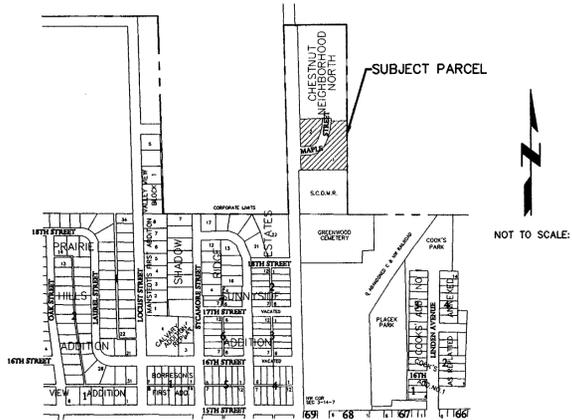


VICINITY SKETCH



- CURVE DATA:**
- A** Δ=67°00'00"  
R=70.00'  
T=46.33'  
L=81.86'  
CHD BRG=S56°30'00"W  
CHD LGH=77.27'
  - B** Δ=67°00'00"  
R=130.00'  
T=86.05'  
L=152.02'  
CHD BRG=S56°30'00"W  
CHD LGH=143.50'
  - C** Δ=20°50'16"  
R=342.59'  
T=62.99'  
L=124.60'  
CHD BRG=S12°34'52"W  
CHD LGH=123.91'
  - D** Δ=22°58'49"  
R=282.59'  
T=57.44'  
L=113.34'  
CHD BRG=S11°30'35"W  
CHD LGH=112.59'
  - E** Δ=02°08'33"  
R=342.59'  
T=6.41'  
L=12.81'  
CHD BRG=S01°05'27"W  
CHD LGH=12.81'
  - F** Δ=108°12'04"  
R=67.51'  
T=93.26'  
L=127.48'  
CHD BRG=N36°32'35"E  
CHD LGH=109.36'
  - G** Δ=31°22'19"  
R=135.50'  
T=38.05'  
L=74.19'  
CHD BRG=N01°52'25"W  
CHD LGH=73.27'

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** THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°00'00" EAST AS THE WEST LINE OF LOTS 1 & 2, CHESTNUT NEIGHBORHOOD NORTH TO THE CITY OF WAHOO, NEBRASKA, AS EVIDENCED BY MONUMENTS FOUND.
- MN3** THE BUILDING'S EXTERIOR FOOTPRINT OF THE WOOD BUILDING AT GROUND LEVEL CONTAINS 5065 SQ. FT. WITH A STREET ADDRESS OF 1856 NORTH MAPLE STREET.
- MN4** THE BUILDING'S EXTERIOR FOOTPRINT OF THE WOOD BUILDING AT GROUND LEVEL CONTAINS 5065 SQ. FT. WITH A STREET ADDRESS OF 233 WEST MAPLE STREET.
- MN5** THE BUILDING'S EXTERIOR FOOTPRINT OF THE WOOD BUILDING AT GROUND LEVEL CONTAINS 4346 SQ. FT. WITH A STREET ADDRESS OF 1855 NORTH MAPLE STREET.
- MN6** THERE IS NO OBSERVED EVIDENCE OF WETLANDS LOCATED ON SUBJECT PROPERTY.
- MN7** THERE WERE NO VISIBLE PARKING AREAS OBSERVED ON SUBJECT PROPERTY.
- MN8** THERE IS DIRECT ACCESS TO MAPLE STREET FROM SUBJECT PROPERTY, AS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

LOTS ONE (1) AND TWO (2), CHESTNUT NEIGHBORHOOD NORTH, AN ADDITION TO THE CITY OF WAHOO, SAUNDERS COUNTY, NEBRASKA.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS IN SCHEDULE "A" OF TITLE COMMITMENT NO. 0208179 OF THE TICOR TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF OCTOBER 16, 2002 @ 8:00 A.M.

NOTES CORRESPONDING TO SCHEDULE B

- 3d** TERMS AND CONDITIONS OF RIGHT OF WAY EASEMENT TO LOUP RIVER PUBLIC POWER DISTRICT, COLUMBUS, NEBRASKA, RECORDED OCTOBER 4, 1943 IN BOOK 78, PAGE 267; QUITCLAIM DEED TO NEBRASKA PUBLIC POWER DISTRICT, DATED NOVEMBER 25, 1970, RECORDED DECEMBER 18, 1970 IN BOOK 120, PAGE 107; SUPPLEMENTAL AGREEMENT, AMENDING THE ORIGINAL AGREEMENT, DATED DECEMBER 28, 1977, RECORDED JANUARY 12, 1978 IN BOOK 134 PAGE 266; RECORDS OF SAUNDERS COUNTY, NEBRASKA. (BLANKET EASEMENT, NOT PLOTTED ON THIS PLAT)
- 3e** EASEMENT RESERVED IN THE PLAT AND DEDICATION OF CHESTNUT NEIGHBORHOOD NORTH SUBDIVISION, RECORDED MAY 29, 2001 IN BOOK 4, PAGE 229; RECORDS OF SAUNDERS COUNTY, NEBRASKA. (PLOTTED ON THIS PLAT)

UTILITY NOTES

- U1** UTILITIES OBSERVED AND MARKED BY UTILITY COMPANIES ARE AS SHOWN ON THIS PLAT.

ZONING INFORMATION

ACCORDING TO ORDINANCE #1573, DATED 05/08/97 AND AMENDMENTS THERETO, TO THE CITY OF WAHOO THE SUBJECT PROPERTY IS ZONED "NRC" NEIGHBORHOOD RESIDENTIAL/COMMERCIAL AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

- FRONT SETBACK: 25 FEET
- SIDE SETBACK: 7 FEET
- REAR SETBACK: 25 FEET
- HEIGHT RESTRICTIONS: 35 FEET
- BULK RESTRICTIONS: NONE
- FLOOR SPACE AREA RESTRICTIONS: NONE

LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND (5/8" REBAR)
- MONUMENT SET (5/8"x24" REBAR)
- TEMPORARY POINT
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- P PLATTED DISTANCE
- PEDESTAL (UNKNOWN TYPE)
- TELEPHONE PEDESTAL
- ELECTRICAL TRANSFORMER
- WATER SHUT OFF
- ⊕ WATER VALVE
- ⊕ WATER HYDRANT
- ⊕ WATER METER MANHOLE
- ⊕ GAS METER
- ⊕ ELECTRICAL METER
- ⊕ STORM SEWER MANHOLE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- SETBACK LINE
- EASEMENT LINE

FLOOD NOTE: By graphic plotting only, this property is in Zone(s)

C of the Flood Insurance Rate Map, Community Panel No. 310204-0005C, which bears an effective date of 01/03/88, and is not in a Special Flood Hazard Area. By telephone call dated 11/25/02 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

STATEMENT OF ENCROACHMENTS

NO ENCROACHMENTS WERE OBSERVED AT THE TIME OF THIS SURVEY.

ALTA / ACSM LAND TITLE SURVEY

FOR LAP HOUSING WAHOO LIMITED PARTNERSHIP  
BASED ON THE COMMITMENT NO. 0208179 OF NEBRASKA TITLE COMPANY  
EFFECTIVE DATE OF 10/16/02 @ 8:00 A.M.  
SURVEYOR'S CERTIFICATION

NEBRASKA TITLE COMPANY, AS AGENT FOR TICOR TITLE INSURANCE COMPANY, LAP HOUSING WAHOO LIMITED PARTNERSHIP, EQUITY FUND OF NEBRASKA IX, L.P., EQUITY FUND OF NEBRASKA IX-B, L.P. AND TIERONE BANK, AND THEIR RESPECTIVE AFFILIATES, SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT OF SURVEY (THIS "SURVEY MAP") OF THE PREMISES SPECIFICALLY DESCRIBED IN TICOR TITLE INSURANCE COMPANY, COMMITMENT NO. 0208179, DATED EFFECTIVE OCTOBER 16, 2002 @ 8:00 A.M. (THE "TITLE COMMITMENT"), (1) IS BASED ON A FIELD SURVEY MADE ON OCTOBER 31, 2002, BY ME OR DIRECTLY UNDER MY SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND INCLUDES ITEMS 1, 2, 3, 6, 7(a), 8, 9, 10, AND 11(b) OF TABLE A THEREOF, AND MEETS THE ACCURACY REQUIREMENTS FOR AN "URBAN" SURVEY AS DEFINED THEREIN; AND (2) THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE ABOVE REFERENCED TITLE COMMITMENT, AND THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING PARCELS, ROADS, HIGHWAYS, STREETS OR ALLEYS AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

DATE: 11/25/02

JEFFREY J. SERAFIN



REGISTRATION NO. 534

NOV 27 2002  
Saunders  
578-906

DATE	11/25/02	DRAWN BY	A/JG
PROJECT NO.	607SU18	BILLING GROUP	
SCALE	1"=30'		
FIELD BOOK	WAHOO #139		
FILE NAME	607SU14.DWG		
REVISION			
REVISION			
REVIEW BY			
REVIEW DATE			
FILE NUMBER			
SHEET	1	OF	1