

# Survey Record

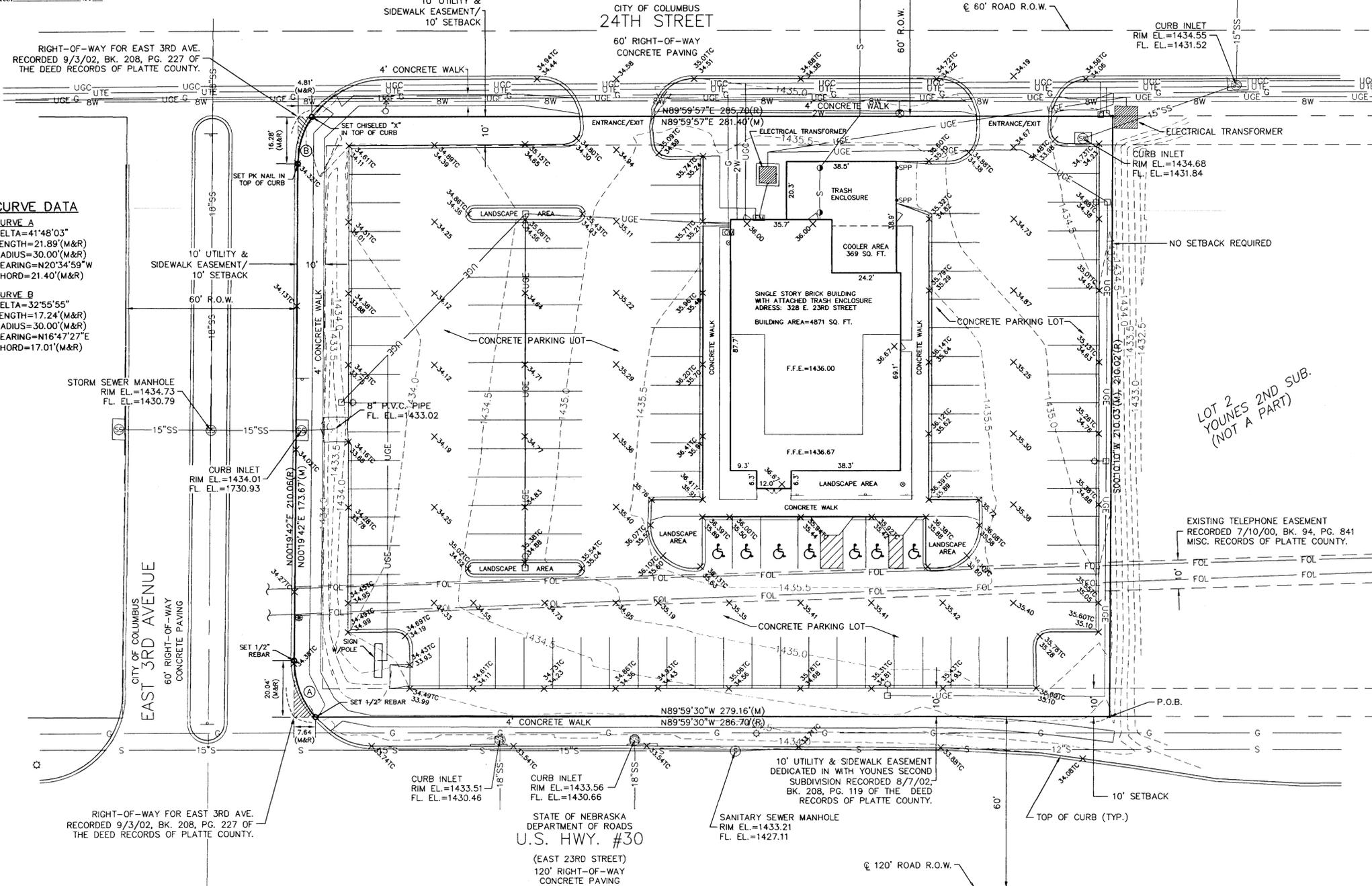
"ALTA/ACSM LAND TITLE SURVEY"

CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA

Survey of: **LOT 1, YOUNES SECOND SUBDIVISION**

CITY OF COLUMBUS, NEBRASKA Section 16 T 17N, R 1 E of the 6th P.M.

Date: **NOVEMBER 26, 2002**



### CURVE DATA

**CURVE A**  
 DELTA=41°48'03"  
 LENGTH=21.89'(M&R)  
 RADIUS=30.00'(M&R)  
 BEARING=N20°34'59"W  
 CHORD=21.40'(M&R)

**CURVE B**  
 DELTA=32°55'55"  
 LENGTH=17.24'(M&R)  
 RADIUS=30.00'(M&R)  
 BEARING=N16°47'27"E  
 CHORD=17.01'(M&R)

### LEGAL DESCRIPTION

(TITLE COMMITMENT FILE NO. 0203588)

LOT 1, YOUNES SECOND SUBDIVISION, AN ADMINISTRATIVE SUBDIVISION OF LOTS 1, 2, 3 & 4 YOUNES SUBDIVISION, A REPLAT OF A PORTION OF LOT 1, THE VILLAGE PLAZA ADDITION AND EXPRESS SUBDIVISION A MINOR SUBDIVISION OF THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 1 EAST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA.

\*EXCEPTING DEDICATED RIGHT OF WAY RECORDED SEPTEMBER 3, 2002 IN BOOK 208, PAGE 227 OF THE DEED OF RECORDS OF PLATTE COUNTY, AS SHOWN IN SCHEDULE B OF TITLE COMMITMENT.

### LEGAL DESCRIPTION

(METES AND BOUNDS)

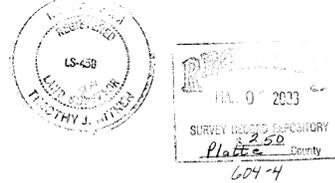
A TRACT OF LOCATED IN LOT 1, YOUNES SECOND SUBDIVISION OF THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF N89°59'30"W ALONG SAID NORTH R.O.W. LINE A DISTANCE OF 279.16 FEET TO THE POINT OF INTERSECTION OF SAID NORTH R.O.W. LINE AND THE EAST R.O.W. LINE OF EAST 3RD AVENUE; THENCE UPON AND ALONG SAID EAST R.O.W. LINE, AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 41°48'03", AN ARC DISTANCE OF 21.89 FEET, A RADIUS OF 30.00 FEET, A CHORD BEARING N20°34'59"W A DISTANCE OF 21.40 FEET; THENCE N00°19'42"E A DISTANCE OF 173.67 FEET; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 32°55'55", AN ARC DISTANCE OF 17.24 FEET, A RADIUS OF 30.00 FEET, A CHORD BEARING N16°47'27"E A DISTANCE OF 17.01 FEET TO THE POINT OF INTERSECTION OF SAID EAST R.O.W. LINE AND THE SOUTH R.O.W. LINE OF 24TH STREET; THENCE N89°59'57"E ALONG SAID SOUTH R.O.W. LINE A DISTANCE OF 281.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°10'10"W ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 210.03 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 60,095 SQ. FT. OR 1.380 ACRES MORE OR LESS.

SIGNED THIS 5TH DAY OF DECEMBER 2002

NAME: TIMOTHY J. WITKEN

SURVEYOR'S LICENSE NO. L.S. 458



### SURVEYOR'S CERTIFICATE

THE UNDERSIGNED BEING A REGISTERED SURVEYOR IN AND FOR THE STATE OF NEBRASKA CERTIFIES TO (I) COMMONWEALTH LAND TITLE INSURANCE COMPANY AND TRI-COUNTY TITLE & ESCROW COMPANY, (II) CONCORD DEVELOPMENT, L.L.C., ITS SUCCESSORS AND/OR ASSIGNS, (III) FIRST NATIONAL BANK AND TRUST COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS FOLLOWS:

- 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 1989, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1)(2), 8, 9, 10, 11(a), AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM, AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."
- 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 COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NO. 0203588, DATED NOVEMBER 19, 2002, ISSUED BY TRI-COUNTY TITLE & ESCROW COMPANY, COLUMBUS, NEBRASKA, 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.
- THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, ALL SETBACK PROVISIONS, RESTRICTIONS AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AS LISTED IN THE ABOVE REFERENCED TITLE COMMITMENT FILE NO. 0203588, DATED NOVEMBER 19, 2002, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE POLICY.
- THIS SURVEY WAS MADE ON THE GROUND ON NOVEMBER 26, 2002 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
- THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS, (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES OR STREETS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES OR STREETS UPON THE SUBJECT PROPERTY.
- EXCEPT AS SHOWN ON THE SURVEY THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- THE ENTIRE PROPERTY SHOWN ON THE SURVEY DOES NOT LIE WITHIN AREAS OF 100-YEAR FLOOD. SUBJECT PROPERTY LIES WITHIN "ZONE X" (AREAS OF 500 YEAR FLOOD) AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 315272-0015-D BEARING AN EFFECTIVE DATE OF SEPTEMBER 21, 1998 FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.
- ALL UTILITIES, VEHICULAR ACCESS, AND DRAINAGE NECESSARY FOR THE OPERATION OF THE SUBJECT PROPERTY ACCESS THE SUBJECT PROPERTY DIRECTLY THROUGH CONTIGUOUS PUBLIC RIGHTS OF WAY OF CONTIGUOUS PUBLICLY DEDICATED EASEMENT AREAS WITHOUT RELIANCE ON PRIVATE ACCESS/EASEMENT AGREEMENTS OF ACCESS THROUGH PRIVATE PROPERTY.

### GENERAL NOTES

- SUBJECT PROPERTY IS CURRENTLY ZONED B2 (GENERAL COMMERCIAL DISTRICT). ZONING DISTRICT REGULATIONS LISTED ON TABLE 4-3 OF THE LAND DEVELOPMENT ORDINANCE FOR THE CITY OF COLUMBUS REQUIRE A SETBACK OF TEN (10) FEET FOR FRONT & STREET SIDE YARDS AND ZERO (0) FEET FOR INTERIOR SIDE YARD. DISTRICT IS ALSO SUBJECT TO LANDSCAPE AND SCREENING PROVISIONS CONTAINED IN ARTICLE 8.
- THE ASSIGNED STREET ADDRESS FOR THE SUBJECT PROPERTY IS 328 E. 23RD STREET.
- TOTAL AREA OF SUBJECT PROPERTY IS CALCULATED AT 60,095 SQUARE FEET, OR 1.380 ACRES.
- THERE ARE 102 STANDARD PARKING SPACES AND 7 HANDICAP PARKING SPACES.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- EASEMENT TO GENERAL TELEPHONE COMPANY OF THE MIDWEST DATED MAY 6, 1980 AND RECORDED JUNE 19, 1980, IN BOOK 70 AT PAGE 355 OF THE MISCELLANEOUS RECORDS OF PLATTE COUNTY, NEBRASKA; ASSIGNED TO CITIZENS TELECOMMUNICATIONS COMPANY OF NEBRASKA BY ASSIGNMENT DATED JUNE 30, 2000 AND RECORDED JULY 10, 2000, IN BOOK 94 AT PAGE 841 OF MISCELLANEOUS RECORDS OF PLATTE COUNTY, NEBRASKA.
- UTILITY AND SIDEWALK EASEMENT AS SET OUT IN THE PLAT OF YOUNES SECOND SUBDIVISION RECORDED AUGUST 7, 2002 IN BOOK 208 AT PAGE 119 OF THE DEED RECORDS OF PLATTE COUNTY, NEBRASKA, AND AS SHOWN ON THE SURVEY OF GILMORE AND ASSOCIATES, DATED AUGUST 13, 2002.
- RIGHT OF WAY FOR EAST 3RD AVENUE AS SET OUT IN THE DEED OF DEDICATION FROM THE CITY OF COLUMBUS, DATED AUGUST 28, 2002 AND RECORDED SEPTEMBER 3, 2002, IN BOOK 208 AT PAGE 227 OF THE DEED RECORDS OF PLATTE COUNTY, NEBRASKA.

### VICINITY MAP



### LEGEND

- SS - STORM SEWER
- W - SANITARY SEWER
- W - WATER LINE
- G - GAS LINE
- UTC - UNDERGROUND CABLE
- UTC - UNDERGROUND TELEPHONE
- UTC - UNDERGROUND ELECTRIC
- F - FIBER OPTIC TELEPHONE
- FOL - FIBER OPTIC TELEPHONE
- SM - SANITARY SEWER MANHOLE
- SM - STORM SEWER MANHOLE
- SM - PROPERTY LINE/R.O.W. INLET/JUNCTION BOX
- V - VALVE
- FH - FIRE HYDRANT
- CS - CURB STOP
- LP - LIGHTPOLE W/CONC. BASE
- SL - STREET LIGHT
- LP - LIGHT POLE BASE
- CT - CABLE TV RISER
- TR - TELEPHONE RISER
- SP - STEEL PIPE POST
- EM - ELECTRIC METER
- GM - GAS METER
- SC - SANITARY SEWER CLEANOUT
- SV - SPRINKLER VALVE
- SN - SIGN
- PC - FOUND PROPERTY CORNER
- SC - SET PROPERTY CORNER
- CONC - CONCRETE

### BENCHMARKS

TAIL OF ARROW TOP OF FIRE HYDRANT  
 NORTH EAST CORNER OF THE INTERSECTION  
 OF EAST 3RD AVENUE AND 24TH STREET  
 (2001 AMERICAN DARLING) ELEV.=1437.26

CHISELED "X" ON NORTHEAST BONNET BOLT  
 TOP OF FIRE HYDRANT SOUTHWEST CORNER OF  
 THE INTERSECTION OF EAST 3RD AVENUE AND  
 U.S. HIGHWAY #30 (1979 MUELLER) ELEV.=1436.61

\*NOTE: ALL SPOT ELEVATIONS SHOWN ON SURVEY  
 ARE PRECEDED BY "14". EXAMPLE 34.61 = 1434.61

### UTILITY INFORMATION

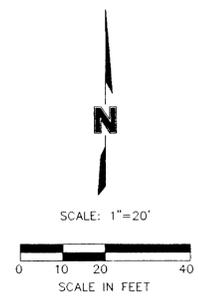
CABLE T.V. TIME WARNER  
 2453 39TH AVENUE  
 COLUMBUS, NEBRASKA  
 (402) 563-4511

ELECTRIC LOUP RIVER PUBLIC POWER DISTRICT  
 2404 15TH STREET  
 COLUMBUS, NEBRASKA  
 (402) 564-4129

WATER CITY OF COLUMBUS  
 2424 14TH STREET  
 COLUMBUS, NEBRASKA  
 (402) 564-8584

TELEPHONE CITIZENS COMMUNICATIONS  
 1366 27TH AVENUE  
 COLUMBUS, NEBRASKA  
 (402) 563-9366

GAS AQUILA INCORPORATED  
 P.O. BOX 1356  
 COLUMBUS, NEBRASKA  
 (402) 563-3100



12/23/2002 5:44 P.M. FILE: F:\PROJECTS\20020524\GAPP\EA\TA.GWG\APPEAL\TA.GWG SF = 20 ZLL



OLSSON ASSOCIATES  
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