



**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. 310191 0070F, DATED JANUARY 19, 1995. 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:**

N/A

**SITE RESTRICTIONS:**

**SETBACK:**

FRONT = NONE  
SIDE = 5'  
REAR = 10'  
HEIGHT = 35'  
BULK = 95%  
ZONE = BG (GENERAL BUSINESS ZONE)

ALL SITE RESTRICTIONS WERE OBTAINED PER CITY OF BELLEVUE (PLANNING DEPARTMENT). (402) 293-3026

**NOTE:**

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

ALL BEARINGS ARE ASSUMED.

PARKING IS NOT DELINEATED.

THE PROPERTY HAS ACCESS FROM GALVIN ROAD AND CASCIO DRIVE.

**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:**

28097.479 SQUARE FEET  
0.645 ACRES ±

**BUILDING HEIGHT:**

MAIN BUILDING 13.2 FEET, CAR WASH 13.6 FEET

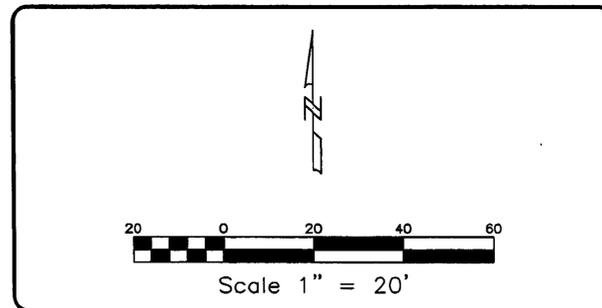
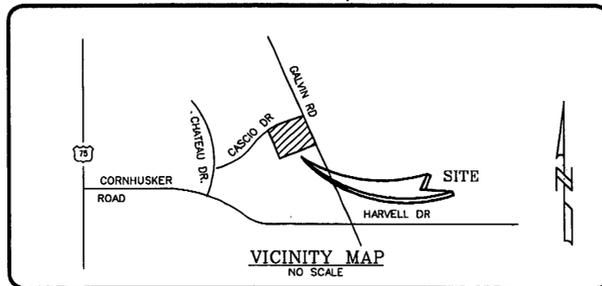
**NOTES CORRESPONDING TO SCHEDULE "B":**

PLAT FILED OCTOBER 5, 1966 AT BOOK 4, PAGE 117 OF THE DEED RECORDS OF SARPY COUNTY, NEBRASKA, GRANTS A 5 FOOT WIDE STRIP OF LAND FOR EASEMENT ALONG THE REAR AND SIDE BOUNDARY LOT LINE FOR TELEPHONE AND ELECTRIC UTILITIES AS DESCRIBED THEREIN. SEE PLAT.

EASEMENT DATED FEBRUARY 14, 1967, FILED MARCH 1, 1967, BOOK 38, PAGE 37 OF THE RECORDS OF SARPY COUNTY, NEBRASKA, GRANTS INGRESS AND EGRESS T LOT 4, CLERMONT COURT OVER A PORTION OF PROPERTY ADJOINING ON THE SOUTH AS DESCRIBED THEREIN. SEE PLAT.

RIGHT OF WAY EASEMENT DATED OCTOBER 5, 1990, FILED NOVEMBER 13, 1990, AT INSTRUMENT NUMBER 1990-16608 OF THE RECORDS OF SARPY COUNTY, NEBRASKA, GRANTS A PERMANENT RIGHT OF WAY EASEMENT TO OMAHA PUBLIC POWER DISTRICT WITH RIGHTS OF INGRESS AND EGRESS THERETO, TO CONSTRUCT, OPERATE, MAINTAIN, REPLACE AND REMOVE ITS UNDERGROUND ELECTRIC FACILITIES, CONSISTING OF CABLES, WIRES, CONDUITS, SPLICING BOXES AND OTHER APPURTENANCES UTILITY COMPANIES OVER A TEN FOOT WIDE STRIP OF LAND AS DESCRIBED THEREIN. SEE PLAT.

MUTUAL EASEMENT AGREEMENT DATED NOVEMBER 8, 1994, FILED DECEMBER 2, 1994, AT INSTRUMENT NUMBER 1994-25345 OF THE RECORDS OF SARPY COUNTY, NEBRASKA, GRANTS A JOINT AND MUTUAL NON-EXCLUSIVE DRIVEWAY EASEMENT FOR SUBJECT PROPERTY AND PROPERTY ADJOINING ON THE SOUTH. SEE PLAT.



**LEGEND**

● FOUND 5/8" RB w/ CAP LS2B1, UNLESS OTHERWISE SPECIFIED	R RECORD	— M MEASURED
○ SET 5/8" x 24" RB	A/C AIR CONDITIONER	— T TELEPHONE PEDESTAL
♿ HANDICAP ACCESSIBLE	— B BURIED GAS PIPELINE	— O OVERHEAD POWER
— GUY ANCHOR	— U UNDERGROUND POWER	— W WATER LINE
— P POWER POLE	— T TELEPHONE LINE	— S SANITARY SEWER
— T TRANSFORMER	— F FENCE	— P PROPERTY LINE
— S SIGN	— C CENTER LINE	— C CONCRETE
— M MANHOLE	— T TREE	— G GRASS
— V FILL VALVE		
— S SHRUB		
— L LIGHT POLE		

**LEGAL DESCRIPTION:**  
LOT 4, CLERMONT COURT, AN ADDITION TO THE CITY OF BELLEVUE, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, TOGETHER WITH GRANTEE'S INTEREST IN AN EASEMENT OVER THE EAST 80 FEET OF THE NORTH 50 FEET OF A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA; COMMENCING AT THE CENTER OF SECTION 26; THENCE N90°00' W (ASSUMING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26 TO BE DUE WEST) A DISTANCE OF 33.00 FEET; THENCE N13°37' W ALONG THE WEST RIGHT-OF-WAY LINE OF HIGHWAY #131, A DISTANCE OF 61.74 FEET TO THE POINT OF BEGINNING; THENCE N90°00' W, A DISTANCE OF 302.06 FEET; THENCE N01°15' E, A DISTANCE OF 309.93 FEET; THENCE N76°23' E, A DISTANCE OF 214.00 FEET; THENCE S13°37' E, A DISTANCE OF 370.76 FEET TO THE POINT OF BEGINNING.

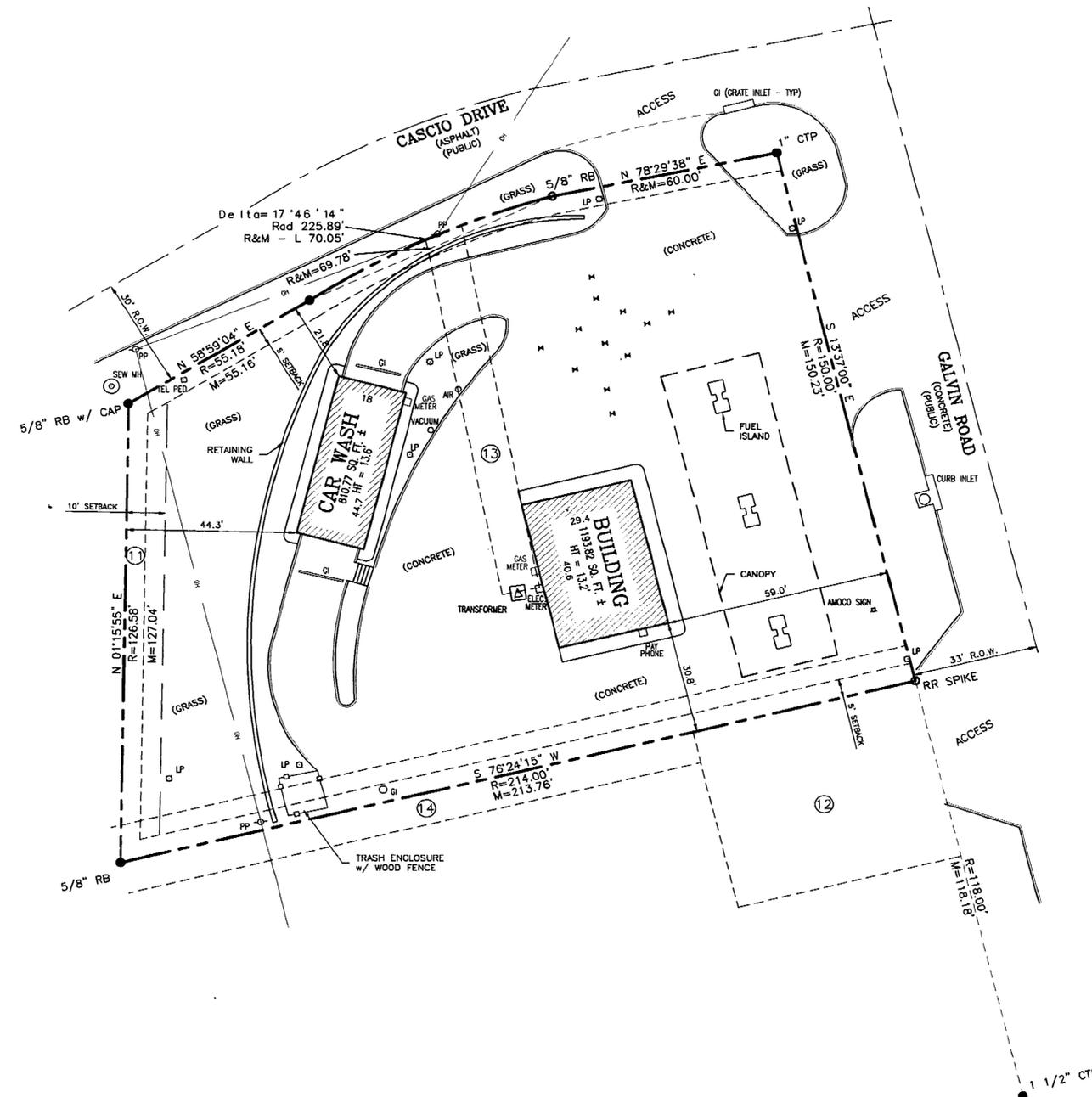
THE DESCRIPTION CONTAINED HEREON DESCRIBED THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT OTC39832, DATE JANUARY 22, 2001.

**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 REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DAVID L. SWANSON  
R.L.S. 523

NEBRASKA REGISTERED LAND SURVEYOR  
LS-523  
6-5-2001 DATE



RECEIVED  
JUL 18 2001  
SURVEY RECORD DEPOSITORY  
Sarpy County  
533-324

SITE SURVEY

This Work Coordinated By:  
**International Land Services, Inc.**

621 24th Avenue S.W.  
Norman, Oklahoma 73069  
(405) 364-9352 www.ils-aita.com

Dwn By: C.A.D. Inc/DAR/LHK	Date:
Surveyor Ref No: 01360-14	Revision:
Aprvd By: DLS	Date:
Field Date: 03/02/01	Revision:
Scale: 1"=20'	Date:
	Revision:

Prepared For:

Client Ref. No: 7493

Project Address:  
North Galvin Rd.

Project Location:  
Bellevue, Nebraska

Project Name:  
Omaha Recap Project

Job Number:  
01-02-01: 014

Surveyor Title Block

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