

### ZONING INFORMATION

ZONING: THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ON THIS PLAT IS ZONED M-2 HEAVY MANUFACTURING ZONE, R-2 LOW DENSITY RESIDENTIAL AND COMMERCIAL.

SOURCE: THE ABOVE INFORMATION WAS TAKEN DIRECTLY FROM THE GRAND ISLAND CITY CODE BOOK AS PROVIDED BY THE GRAND ISLAND PLANNING AND ZONING DEPARTMENT.

### FLOOD PLAIN INFORMATION

THIS PROPERTY FALLS WITH IN ZONE C OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANAL NO. 310103 0015 B, WITH AN EFFECTIVE DATE OF MARCH 2, 1983, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.

### STATEMENT OF ENCROACHMENT

BUILDINGS WHERE SHOWN AND DESCRIBED ON PLAT FENCE IN PICHLER SUBDIVISION ENCROACHES 4.6'.

### BUILDING SETBACKS

M-2 HEAVY MANUFACTURING ZONE.  
 FRONT YARD - NONE  
 REAR YARD - NONE WHEN BOUNDED BY AN ALLEY, OTHERWISE 10 FEET  
 SIDE YARD - NONE, BUT IF PROVIDED NOT LESS THAN 5 FEET OR UNLESS ADJACENT TO A PARCEL WHOSE ZONE REQUIRES A SIDE YARD SET BACK THEN 5 FEET.

R-2 LOW DENSITY RESIDENTIAL ZONE.  
 FRONT YARD - 25 FEET  
 REAR YARD - 20 FEET  
 SIDE YARD - 5 FEET

COMMERCIAL ZONE  
 FRONT YARD - 20 FEET  
 REAR YARD - NONE WHEN BOUNDED BY AN ALLEY, OTHERWISE 10 FEET  
 SIDE YARD - NONE, BUT IF PROVIDED NOT LESS THAN 5 FEET OR UNLESS ADJACENT TO A PARCEL WHOSE ZONE REQUIRES A SIDE YARD SET BACK THEN 5 FEET.

### NOTES CORRESPONDING TO SCHEDULE B

- 19 SUBJECT TO EASEMENT AS SHOWN AND DEDICATED ON THE PLAT OF CHIEF INDUSTRIES SUBDIVISION, CHIEF CORPORATE SUBDIVISION AND CHIEF CORPORATE SECOND SUBDIVISION. IN THE REGISTER OF DEEDS OFFICE IN BOOK 29, PAGE 675.
- 20 SUBDIVISION AGREEMENT FOR CHIEF INDUSTRIES SUBDIVISION FILED DECEMBER 4, 1975 IN THE REGISTER OF DEEDS OFFICE IN BOOK 29, PAGE 675.
- 21 GRANT OF RESTRICTED YARD SPACE EXECUTED BETWEEN HERNSTEIN REAL ESTATE COMPANY AND CHIEF INDUSTRIES, INC. GRANT OF RESTRICTED YARD SPACE FILED JULY 25, 1988 IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 88-104069.
- 22 PUBLIC UTILITIES EASEMENT EXECUTED BY CHIEF INDUSTRIES, INC TO THE CITY OF GRAND ISLAND, NEBRASKA, PUBLIC UTILITIES EASEMENT FILED OCTOBER 7, 1991 IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 91-106655.
- 23 RIGHT OF WAY EASEMENT EXECUTED BY CHIEF INDUSTRIES, INC TO DWAYNE BROWN, MARGARET BROWN, AND GAYLENE ADEN. RIGHT OF WAY EASEMENT FILED NOVEMBER 13, 1991 IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 91-107632.
- 24 PRIVATE UTILITIES EASEMENT EXECUTED BY CHIEF INDUSTRIES, INC TO CHIEF INDUSTRIES, INC, PRIVATE UTILITIES EASEMENT FILED DECEMBER 9, 1991 IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 91-108271.
- 25 LICENSE AGREEMENT EXECUTED BY AND BETWEEN THE CITY OF GRAND ISLAND, NEBRASKA AND CHIEF INDUSTRIES, INC. LICENSE AGREEMENT FILED SEPTEMBER 25, 1997, IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 97-107988.
- 26 SUBDIVISION AGREEMENT FOR CHIEF CORPORATE SUBDIVISION FILED OCTOBER 28, 1997 IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 97-109019.
- 27 LICENSE AGREEMENT EXECUTED BY AND BETWEEN THE CITY OF GRAND ISLAND, NEBRASKA AND CHIEF INDUSTRIES, INC. LICENSE AGREEMENT FILED JULY 27, 1999, IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 99-107538.
- 28 LICENSE AGREEMENT EXECUTED BY AND BETWEEN THE CITY OF GRAND ISLAND, NEBRASKA AND CHIEF INDUSTRIES, INC. LICENSE AGREEMENT FILED FEBRUARY 25, 2000, IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 200001630.
- 29 UTILITY EASEMENT EXECUTED BY CHIEF INDUSTRIES, INC TO THE CITY OF GRAND ISLAND, NEBRASKA UTILITY EASEMENT FILED APRIL 4, 2000 IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 200002640.
- 30 SUBJECT TO A CONTROLLED ACCESS FACILITY AS SHOWN ON WARRANTY DEED RECORDED IN THE REGISTER OF DEEDS OFFICE IN BOOK 136, PAGE 235.
- 31 SUBDIVISION AGREEMENT FOR PICHLER SUBDIVISION FILED JULY 9, 1976 IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 76-063766.
- 32 LICENSE AGREEMENT EXECUTED BY AND BETWEEN THE CITY OF GRAND ISLAND, NEBRASKA AND CHIEF INDUSTRIES, INC. LICENSE AGREEMENT FILED JULY 27, 1999 IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 99-107538.
- 33 SUBJECT TO EASEMENT AS SHOWN AND DEDICATED ON THE PLAT OF REUTING'S SUBDIVISION.
- 34 SUBDIVISION AGREEMENT FOR REUTING'S SUBDIVISION FILED FEBRUARY 27, 1958 IN THE REGISTER OF DEEDS OFFICE IN BOOK 5, PAGE 405.
- 35 PRIVATE UTILITIES EASEMENT EXECUTED BY CHIEF INDUSTRIES, INC FILED DECEMBER 9, 1991 IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 91-108270.
- 36 PUBLIC UTILITIES EASEMENT EXECUTED BY CHIEF INDUSTRIES, INC TO THE CITY OF GRAND ISLAND, NEBRASKA, PUBLIC UTILITIES EASEMENT FILED JANUARY 2, 1992 IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 92-100016.
- 37 ELECTRIC EASEMENT EXECUTED BY CHIEF INDUSTRIES, INC TO THE CITY OF GRAND ISLAND, NEBRASKA, ELECTRIC EASEMENT FILED JULY 9, 1986 IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 86-103738.
- 38 SUBJECT TO ORDINANCE NO. 6829 VACATING CERTAIN EASEMENTS IN CHIEF INDUSTRIES SUBDIVISION, AND REUTING'S SECOND SUBDIVISION, FILED AUGUST 18, 1982 IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 82-003534.
- 39 LICENSE AGREEMENT EXECUTED BY AND BETWEEN THE CITY OF GRAND ISLAND, NEBRASKA AND CHIEF INDUSTRIES, INC. LICENSE AGREEMENT FILED AUGUST 28, 1998 IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 98-108432.
- 40 UTILITY EASEMENT EXECUTED BY CHIEF INDUSTRIES, INC TO THE CITY OF GRAND ISLAND, NEBRASKA UTILITY EASEMENT FILED JULY 13, 1998 IN THE REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 98-106803.

### LEGAL DESCRIPTION

- A Lots One (1), Two (2) and Three (3), Chief Corporate Second Subdivision, in the City of Grand Island, Hall County, Nebraska.
- B All of Lot One (1) and the Easterly Forty-Four (44) Feet of Lot Two (2), Chief Industries Subdivision, the City of Grand Island, Hall County, Nebraska.
- C The South Sixty (60) feet of Lot Nine (9), Chief Industries Subdivision, in the City of Grand Island, Hall County, Nebraska.
- D Lot One (1), Pichler Subdivision, in Hall County, Nebraska.
- E Lots One (1), Two (2) and Three (3), Thirty-six (36), Thirty-eight (38), Forty (40), Forty-one (41), Forty-two (42), Forty-three (43), Forty-four (44), Forty-five (45), Forty-six (46), Forty-seven (47), Forty-eight (48), Forty-nine (49), Fifty (50), Fifty-one (51), Fifty-two (52), Fifty-three (53), Reuting's Second Subdivision, an Addition to the City of Grand Island, Hall County, Nebraska.

### ALTA/ACSM Land Title Survey

#### SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to Wells Fargo Bank Business Credit, Inc. a Minnesota Corporation, Chief Industries, Inc., Eagle Crest Homes, Inc., Chief Ethanol Fuels, Inc., Grand Island Abstract, Escrow and Title Co., Fidelity National Title Insurance Company and Commercial Partners Title LLP, and their successors and assigns that this is a true and accurate representation of a survey of the above-described real property showing:

(a) the location of all buildings or structures thereon (the "Project");

(b) the location of all easements and encroachments onto or from such real property that are visible on the real property, known to the undersigned or of record;

(c) the location of all setback lines affecting the Project;

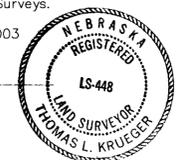
(d) any flood hazard areas; and

(e) all service roads, highways, bicycle paths, walkways and parking areas on or serving the Project.

The undersigned hereby further certifies that the Project is in compliance with all setback requirements as per code of the city or county in which the real property is located; and this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM, and the NSPS in 1999, and includes Table A Items 1-4, 6, 7(a), 7(b)(1), and 8-11, (ii) pursuant to the Accuracy Standards as adopted by ALTA, ACSM and NSPS and in effect on the date of this certification and (iii) 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.

Dated: December 4 2003

*Thomas L. Krueger*  
 Thomas L. Krueger - LS 448



LEGEND	
	= HANDICAP PARKING
	= FENCE
	= SEWER CLEANOUT
	= AIR CONDITIONER UNIT
	= DOWNSPOUT
	= LIGHT POLE
	= TOP OF CURB
	= SANITARY SEWER (SIZE)
	= UNDERGROUND ELECTRIC
	= OVERHEAD ELECTRIC
	= UNDERGROUND TELEPHONE
	= FIRE HYDRANT
	= MANHOLE
	= POWER POLE
	= WATER VALVE
	= ELECTRICAL PEDESTAL
	= CORRUGATED METAL CULVERT PIPE (SIZE)
	= TREE ROW
	= TREE
	= BALLARD
	= GAS METER
	= GAS LINE
	= GAS METER
	= CABLE TV PEDESTAL
	= TELEPHONE PEDESTAL
	= GUY WIRE
	= CONCRETE
	= GAS VALVE
	= FLAG POLE
	= MONUMENT FOUND
	= MONUMENT SET - 3/4\"/>
	= TEMPORARY POINT
	= DEEDED DISTANCE
	= GOVERNMENT DISTANCE
	= MEASURED DISTANCE
	= PLATTED DISTANCE
	= RECORDED DISTANCE
	= NOT INCLUDED IN SURVEY

**JEO Consulting Group, Inc.**  
 402/462-5867 5210 WEST HIGHWAY 6 HASTINGS, NEBRASKA 68801

ALTA/ACSM LAND TITLE SURVEY

SMITH-ROBERTS NATIONAL CORPORATION  
 CHIEF INDUSTRIES, INC  
 GRAND ISLAND, NEBRASKA

DATE	9/3/03	DRAWN BY	JM
PROJECT NO.	040508008	BILLING GROUP	001
SCALE	1"=60'		
FIELD BOOK			
FILE NAME	040508A.RECOVER.DWG		
REVISION			
REVISION			
REVISION			
REVIEW BY			
REVIEW DATE			
SHEET	2	OF	2

643-174 2/2  
 17 1/2" x 120"