



STATEMENT OF APPARENT ENCROACHMENTS:

- Ⓐ MONITORING WELL ENCROACHES ONTO THE DODGE STREET R.O.W., SEE PLAT.
- Ⓑ MONITORING WELL ENCROACHES ONTO THE DODGE STREET R.O.W., SEE PLAT.
- Ⓒ MONITORING WELL ENCROACHES ONTO THE W. DODGE ROAD R.O.W., SEE PLAT.
- Ⓓ MONITORING WELL ENCROACHES ONTO THE W. DODGE ROAD R.O.W., SEE PLAT.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 315274 0025F, DATED FEBRUARY 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:

4 STANDARD AND 1 HANDICAP PARKING STALL.

SITE RESTRICTIONS:

SETBACK:
 FRONT = 25'
 SIDE = STREET 15', INTERIOR NONE.
 REAR = 15'
 HEIGHT = 60'
 BULK = 60%
 ZONE = CC (COMMUNITY COMMERCIAL DISTRICT)
 ALL SITE RESTRICTIONS WERE OBTAINED PER (PLANNING DEPARTMENT), (402) 444-7189

NOTE:

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
 ALL BEARINGS ARE ASSUMED.
 THE PROPERTY HAS ACCESS FROM DODGE STREET AND WEST DODGE ROAD.

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:

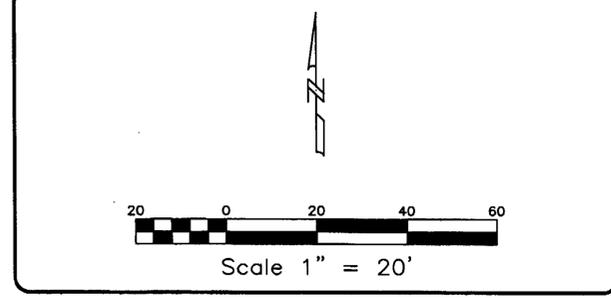
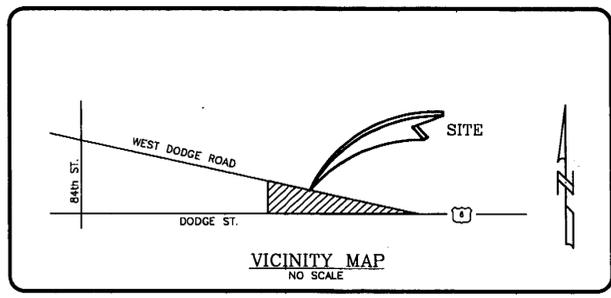
16360.326 SQUARE FEET
 0.376 ACRES ±

BUILDING HEIGHT:

16.1 FEET

NOTES CORRESPONDING TO SCHEDULE "B":

DEED DATED MAY 4, 1925, FILED MAY 8, 1925, BOOK 520, PAGE 033 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, CONTAINS CERTAIN RESTRICTIONS, LIMITATIONS, COVENANTS, CONDITIONS AND SETBACKS AS CONTAINED WITHIN SAID DOCUMENT. BLANKET RESTRICTIONS.



LEGEND

● FOUND 1/2" RB, UNLESS OTHERWISE SPECIFIED	R RECORD	— M MEASURED
○ SET 5/8"x24" RB	A/C AIR CONDITIONER	— T TELEPHONE PEDESTAL
♿ HANDICAP ACCESSIBLE	— BURIED GAS PIPELINE	— OVERHEAD POWER
— GUY ANCHOR	— UNDERGROUND POWER	— WATER LINE
— POWER POLE	— TELEPHONE LINE	— SANITARY SEWER
— TRANSFORMER	— FENCE	— PROPERTY LINE
— SIGN	— CENTER LINE	— CONCRETE
— MANHOLE	— GRASS	
— FILL VALVE		
— SHRUB		
— TREE		
— LIGHT POLE		

LEGAL DESCRIPTION:

THAT PORTION OF LOTS 6 AND 7, BLOCK 1, BEVERLY HILLS, AN ADDITION TO THE CITY OF OMAHA, IN DOUGLAS COUNTY, NEBRASKA LYING SOUTH OF THE LINCOLN HIGHWAY, A PUBLIC HIGHWAY ALSO KNOWN AS U.S. 30 S, EXCEPT: AN IRREGULAR PARCEL OF LAND IN LOT 6, BLOCK 1, BEVERLY HILLS, AN ADDITION TO THE CITY OF OMAHA, IN DOUGLAS COUNTY, NEBRASKA, LYING SOUTH OF THE OLD LINCOLN HIGHWAY, A PUBLIC HIGHWAY KNOWN AS U.S. 30A SOUTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF PART OF LOT 6; THENCE NORTH ALONG THE EAST PROPERTY LINE OF PART LOT 6 FOR A DISTANCE OF 18.65 FEET TO THE NORTHEAST CORNER OF SAID PART LOT 6; THENCE WEST ALONG THE NORTH PROPERTY LINE FOR A DISTANCE OF 20.95 FEET; THENCE SOUTH 24.89 FEET TO A POINT ON THE SOUTH PROPERTY LINE OF PART LOT 6, AND SAID POINT BEING 20 FEET WEST OF THE SOUTHEAST CORNER OF PART LOT 6; THENCE EAST 20 FEET ALONG THE SOUTH PROPERTY LINE OF PART LOT 6 TO THE POINT OF BEGINNING.

THE DESCRIPTION CONTAINED HEREON DESCRIBED THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY OTC39833, DATE JANUARY 10, 2001.

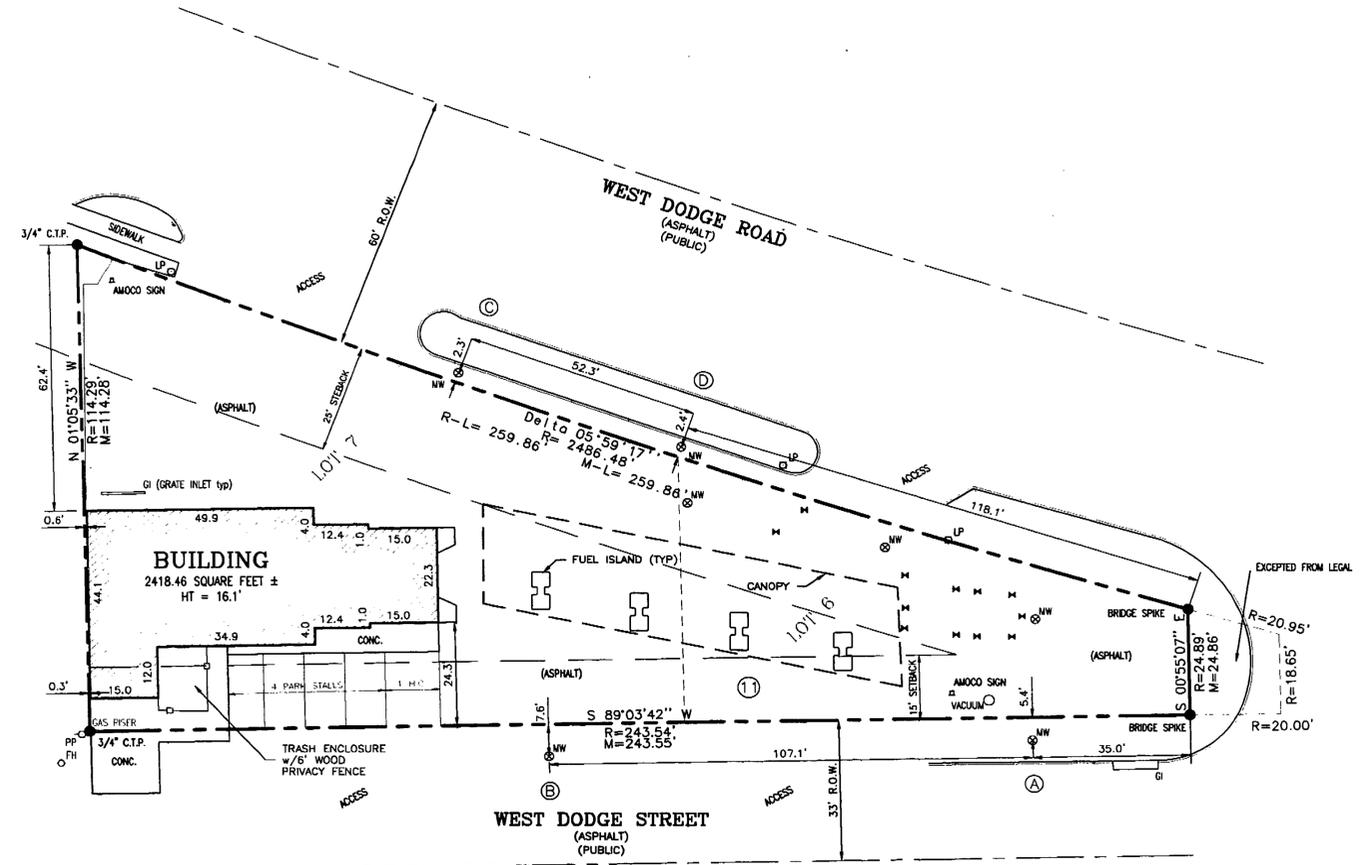
SURVEYOR'S CERTIFICATE:

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
 RLS 523

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



RECORDED
 JUN 11 P 2001
 SURVEY RECORDED REPOSITORY
 S. 220
 Douglas County
 523-325

International Land Services, Inc.

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

Own By: C.A.D. Inc/DAR/LHK	Date:
Surveyor Ref.No: 01360-15	Revision:
Aprvd By: DLS	Date:
Field Date: 03/04/01	Revision:
Scale: 1"=20'	Date:
	Revision:

Prepared For:

Client Ref. No: 8503

Project Address:
8602 W. Dodge Street

Project Location:
Omaha, Nebraska

Project Name:
Omaha Recap Project

Job Number:
01-02-01: 015

Surveyor Title Block

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