



**STATEMENT OF APPARENT ENCROACHMENTS:**  
 (A) STAIRWELL ENCROACHES ONTO SUBJECT PROPERTY. SEE PLAT.

**FLOOD NOTE:**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3152740045G, DATED SEPTEMBER 17, 1997. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**PARKING STALLS:**  
 PARKING IS NOT DELINEATED.

**SITE RESTRICTIONS:**  
 SETBACK:  
 FRONT = 15'  
 SIDE = 15' STREET SIDE; NONE INTERIOR SIDE  
 REAR = 15'  
 HEIGHT = 75'  
 BULK = 70% MAX.  
 ZONE = GC, GENERAL COMMERCIAL DISTRICT.  
 ALL SITE RESTRICTIONS WERE OBTAINED PER CITY OF OMAHA, NEBRASKA (PLANNING DEPARTMENT). (402) 444-7189.

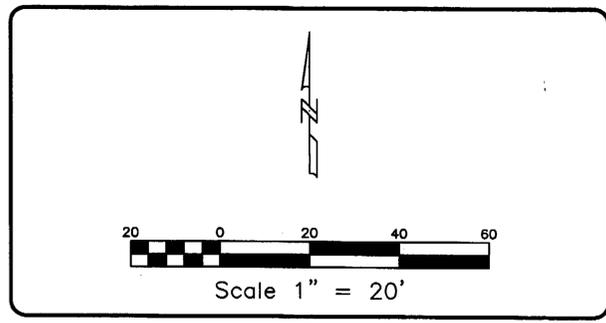
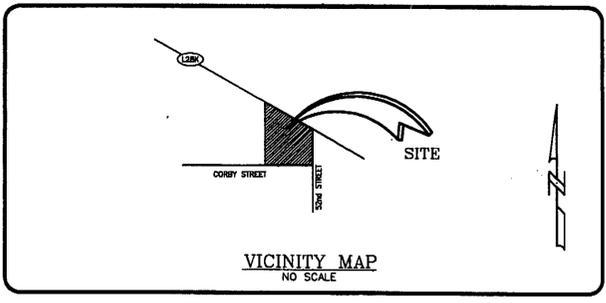
**NOTE:**  
 THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.  
 ALL BEARINGS ARE ASSUMED.  
 PARKING IS NOT DELINEATED.  
 THE PROPERTY HAS ACCESS FROM NW RADIAL HWY & CORBY STREET.  
 THE LEGAL & SCHEDULE "B" ALSO REFER TO ATI TITLE COMMITMENT 0151003970, DATED MARCH 30, 2001.

**UTILITY WARNING:**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE AS SUCH UTILITIES IN THAT AREA, EITHER IN OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTACT DIGGER'S HOTLINE OF NEBRASKA AT 344-3565 FOR UTILITY LOCATION PRIOR TO EXCAVATION.

**AREA:**  
 11575.057 SQUARE FEET  
 0.266 ACRES ±

**BUILDING HEIGHT:**  
 16.7 FEET

**NOTES CORRESPONDING TO SCHEDULE "B":**  
 WARRANTY DEED DATED JANUARY 8, 1932, FILED JANUARY 15, 1932, BOOK 594, PAGE 602 OF THE DEED RECORDS OF DOUGLAS COUNTY, NEBRASKA, SUBJECT TO RIGHTS OF NORTHWESTERN BELL TELEPHONE AND NEBRASKA POWER FOR UTILITY INSTALLATION AND MAINTENANCE AS DESCRIBED THEREIN.

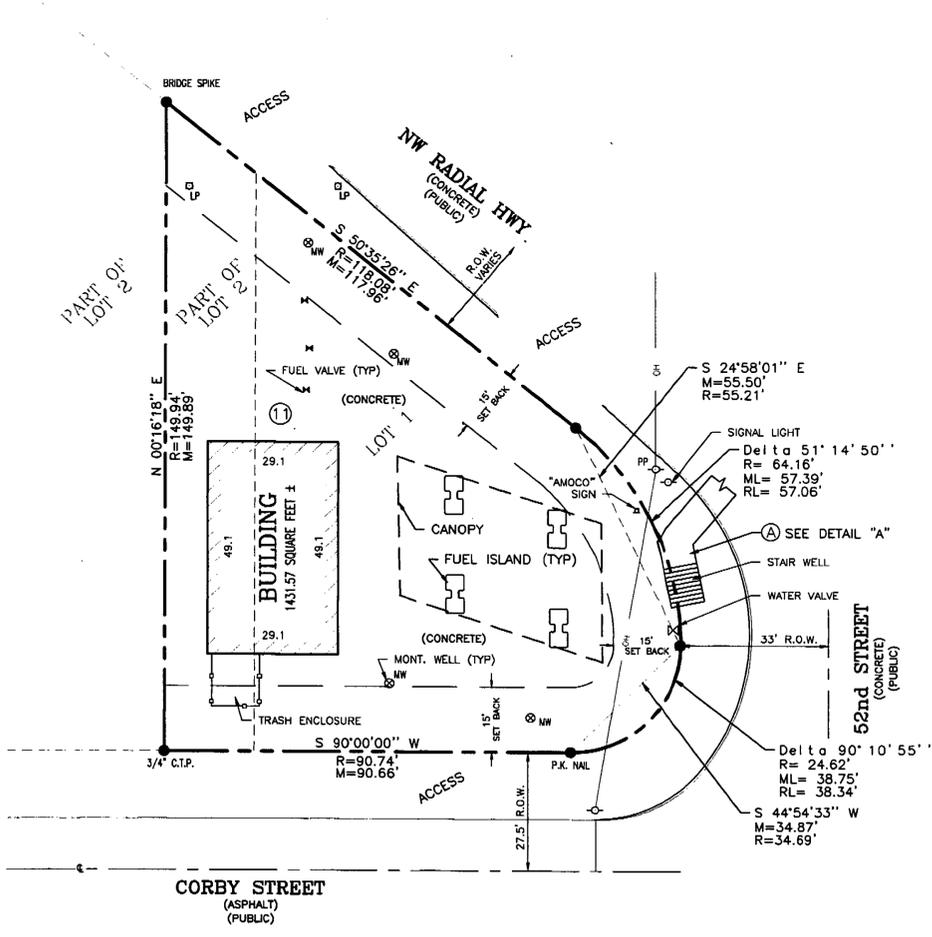


**LEGEND**

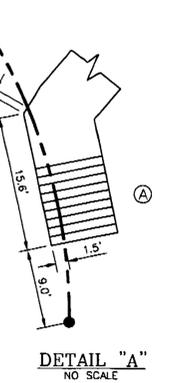
|  |                       |                      |
|--|-----------------------|----------------------|
| ● FOUND STAR DRILL, UNLESS OTHERWISE SPECIFIED | R RECORD              | — RECORD             |
| ○ SET 5/8"x24" RB                              | M MEASURED            | — AIR CONDITIONER    |
| ♿ HANDICAP ACCESSIBLE                          | A/C AIR CONDITIONER   | — TELEPHONE PEDESTAL |
| — GUY ANCHOR                                   | — BURIED GAS PIPELINE | — OVERHEAD POWER     |
| — POWER POLE                                   | — UNDERGROUND POWER   | — WATER LINE         |
| — TRANSFORMER                                  | — TELEPHONE LINE      | — SANITARY SEWER     |
| — SIGN   | — FENCE               | — PROPERTY LINE      |
| — MANHOLE                                      | — CENTER LINE         | — CONCRETE           |
| — FILL VALVE                                   | — CONCRETE            | — GRASS              |
| — SHRUB  |                       |                      |
| — TREE   |                       |                      |
| — LIGHT POLE                                   |                       |                      |

**LEGAL DESCRIPTION:**  
 LOT 1 AND ALL OF LOT 2 EXCEPT THE WEST 35 FEET THEREOF, BLOCK 1, COUNTRY CLUB DISTRICT, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.  
 THE DESCRIPTION CONTAINED HEREON DESCRIBED THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT OTC39821, DATE JANUARY 10, 2001.

**SURVEYOR'S CERTIFICATE:**  
 TO: CHICAGO TITLE INSURANCE COMPANY, OMAHA TITLE & ESCROW, INC., WELLS FARGO BANK NEBRASKA  
 I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.  
 DAVID L. SWANSON  
 RLS 523  
 NEBRASKA REGISTERED LAND SURVEYOR 15-523  
 DATE 6-5-2001



**RECEIVED**  
 JUL 10 2001  
 SURVEY RECORD DEPOSITORY  
 Douglas County  
 523-315



This Work Coordinated By:  
**International Land Services, Inc.**  
 621 24th Avenue S.W.  
 Norman, Oklahoma 73069  
 (405) 364-9352 www.ils-alta.com

|                                |                    |
|--------------------------------|--------------------|
| Down By:<br>C.A.D. Inc/DAR/LHK | Date:<br>Revision: |
| Surveyor<br>Ref.No: 01360-03   | Date:<br>Revision: |
| Aprvd By:<br>DLS               | Date:<br>Revision: |
| Field Date:<br>02/08/01        | Date:<br>Revision: |
| Scale:<br>1"=20'               | Date:<br>Revision: |

Prepared For:  
 Client Ref. No: 5133  
 Project Address:  
 5203 NW Radial Highway  
 Project Location:  
 Omaha, Nebraska  
 Project Name:  
 Omaha Recap Project  
 Job Number:  
 01-02-01: 003

Surveyor Title Block  
**Brady & Swanson**  
 Consulting Engineering & Land Surveying  
 P.O.Box 2521 308/382-6421  
 Grand Island, Nebraska 68802