

SURVEY CERTIFICATION

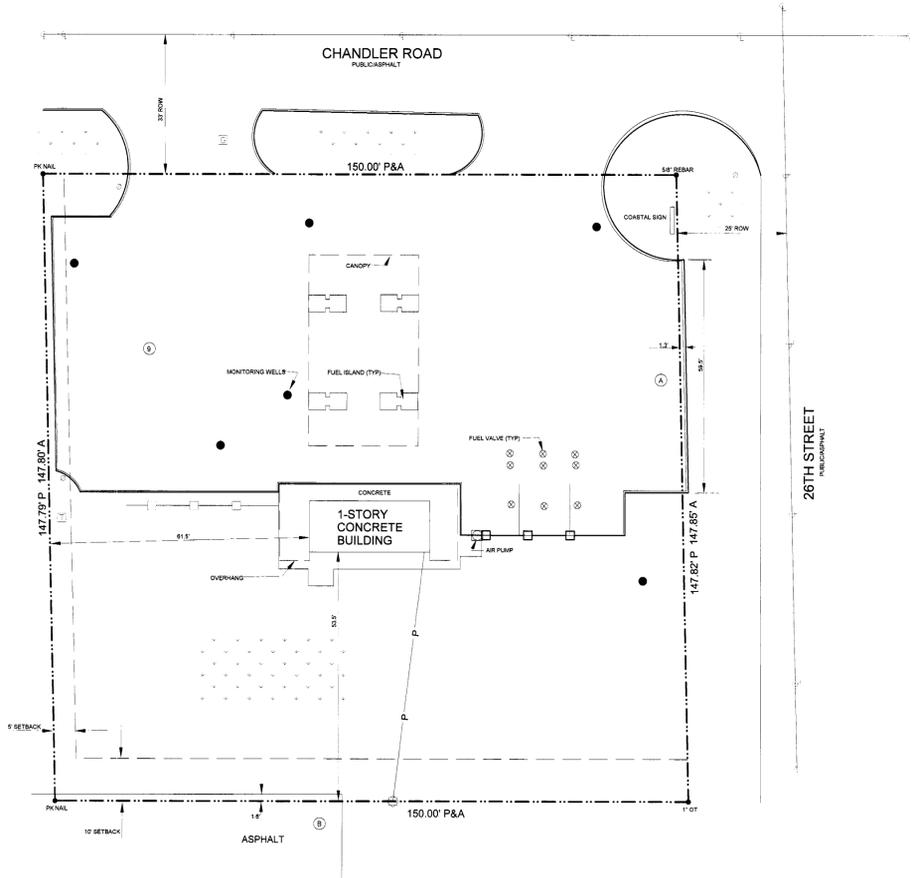
THE UNDERSIGNED, CLARENCE ROGER CARRELL, BEING DULY SWORN, HEREBY DEPOSES AND SAYS AS FOLLOWS:

- I AM A REGISTERED AND LICENSED SURVEYOR IN THE STATE OF NEBRASKA.
- ATTACHED IS A PLAT OF SURVEY OF PROPERTY COMMONLY KNOWN AS 2605 CHANDLER ROAD, OMAHA, NEBRASKA.
- I PERSONALLY INSPECTED AND HAVE MADE A CAREFUL SURVEY OF THE PROPERTY UPON THE GROUND AND AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYORS ESTABLISHED BY THE STATE AND WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED ALTA AND ACSM IN 2002 AND MEETS THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OR AN URBAN SURVEY, WITH ACCURACY AND PRECISION REQUIREMENTS MODIFIED TO MEET CURRENT MINIMUM ANGULAR AND LINEAR TOLERANCE REQUIREMENTS OF THE STATE IN WHICH THE SUBJECT PROPERTY IS LOCATED, AND CONTAINS ITEMS 1,2,3,4,6,7a,7b(1),8,9,10,11,13, OF TABLE A THERETO:
- THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS SITUATED ON THE PROPERTY.
- I HAVE RECEIVED AND REVIEWED A TITLE COMMITMENT, TITLE NUMBER L-149915, TOGETHER WITH UNDERLYING DOCUMENTS THERETO AS PREPARED BY LAWYERS TITLE INSURANCE CORPORATION.
- THE PROPERTY DEPICTED IN THE SURVEY IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT. I HAVE PLOTTED ON THE SURVEY OR NOTED THE EFFECT OF ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN THE TITLE COMMITMENT OR WITH RESPECT TO WHICH I HAVE BEEN ADVISED OF HAVE KNOWLEDGE.
- EXCEPT AS SHOWN ON THE SURVEY: (i) ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD, (ii) THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS THE PROPERTY, AND (iii) THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- IF APPLICABLE, THE SURVEY LOCATES ANY CURRENT FLOOD ZONE DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT WITHIN WHICH THE PROPERTY, OR ANY PORTION THEREOF, IS LOCATED.
- THE PROPERTY HAS DIRECT PHYSICAL INGRESS AND EGRESS TO CHANDLER ROAD, PUBLIC STREETS OR HIGHWAY.
- IF APPLICABLE, THE NUMBER OF STRIPED PARKING SPACES LOCATED ON THE PROPERTY IS 3, WHICH ARE DEPICTED ON THE SURVEY.
- THE SURVEY WILL BE CERTIFIED TO THE FOLLOWING: (i) AMERICAN NATIONAL BANK, (ii) LAWYERS TITLE INSURANCE CORPORATION, (iii) DAKOTA TITLE & ESCROW COMPANY

ALTA/ACSM LAND TITLE SURVEY

drawn by
jwc
work completed by
ad
jh
file name
CMCHAND

CARRELL & ASSOCIATES, INC.
LAND SURVEYORS & CONSULTANTS
5004 South 110th Street Omaha, NE 68137 402-331-2333
COASTAL MART ADDITION
SARPY COUNTY, NEBRASKA



SCALE: 1" = 20'

VICINITY MAP

LEGEND

- FOUND PIN
- ▲ SET PIN
- MONITORING WELLS
- LIGHT POLE
- MANHOLE
- GAS VALVE
- POWER POLE
- CENTER LINE
- TELEPHONE BOX
- P PLAT
- A ACTUAL
- GRASS
- PROPERTY LINE
- POWER LINE
- FENCE LINE

LEGAL DESCRIPTION:

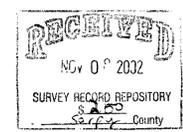
LOT 1 COASTAL MART ADDITION TO THE CITY OF BELLEVUE, AS SURVEYED, PLATTED, AND RECORDED IN SARPY COUNTY, NEBRASKA.

LOCATION:

2605 CHANDLER ROAD



Clarence Roger Carrell
CLARENCE ROGER CARRELL



STATEMENT OF APPARENT ENCROACHMENTS:	
<ul style="list-style-type: none"> Ⓐ CURB ENCROACHES ONTO THE STREET ROW Ⓑ ASPHALT PARKING ENCROACHES 	
FLOOD NOTE:	
THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO 31153C0070F 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:	
3 STANDARD PARKING STALLS	
SITE RESTRICTIONS:	
SETBACK: FRONT = NONE FOR BUSINESS SIDE = 5' WHEN NEXT TO ZONE REQUIRING A SIDE YARD REAR = 10' HEIGHT = 35' BULK = 95% ZONE = BN - NEIGHBORHOOD BUSINESS ZONE	
NOTE:	
THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY THE PROPERTY HAS ACCESS FROM CHANDLER 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 HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTACT DIGGER'S HOTLINE OF NEBRASKA AT 344-3565 FOR UTILITY LOCATION.	

AREA:
0.509 ACRES

9 EASEMENT FOR UTILITIES SET FORTH IN PLAT RECORDED AT INSTRUMENT NUMBER 96-7066 OF REGISTER OF DEEDS RECORDS.

NOTES CORRESPONDING TO SCHEDULE "B"

job number

date
September 9, 2002

sheet
1 OF 1