

BASIS OF BEARING

NO BASIS OF BEARING WAS RECORDED ON THE PLAT KNOWN AS FRITZ'S SUBDIVISION FILED AND RECORDED THE 2nd DAY OF NOVEMBER, 1976.

THE BEARINGS ARE BASED ON THE ASTRONOMIC READINGS WITH THE USES OF A G.P.S.(GLOBAL POSITIONING SYSTEM)

DESCRIPTION

LOT 3, FRITZ'S SUBDIVISION OF PART OF THE S.E.1/4 OF SECTION 4, T13N, R30W OF THE 6th P.M., LINCOLN COUNTY, NEBRASKA.

UTILITY EASEMENTS

8 FOOT IN WIDTH ON THE NORTH, SOUTH, AND THE WEST LOT LINES OF SUBJECT PROPERTY AS SHOWN ON THIS PLAT AND RECORDED IN CABINET D, PAGE 4-B.

UTILITY NOTES:

NOTE:
ALL UNDERGROUND UTILITY LOCATIONS ARE SHOWN AS APPROXIMATE LOCATIONS. ALL SIZES WERE DERIVED FROM EXISTING MAPS. PROVIDED BY THE CITY OF NORTH PLATTE PLANNING DEPARTMENT.

ZONING

ZONED - R3

FLOOD PLAIN

SITE IS IN 100 YEAR FLOOD ZONE, A-0 PANEL 3101430020, MAP B, DATED NOVEMBER, 1979.

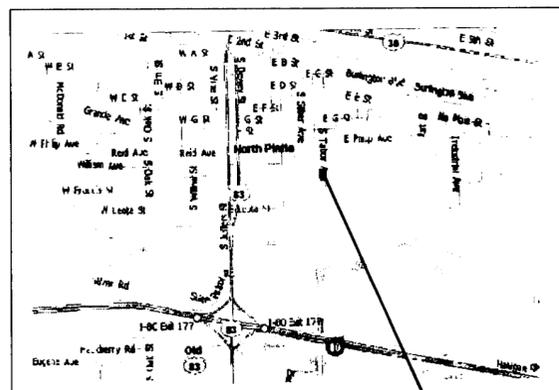
AREA

PROJECT SITE 121,181.81 SQ. FT.
2.78 ACRES
GROSS FLOOR AREA OF BUILDINGS = 33,632 SQ. FT.
PARKING AREAS 75 TOTAL PARKING STALLS
5 ARE HANDICAPPED
(REGULAR STALLS ARE-9' x 14.15'
AND 9' x 14.25'; HANDICAP STALLS
9.5' x 14.25')

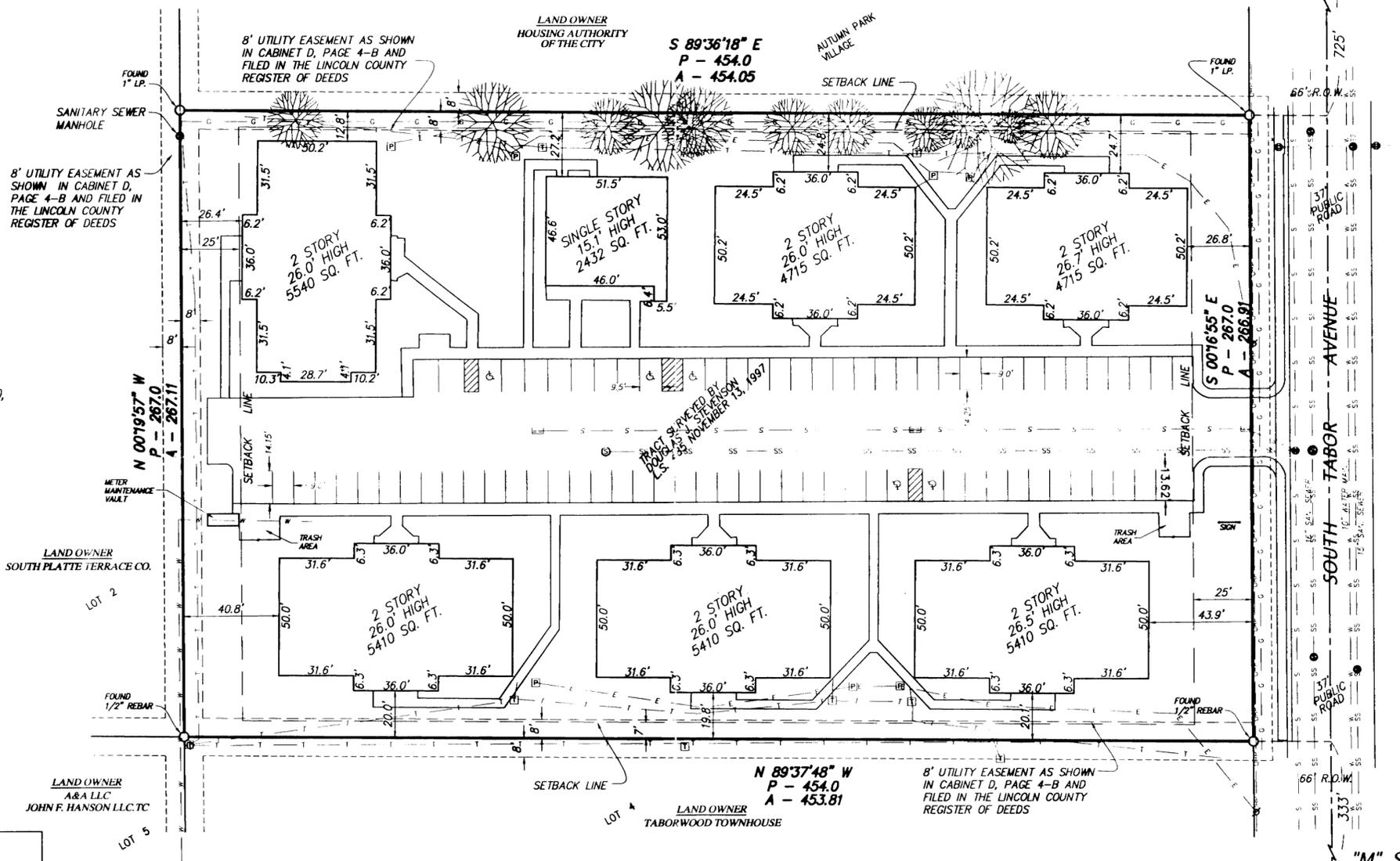
ALTA/ACSM LAND TITLE SURVEY OF LOT 3, FRITZ'S SUBDIVISION OF PART OF THE S.E.1/4 OF SECTION 4, T13N, R30W OF THE 6TH P.M., CITY OF NORTH PLATTE, LINCOLN COUNTY, NEBRASKA

NORTH PLATTE, NEBRASKA

VICINITY MAP



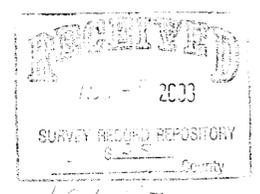
PROJECT LOCATION



SCALE: 1" = 40'
March 22, 2002
REVISED: JULY 12, 2002
PLAT REVISED: JUNE 23, 2003

LEGEND

- O FOUND MONUMENT
- A ACTUAL DISTANCE
- P PLATTED DISTANCE
- WATER LINE
- SS SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- S STORM SEWER LINE
- ⊕ STORM SEWER MANHOLE
- ⊖ STORM SEWER INLET
- T TELEPHONE CABLE
- ⊞ TELEPHONE PEDESTAL
- ⊘ POWER POLE
- OHE OVERHEAD ELECTRICAL LINE
- E BURIED ELECTRICAL LINE
- ⊞ ELECTRIC BOX



SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the State of Nebraska certifies to Enterprise Mortgage Investments, Inc. "its successors and/or assigns", and/or Fannie Mae, its successors and assigns, 49 Tabor Ranch, LP and Commonwealth Land Title Insurance Company, A Nebraska Limited Partnership, as follows:

- This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1997 and this survey meets the requirements for an Urban Survey as defined therein.
- The survey was made on the ground between February 14th and 15th, 2002, correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.
- Except as shown on the survey there are no visible easements or rights of way of which the under signed has been advised.

- There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matter affecting the subject property and listed in the Title Insurance Commitment No. 6662 dated APRIL 7, 2003, issued by Lawyers Title Insurance Corporation with respect to the subject property, 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 commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
- The subject property has access to and from a duly dedicated and accepted public street or highway.
- The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the property forms a mathematically closed figure.

9. The survey correctly indicates the zone designation of any area shown as being within a Special Hazard Area.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Brian L. Langenberg
Brian L. Langenberg, Registered Land Surveyor
Registration No. 546

Dated: June 23, 2003



Surveyor's Seal