

LEGAL DESCRIPTION PARENT PARCEL

All of Lots 1 and 2, and the West 60 feet of Lots 3 and 4, Block 6, Goltz's First Addition to Laurel, Cedar County, Nebraska, being more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 6, Goltz's First Addition, a found 5/8" rebar; thence easterly on an assumed bearing of S 89°19'11" E on the North line of Lot 1, 131.66 feet to a found 5/8" rebar, also being the Northeast corner of Lot 1; thence southerly S 00°34'09" W on the East line of Lots 1 and 2, of said addition 103.94 feet to a set 1/2" pipe with plastic cap stamped 440, also being the Southeast corner of Lot 2; thence westerly N 89°18'17" W on the South line of Lot 2, 71.94 feet to a found 5/8" iron bar; thence southerly S 00°42'57" W; 104.61 feet to a found 5/8" iron bar, being a point of intersection on the South Line of Lot 4; thence westerly N 89°51'04" W on the South line of Lot 4, 59.99 feet to a found 5/8" iron bar, also being a point of intersection on the East right-of-way line of U.S. Highway 20; thence northerly N 00°42'55" E on said East right-of-way line, 209.09 feet to the true point of beginning.

Containing a calculated area of 19,989 Square feet or 0.465 Acres more or less.

ZONING

C-2
Commercial Highway District

SETBACKS:

Front: 25'
Rear: 5', When Abutting a Residential District
Side: 5'
Height: 35'

SURVEY NOTES

- Bench Mark: Top of Bridge deck on Highway 20
EL=1478.80'
- Basis of Bearings: Being N 00°42'55" E, between the SW cor. of Lot 4, a 5/8" Iron Bar found, and the NW cor. of Lot 1, a 5/8" Rebar found.
- Subject property apparently falls within the confines of a Zone unmapped as determined by the FEMA-FIA Flood Rate Map Unmapped 310421. County of Cedar.
- Site Bench Mark:
1: Found 5/8" Rebar, Also being the Northwest corner of Lot 3
EI- 1476.72'
2: Found 5/8" Rebar, Also being the Northeast corner of Lot 1
EI- 1474.95'

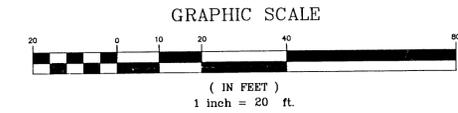
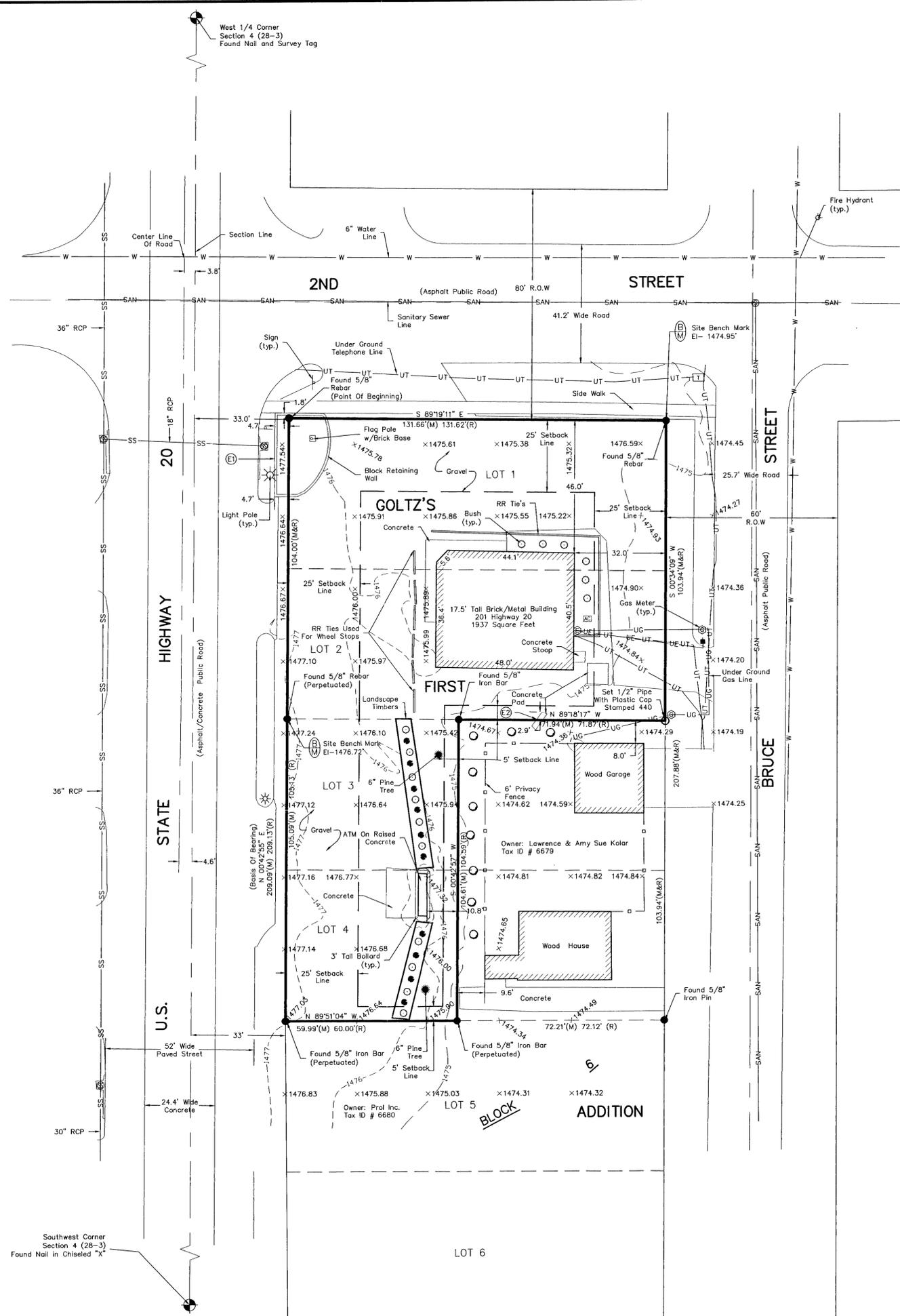
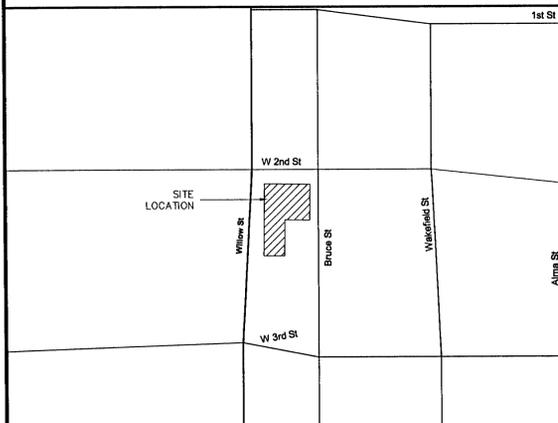
LEGEND

- | | | | |
|-------|---------------------------|---|-----------------------|
| (M) | MEASURED DISTANCE | ⊕ | SECTION CORNER |
| (P) | PLAT DISTANCE | ⊙ | ELECTRIC METER |
| (D) | DEED DISTANCE | ⊙ | GAS METER |
| (R) | RECORDED DISTANCE | ⊙ | GUARD POST |
| ● | FOUND CORNER | ⊙ | GUY WIRE |
| ○ | SET CORNER | ⊙ | LIGHT POLE |
| —UG— | UNDERGROUND GAS LINE | ⊙ | POWER POLE |
| —UE— | UNDERGROUND ELECTRIC LINE | ⊙ | SIGN |
| —OP— | OVERHEAD POWER LINE | ⊙ | TELEPHONE BOX |
| —SAN— | SANITARY SEWER | ⊙ | TREE - CONIFEROUS |
| —SS— | STORM SEWER | ⊙ | TREE - DECIDUOUS |
| —UT— | TELEPHONE LINE | ⊙ | SANITARY MANHOLE |
| —W— | WATER LINE | ⊙ | STORM SEWER MANHOLE |
| —o— | FENCE - CHAIN LINK | ⊙ | TV MANHOLE |
| —x— | FENCE - R.O.W. OR WIRE | ⊙ | WATER MANHOLE |
| —a— | FENCE - WOOD | ⊙ | AIR CONDITIONING UNIT |
| — — — | CENTER LINE | | |

ENCROACHMENTS

- ⓔ Retaining wall Encroaches on to Right-of-Way
- ⓔ Concrete Pad Encroaches 2.9' on to Property

VICINITY MAP



Surveyor's Certificate
I, Jayme M. Malone a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey is correct to the best of my knowledge and belief. Distances are measured in feet and decimals of a foot.
Signed this 10th day of July, 2003.
Jayme M. Malone
#440



COMMUNITY LAND SURVEYING
LINCOLN OFFICE
1232 HIGH ST., SUITE 3
LINCOLN, NE 68502
PHONE 1-402-441-5790
FAX 1-402-441-5791

201 HIGHWAY 20, LAUREL, NE
LOTS 1, 2 AND THE WEST 60' OF 3, 4
GOLTZ'S FIRST ADDITION TO THE CITY
OF LAUREL, CEDAR COUNTY, NEBRASKA

ALTA SURVEY FOR
DAVIS DESIGN
LAUREL, NE

NO	DATE	REV/ISSUE
7		
6		
5		
4		
3		
2	7/10/03	FINAL
1	04/23/03	PRELIMINARY

MANAGER:
FIELD:JSG,DPS
OFFICE:JSG
DWG:JSG
CHECKED:JMM

FIELD DATA:
FB:200 PG:19

DATE:
FIELD:04/18/03
DWG:7/10/03

SCALE: 1"=20'

PROJECT NO.
DWG:15425
JOB: 15425

SHEET
1 OF 1