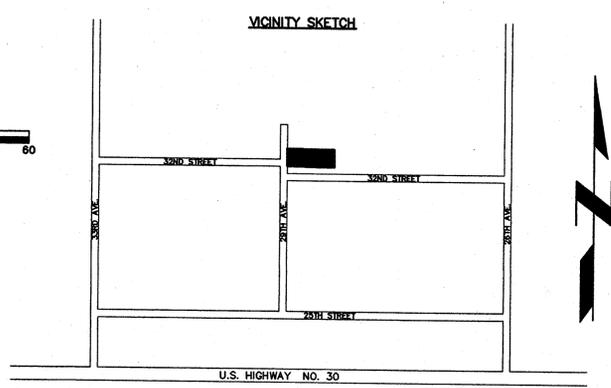


- LEGEND**
- MONUMENT FOUND
  - MONUMENT SET
  - M MEASURED DISTANCE
  - P PLATTED DISTANCE
  - ⊠ WATER VALVE
  - TELEPHONE BOX
  - ⊞ ELECTRICAL BOX
  - ⊞ FIRE HYDRANT
  - MANHOLE
  - - - EXISTING FENCE
  - - - SANITARY SEWER
  - - - STORM SEWER
  - - - UNDERGROUND ELECTRIC
  - - - UNDERGROUND TELEPHONE
  - - - WATER LINE
  - - - CABLE TELEVISION
  - - - UNDERGROUND GAS LINE
- NOTE:** 1. ALL BEARINGS ARE ASSUMED.  
2. ALL MONUMENTS SHOWN AS FOUND ARE 5/8" REBAR, UNLESS NOTED OTHERWISE.



**ZONING DATA**

ZONING CLASSIFICATION: THE PROPERTY IS ZONED R-3, MULTIPLE FAMILY RESIDENTIAL.

HEIGHT: ZONING REQUIREMENT IS A MAXIMUM OF 36 FEET.

SETBACKS: THE ZONING CODE REQUIRES A 20 FOOT FRONT-YARD SETBACK, A 20 FOOT REAR-YARD SETBACK, AND A 10 FOOT SIDE-YARD SETBACK.

SOURCE: THE ABOVE INFORMATION WAS OBTAINED BY TELEPHONE FROM MR. MERLIN LINDAHL, THE CITY OF COLUMBUS ENGINEER. (PHONE: 402-564-8584)

**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 315272-0005-D, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 21, 1998, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY TELEPHONE CALL DATED AUGUST 31, 2001 TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE ZONE AND AN ELEVATION CERTIFICATE MAYBE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**LEGAL DESCRIPTION:**  
LOT 1, ASSISTED LIVING ESTATES, CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA.

**NOTE:** THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY IN SCHEDULE "A" OF TITLE COMMITMENT NO. C-11037(A)-3 OF THE CHICAGO TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF AUGUST 27, 2001.

- NOTES CORRESPONDING TO SCHEDULE B-PART II**
- ⑤ UTILITY EASEMENTS AS SET OUT IN PLAT DATED DECEMBER 9, 1996 AND RECORDED FEBRUARY 4, 1997 IN BOOK 23 AT PAGE 19 OF THE PLAT RECORDS OF PLATTE COUNTY, NEBRASKA.
  - ⑥ TERMS, CONDITIONS AND PROVISIONS OF THE EASEMENT IN FAVOR OF LOUP RIVER PUBLIC POWER DISTRICT DATED SEPTEMBER 11, 1998 AND RECORDED SEPTEMBER 29, 1998 IN BOOK 92 AT PAGE 672 OF THE MISCELLANEOUS RECORDS OF PLATTE COUNTY, NEBRASKA.

**STATEMENT OF ENCROACHMENTS**  
NO ENCROACHMENTS FOUND.

- UTILITY NOTES**
- U1 THIS SANITARY SEWER WAS LOCATED IN THE FIELD.
  - U2 THIS STORM SEWER WAS LOCATED IN THE FIELD.
  - U3 WATER LINES WERE NOT LOCATED IN THE FIELD, BUT ARE SHOWN AS PER INFORMATION OBTAINED FROM RECORD DRAWINGS.
  - U4 THIS UNDERGROUND ELECTRIC POWER LINE WAS LOCATED IN THE FIELD BY THE LOUP PUBLIC POWER DISTRICT.
  - U5 THIS UNDERGROUND TELEPHONE LINE WAS LOCATED IN THE FIELD BY G.T.E.
  - U6 THIS UNDERGROUND T.V. CABLE WAS LOCATED IN THE FIELD BY TIME WARNER CABLE.

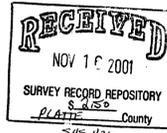
- GENERAL NOTES**
- G1 THE FLOOR OF THIS BUILDING WAS FOUND TO BE AT AN ELEVATION OF 1448.20 FEET. THIS ELEVATION IS BASED ON THE 1929 NATIONAL GEODETIC VERTICAL DATUM. THIS BUILDING CONTAINS 31571.90 SQUARE FEET, WHICH IS BASED ON THE EXTERIOR FOOTPRINT.
  - G2 THE AREA OF THE SUBJECT PARCEL IS 166,718.34 SQUARE FEET.

**ALTA/ACSM LAND TITLE SURVEY**  
FOR  
HELLER HEALTHCARE FINANCE, INC.  
BASED UPON TITLE REPORT/COMMITMENT NO. C-11037(A)-3  
OF CHICAGO TITLE INSURANCE COMPANY  
BEARING AN EFFECTIVE DATE OF 08/27/01

**SURVEYOR'S CERTIFICATION**

THE UNDERSIGNED HEREBY CERTIFIES TO HELLER HEALTHCARE FINANCE, AND ITS SUCCESSORS OR ASSIGNS, ITS COUNSEL, ASSISTED LIVING CONCEPTS, INC. AND ITS SUCCESSORS OR ASSIGNS, CARRIAGE HOUSE ASSISTED LIVING, INC., AND ITS SUCCESSORS OR ASSIGNS, AND CHICAGO TITLE INSURANCE COMPANY THAT (a) THIS PLAT OF SURVEY AND THE SURVEY ON WHICH IT WAS MADE WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1999; MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED THEREIN; AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 14, 15 AND 16 OF TABLE A THEREOF; AND (b) THIS PLAT OF SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ("PROPERTY") WAS PREPARED BY ME, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA AND WAS ACTUALLY MADE UPON THE GROUND. IN ADDITION, THE UNDERSIGNED HEREBY CERTIFIES THAT (1) THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY ARE CORRECT, (2) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE SHOWN HEREON AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED, (3) THE PROPERTY IS CONTIGUOUS TO, AND HAS ACCESS TO AND FROM 29TH AVENUE, A PUBLIC ROADWAY, (4) THERE ARE NO EASEMENTS OR ENCUMBRANCES (INCLUDING UTILITY LINES) AFFECTING THE PROPERTY OTHER THAN AS SHOWN AND DEPICTED ON THIS SURVEY, (5) THERE ARE NO ENCROACHMENTS OF ANY IMPROVEMENTS ON THIS SURVEY, (6) THERE ARE NO EASEMENTS OR ENCUMBRANCES, OR ONTO ADJOINING PROPERTY, (7) THERE ARE NO ENCROACHMENTS OF ANY IMPROVEMENTS ON ADJOINING PROPERTY ONTO THE PROPERTY, (7) ALL RECORDED EASEMENTS AND OTHER EXCEPTIONS, AS NOTED IN THE CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE NO. C-11037(A)-3, DATED AUGUST 27, 2001 HAVE BEEN CORRECTLY PLATTED HEREON; (8) ALL ZONING, USE AND DENSITY CLASSIFICATIONS ARE SHOWN THEREON; (9) THE PROPERTY CONSTITUTES ONE CONTIGUOUS PARCEL WITHOUT GAPS OR GORES, AND (10) THE PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PLANE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL # 315272-0005-D, DATED SEPTEMBER 21, 1998, WHICH SUCH MAP PANEL COVERS THE AREA IN WHICH THE PROPERTY IS SITUATED.

JEFFREY J. SERAFIN  
REGISTRATION NO. 534



DATE	02/08/01	DRAWN BY	PMA
PROJECT NO.	211SLJ	BILLING GROUP	
SCALE	1" = 30'		
FIELD BOOK	COLUMBUS #2		
FILE NAME	211SLJ.DWG		
REVISION			
SHEET	1	OF	1

**JEO Consulting Group, Inc.**  
402/443-4881 P.O. BOX 207 WAH00, NEBRASKA 68068

ALTA / ACSM LAND TITLE SURVEY  
FOR  
HELLER HEALTHCARE FINANCE, INC.

LOT 1, ASSISTED LIVING ESTATES  
CITY OF COLUMBUS  
PLATTE COUNTY, NEBRASKA