This Work Coordinated by: INTERNATIONAL LAND SERVICES, INC.

STATEMENT OF APPARENT ENCROACHMENTS:
NO APPARENT ENCROACHMENTS.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 3152740030F, DATED FEB. 6, 1991. 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'
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.

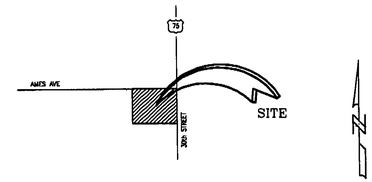
THE PROPERTY HAS ACCESS FROM AME AVENUE & 30th STREET.

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.

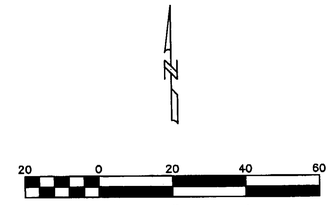
AREA:
20,426.682 SQUARE FEET
0.469 ACRES ±

BUILDING HEIGHTS:
MAIN BLDG = 10.7 FEET ±
ACCESORY BLDG = 8.6 FEET ±

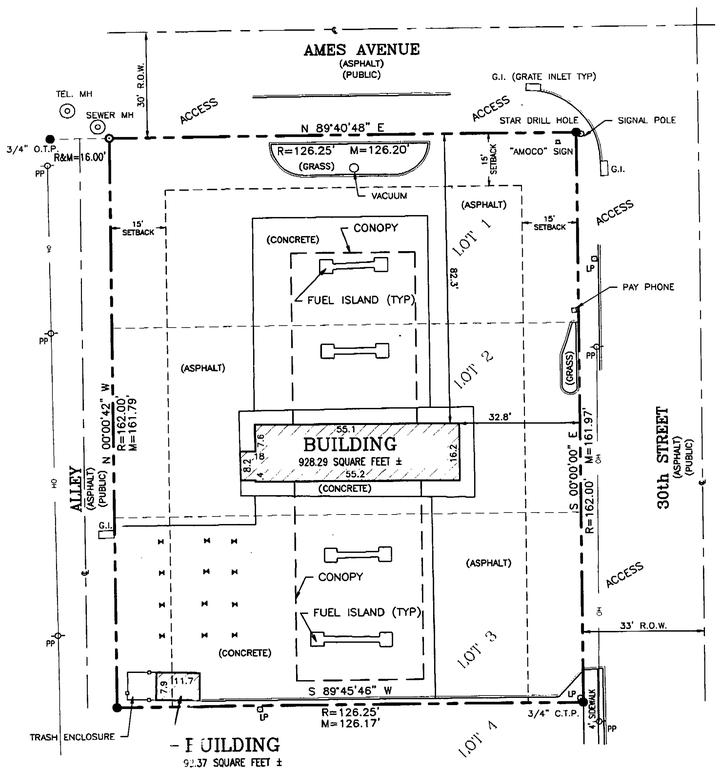
NOTES CORRESPONDING TO SCHEDULE "B":
NO EXCEPTIONS DEPICTED OR NOTED.



VICINITY MAP
NO SCALE



Scale 1" = 20'



LEGEND

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

LEGAL DESCRIPTION:
LOTS 1, 2, AND 3, BLOCK 5, BOYD'S 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 OTC39831, DATE JANUARY 12, 2001.

SURVEYOR'S CERTIFICATE:
TO:
CHICAGO TITLE INSURANCE COMPANY,
OMAHA TITLE & ESCROW, INC.,

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 REGEISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DAVID L. SWANSON
RLS 523

NEBRASKA REGISTERED LS-523 LAND SURVEYOR DAVID L. SWANSON

6-5-2001
DATE

RECEIVED
JUN 12 2001
SURVEY RECORD REPOSITORY
S. 2-50
Douglas County
523-323

SITE SURVEY

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

Dwn By: C.A.D. Inc/DAR/LHK	Date:
Surveyor Ref.No: 01360-13	Revision:
Aprvd By: DLS	Date:
Field Date: 03/03/01	Revision:
Scale: 1"=20'	Date:
	Revision:

Prepared For:

Client Ref. No: 5719

Project Address:
4414 N. 30th Street

Project Location:
Omaha, Nebraska

Project Name:
Omaha Recap Project

Job Number:
01-02-01: 013

Sheet 1 of 1
CAD File: 01360a13

Surveyor Title Block

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