

ALTA/ACSM LAND TITLE SURVEY OF A TRACT OF LAND LOCATED IN LOT 1, BLOCK 1, OF THE REPLAT OF BLOCKS 'D' AND 'E', BURLINGTON ADDITION TO THE TOWN, NOW CITY OF HOLDREGE, PHELPS COUNTY, NEBRASKA

UTILITY LEGEND:

- SANITARY SEWER - CITY OF HOLDREGE (308) 995-8681
- GAS - KN ENERGY 800-331-5666
- ELECTRIC - CITY OF HOLDREGE (308) 995-8681
- CABLE T.V. - CABLE USA 888-600-6626
- WATER - CITY OF HOLDREGE (308) 995-8681
- TELEPHONE - US WEST COMMUNICATIONS 800-642-8434
- NEBRASKA-1-CALL UTILITY LOCATION 1-800-331-5666

UTILITY NOTES:

NOTE:
ALL UNDERGROUND UTILITY LOCATIONS ARE SHOWN AS APPROXIMATE LOCATIONS. ALL SIZES WERE DERIVED FROM EXISTING MAPS. THESE NEED TO BE VERIFIED PRIOR TO CONSTRUCTION.

ZONING

ZONED - C1 NEIGHBORHOOD COMMERCIAL
HEIGHT - 40'

FLOOD PLAIN

ZONED - C
MAP PANEL NO. 310137 B
EFFECTIVE DATE: APRIL 2, 1986

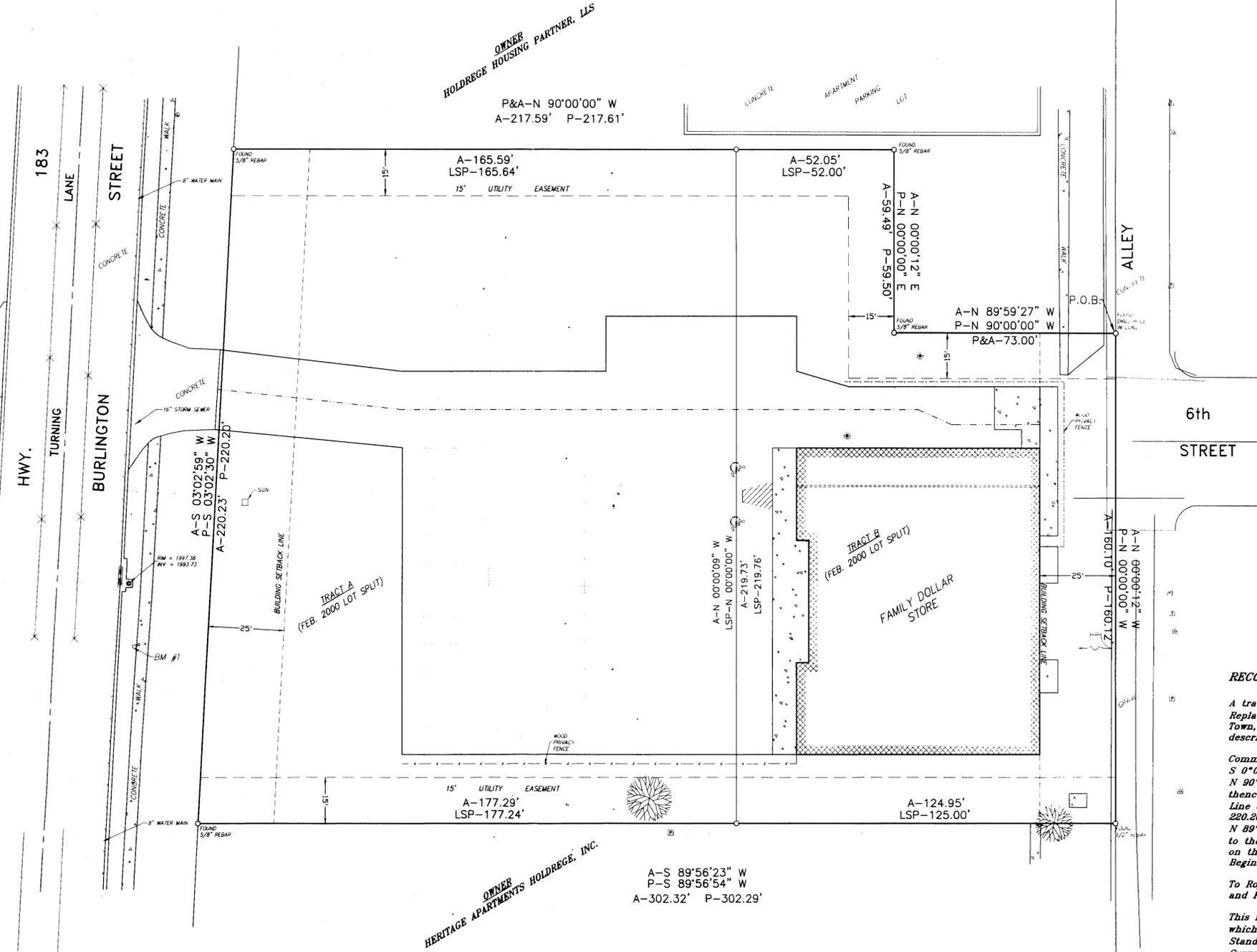
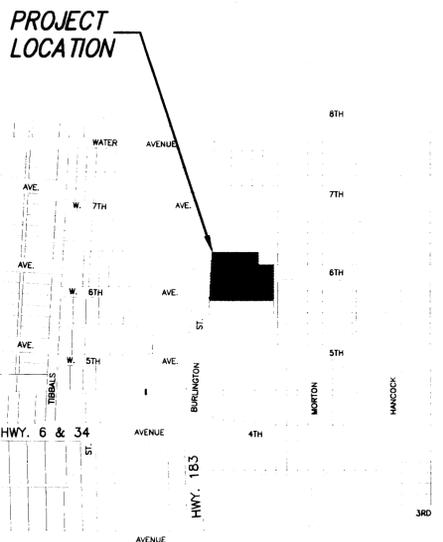
SPEED LIMITS

BURLINGTON STREET - 35 M.P.H.
(HWY. 183)

BENCHMARK

BM #1 SW BONNET BOLT ON FIRE HYDRANT ON EAST SIDE OF HWY. 183, 55'± NORTH OF THE S.W. PROPERTY CORNER. ASSUMED ELEVATION = 2000.33

HOLDREGE, NEBRASKA VICINITY MAP



SCALE: 1" = 20'
MARCH 7, 2001

LEGEND

- FOUND MONUMENT
- LOT SPLIT PLATTED DISTANCE
- ACTUAL DISTANCE
- PLATTED DISTANCE
- TOP OF CURB
- FLOW LINE
- CENTERLINE OF ROAD
- STUMP
- DECIDUOUS TREE
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- YARD HYDRANT
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- STORM SEWER LINE
- STORM SEWER MANHOLE
- STORM SEWER INLET
- TELE CABLE
- TELE PED
- TV CABLE
- TV PED
- GAS LINE
- GAS METER
- GAS RISER
- UNDERGROUND ELECTRIC
- OVERHEAD POWER
- POWER POLE
- LIGHT POLE
- DOWN GUY
- ELECTRIC BOX
- TRAFFIC SIGNAL MANHOLE
- SIGN

PROPERTY AREA

60,805 Sq. Ft.

RECORDED DESCRIPTION

A tract of land located in Lot One(1), Block One(1), of the Replat of Blocks "D" and "E", Burlington Addition to the Town, now City of Holdrege, Phelps County, Nebraska, described as follows:

Commencing at the Northeast Corner of said Lot 1; thence S 0°00'00" E 300.00 feet to the Point of Beginning; thence N 90°00'00" W 73.00 feet; thence N 0°00'00" E 59.50 feet; thence N 90°00'00" W 217.61 feet to a point on the West Line of said Lot 1; thence S 03°02'30" W on said West Line 220.20 feet to the Southwest Corner of said Lot 1; thence N 89°56'54" E on the South Line of said Lot 1, 302.29 feet to the Southeast Corner of said Lot 1; thence N 0°00'00" E on the East Line of said Lot 1, 160.12 feet to the Point of Beginning.

To Royal Seal Investments, Inc., Family Dollar Stores, Inc., and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM, and NSPS in 1999, and includes Items 1, 2, 3, 4, 5, 6, 8, 9, 10, 11b and 13, of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

Date: February 1, 2002
Douglas J. Stevenson
Douglas J. Stevenson, Registered Land Surveyor
Nebraska Reg. No. 485

PROPERTY NOTE

On March 9, 2000 this property was approved by the Holdrege Planning Commission for a lot split. It was split into Tracts "A" and "B". This lot split tract was filed in the Phelps County Register of Deeds office on January 31, 2001 in Plat Book #1, Page 29. This lot split plat shows a 15 foot utility easement along the north and south side of Tracts "A" and "B", along with the approximate building setback lines for a R-2 District (Multiple Family Residential District). In February of 2001, the Holdrege City County approved a Rezoning Application to rezone this property to a C-1 District (Neighborhood Commercial District).

PROPERTY SURVEY NOTES

This tract was originally described and surveyed as Tract II of a lot split by Douglas J. Stevenson, L.S. 485 dated January 1, 1997. This plat was later revised due to an scrivener error in March 26, 1997. This property was then split into Tracts "A" and "B" on a lot split plat by Dennis C. Graham, L.S.537 dated February 10, 2000.

