

**LEGEND OF SYMBOLS & ABBREVIATIONS**

- ⊙ MONUMENT FOUND (5/8" REBAR)
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- P PLATTED DISTANCE
- ⊙ MANHOLE
- POWER POLE
- I SIGN
- ⊙ GAS METER
- ⊙ WATER VALVE
- TV TELEVISION PEDESTAL
- ⊙ TELEPHONE PEDESTAL
- ⊙ ELECTRICAL PEDESTAL
- SAN SANITARY SEWER LINE
- W WATER LINE
- OP OVERHEAD ELECTRIC
- U UNDERGROUND ELECTRIC
- G UNDERGROUND GAS
- T UNDERGROUND TELEPHONE
- C CULVERT
- X BARBED WIRE FENCE
- SETBACK LINE

**ZONING INFORMATION**

ACCORDING TO A FAX FROM DEBRA SCHAEFER, CITY CLERK, CITY OF SEWARD (402) 643-2928 ON JANUARY 25, 2002, THE SUBJECT PROPERTY IS ZONED "R-4" MULTIPLE RESIDENTIAL DISTRICT AND IS SUBJECT TO THE FOLLOWING CONDITIONS:  
 FRONT SETBACK: 25 FEET  
 SIDE SETBACK: 7-1/2 FEET OR 10 FEET IF OVER 30 FEET IN HEIGHT  
 REAR SETBACK: 20% OF LOT DEPTH  
 HEIGHT RESTRICTIONS: 35 FEET  
 BULK RESTRICTIONS: NONE  
 FLOOR SPACE AREA RESTRICTIONS: NONE

**UTILITY NOTES**

- U1 THIS GAS LINE WAS LOCATED IN THE FIELD BY PEOPLES NATURAL GAS.
- U2 WATER LINES WERE NOT LOCATED IN THE FIELD, BUT ARE SHOWN AS PER INFORMATION OBTAINED FROM RECORD DRAWINGS.
- U3 THESE UNDERGROUND ELECTRIC POWER LINES WERE LOCATED IN THE FIELD.
- U4 THESE UNDERGROUND TELEPHONE LINES WERE LOCATED IN THE FIELD.
- U5 SANITARY SEWER LINES AND MANHOLES WERE LOCATED IN THE FIELD.

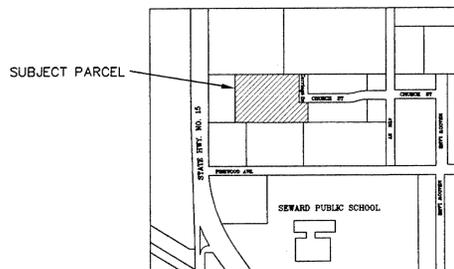
**LEGAL DESCRIPTION**

LOT ONE (1) IN ASSISTED LIVING ESTATES AN ADDITION TO THE CITY OF SEWARD, SEWARD COUNTY, NEBRASKA.  
 NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS IN SCHEDULE "A" OF TITLE COMMITMENT NO. C1772 OF THE CHICAGO TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF NOVEMBER 05, 2001 @ 8:00 A.M.

**NOTES CORRESPONDING TO SCHEDULE B**

- 10 30' BUILDING SETBACK AND UTILITY EASEMENT ON NORTH SIDE OF PROPERTY AS FOUND ON PLAT SLIDE NO. 85.
- 11 UTILITY EASEMENT ON WEST 30' OF WEST SIDE OF PROPERTY AS FOUND ON PLAT SLIDE NO. 85.
- 12 10' UTILITY EASEMENT ON PART OF THE SOUTH SIDE OF PROPERTY AS FOUND ON PLAT FILED AS SLIDE NO. 85.
- 13 10' UTILITY EASEMENT ON PART EAST SIDE OF PROPERTY AS FOUND ON PLAT FILED AS SLIDE NO. 85.
- 14 25' BUILDING SETBACK RESTRICTION ON PART OF EAST SIDE OF PROPERTY AS SHOWN ON PLAT FILED AS SLIDE NO. 85.
- 15 10' TO 20.5' EXISTING ELECTRICAL EASEMENT AS SHOWN ON EAST SIDE OF PROPERTY AS SHOWN ON PLAT FILED AS NO. 85.
- 16 100' BUILDING SETBACK RESTRICTION ON PART OF THE WEST SIDE OF PROPERTY AS FOUND ON PLAT SIDE NO. 85.
- 17 50' DRAINAGE EASEMENT ON PART OF THE SOUTH SIDE AND PART OF THE EAST SIDE OF PROPERTY AS SHOWN ON PLAT SLIDE NO. 85.
- 20 GAS LINE ALONG THE SOUTH SIDE OF CHURCH STREET ADJACENT TO CARRIAGE DRIVE AS SHOWN ON SURVEY BY JOHNSON-ERICKSON-O'BRIEN JOB NO. 539SD29.
- 21 6" WATER LINE ON EAST SIDE OF CARRIAGE DRIVE AS SHOWN ON SURVEY BY JOHNSON-ERICKSON-O'BRIEN JOB NO. 539SD29.
- 22 10' TELEPHONE EASEMENT ALONG NORTH SIDE OF CARRIAGE DRIVE AND ALONG PART OF THE NORTH SIDE OF LOT 1 AS SHOWN ON SURVEY BY JOHNSON-ERICKSON-O'BRIEN JOB NO. 534SD29.
- 23 RELOCATION OF SANITARY 30" SEWER LINE ALONG PART OF NORTH SIDE OF LOT 1, ALL OF THE WEST SIDE OF LOT 1 AND PART OF THE SOUTH SIDE OF LOT 2 AS SHOWN IN SURVEY JOHNSON-ERICKSON-O'BRIEN JOB NO. 539SD29.
- 24 EXISTING FENCE AS SHOWN ALONG THE NORTH SIDE OF PROPERTY AS SHOWN ON SURVEY BY JOHNSON-ERICKSON-O'BRIEN JOB NO. 539SD29.

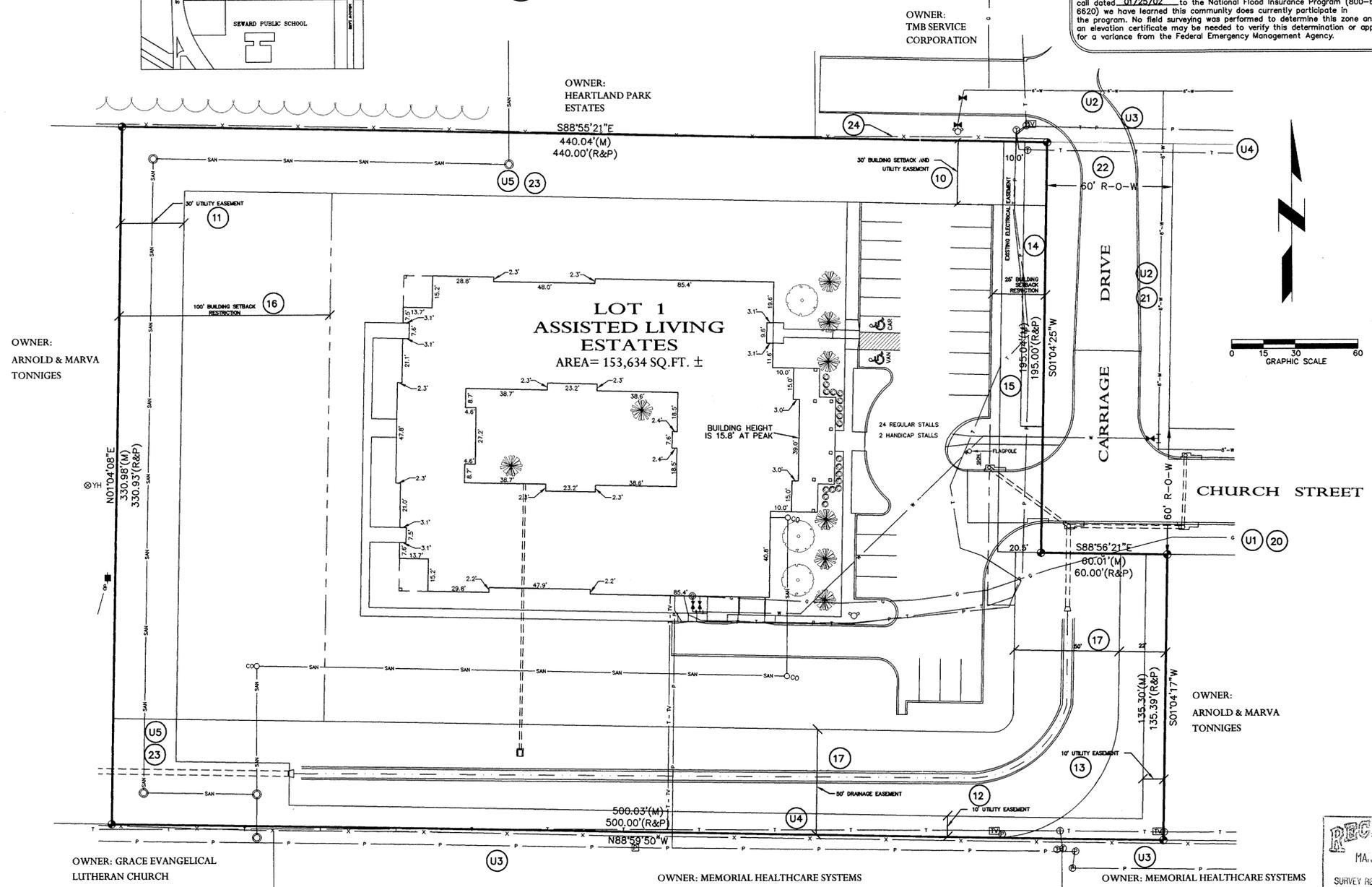
**VICINITY SKETCH**



**MISCELLANEOUS NOTES**

- MN1 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED BEARING AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT.
- MN2 SOME FEATURES ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- MN3 THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 88°59'50" WEST AS THE SOUTH LINE OF LOT 1, ASSISTED LIVING ESTATES TO THE CITY OF SEWARD, NEBRASKA, AS EVIDENCED BY MONUMENTS FOUND.
- MN4 ITEMS 14, 15 & 16 OF TABLE A DO NOT AFFECT SUBJECT PROPERTY.
- MN5 THE BUILDING STREET NUMBER IS 600 CHURCH STREET.

**FLOOD NOTE:** By graphic plotting only, this property is in Zone(s) 310210-0005C of the Flood Insurance Rate Map, Community Panel No. 09/30/93, and is not in a Special Flood Hazard Area. By telephone call dated 01/25/02 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 this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



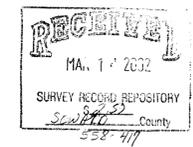
**STATEMENT OF ENCROACHMENTS**

NO ENCROACHMENTS WERE IDENTIFIED AT THE TIME OF THIS SURVEY.

**ALTA / ACSM LAND TITLE SURVEY**

FOR ASSISTED LIVING CONCEPTS, INC. BASED ON THE COMMITMENT NO. C1772 OF CHICAGO TITLE INSURANCE COMPANY EFFECTIVE DATE OF 11/05/01 @ 8:00 A.M.

**SURVEYOR'S CERTIFICATION**  
 THE UNDERSIGNED HEREBY CERTIFIES TO ASSISTED LIVING CONCEPTS, INC. AND ITS SUCCESSORS OR ASSIGNS AND TO CARRIAGE HOUSE ASSISTED LIVING, INC. AND ITS SUCCESSORS OR ASSIGNS, ITS COUNSEL AND CHICAGO TITLE INSURANCE COMPANY THAT (a) THIS PLAT OF SURVEY AND THE SURVEY ON WHICH IT WAS BASED 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(b), 7(c), 8, 9, 10, 11(b), 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 CARRIAGE DRIVE, 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 PROPERTY OVER ANY EASEMENTS OR ENCUMBRANCES, OR ONTO ADJOINING PROPERTY, (6) THERE ARE NO ENCROACHMENTS OF ANY IMPROVEMENTS ON ADJOINING OTHER EXCEPTIONS, AS NOTED IN THE CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE NO. C1772, DATED NOVEMBER 05, 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 PRONE 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 PARCEL #310210-0005C, DATED SEPTEMBER 30, 1993, WHICH SUCH MAP PANEL COVERS THE AREA IN WHICH THE PROPERTY IS SITUATED.



REGISTRATION NO. 534

DATE	01/26/02	DRAWN BY	PAA
PROJECT NO.	638SU1	BILLING GROUP	
SCALE	1"=30'		
FIELD BOOK	SEWARD #29		
FILE NAME	ALTA.DWG		
REVISION			
SHEET	1	OF	1

**JEO Consulting Group, Inc.**  
 402/443-4681 P.O. BOX 207 WAHOO, NEBRASKA 68066  
**ALTA / ACSM LAND TITLE SURVEY FOR ASSISTED LIVING CONCEPTS, INC.**  
**ASSISTED LIVING FACILITY SEWARD, NEBRASKA**