUTLOT 1, OUTLOT 7, AND LOT 9 ARE CONTIGUIOUS TO ONE ANOTHER.

**ACCESS NOTE**

SUBJECT PROPERTY HAS ACCESS TO HARVEST DRIVE, MANKIN STREET, N ROAD, LINCOLN AVENUE, AND HIGHWAY 34, PUBLICLY DEDICATED ON THE SOUTH, NORTH, WEST, AND EAST ENDS OF PROPERTY

**SURVEYOR'S CERTIFICATION**

THE UNDERSIGNED HEREBY CERTIFIES TO: AURORA COOPERATIVE ELEVATOR COMPANY, A NEBRASKA COOPERATIVE CORPORATION; METROPOLITAN LIFE INSURANCE COMPANY; STEWART TITLE GUARANTY COMPANY; AND FIRST NEBRASKA TITLE & ESCROW CO.: AND TO EACH OF THEIR HEIRS, SUCCESSORS AND ASSIGNS, AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B1), 8, 9, 11(a), 14, 18 AND 20 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 23, 2011.

THIS ALTA SURVEY WAS PRESENTED IN STEWART TITLE GUARANTY COMPANY, TITLE COMMITMENT APPLICATION FILE NO. 11-501634, DATED MARCH 21, 2011 AT 8:00 A.M., ISSUED BY FIRST NEBRASKA TITLE & ESCROW CO..



Land Surveyor's Seal

SIGNED THIS 24<sup>th</sup> DAY OF June 2011.

NAME: Jai Jason Anderson

SURVEYOR'S LICENSE NO. L.S. 630  
IN THE STATE OF NEBRASKA

**UTILITY LOCATE NOTE**

UTILITY LOCATE  
WEDNESDAY JULY 14, 2010  
OLSSON ASSOCIATES

LOTS OF AURORA WEST SUBDIVISION REPLAT

UTILITIES NOTIFIED  
BLACK HILLS POWER  
CITY OF AURORA, NE  
HAMILTON POWER  
KINDER MORGAN  
MCI  
SEMINOLE POWER  
SOURCE GAS  
SOUTHERN POWER

TICKETS:  
#2541849 - UPDATED #2699823  
#2541846 - UPDATED #2699831  
#2541851 - UPDATED #2699836  
#2543033 - UPDATED #2699827

**FLOOD ZONE**

THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN FLOOD ZONE DESIGNATION "X" WHICH IS CLASSIFIED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN." AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 310441 0125A, BEARING AN EFFECTIVE DATE OF DECEMBER 2, 1992 FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

**NOTE:**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**OLSSON ASSOCIATES**

201 East 2nd Street  
P.O. Box 1072  
Grand Island, NE 68802-1072  
TEL: 308.384.6750  
FAX: 308.384.6752  
www.olssonllc.com

REVISIONS DESCRIPTION

DATE

REV. NO.

ALTA / ACSM TITLE SURVEY

AURORA WEST

AURORA, NEBRASKA

2011

REVISIONS

drawn by: MLN/JMJ  
checked by: JJA  
approved by: \_\_\_\_\_  
QA/QC by: \_\_\_\_\_  
project no.: 20110360  
drawing no.: \_\_\_\_\_  
date: 04.21.2011

**SHEET**  
2 of 2

1027-089 3/2

DWG: F:\projects\011-0360\SRVY - Aurora West\ALTA\010360\_ALTA (Aurora West).dwg  
DATE: Jun 24, 2011 11:17am  
XREFS: 010360\_xbase Aurora West  
USER: mmardhues