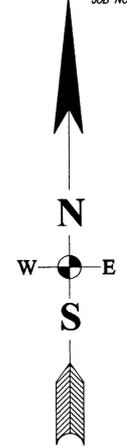


# A SURVEY PLAT AND TOPOGRAPHICAL MAP OF LOT 2 OF FNB'S REPLAT OF LOT 4, BLOCK 1, OF UEHLING SUBDIVISION OF GRANT, PERKINS COUNTY, NEBRASKA



SCALE 1" = 30'

### LEGEND

- FOUND MONUMENT
- MONUMENT SET
- 1/2" REBAR W/ PLASTIC CAP STAMPED R.I.S. 554 OR AS NOTED
- P- PLATTED DISTANCE
- A- ACTUAL DISTANCE
- POWER POLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- YARD HYDRANT
- LIGHT POLE
- CONIFEROUS TREES
- DECIDUOUS TREES
- OVERHEAD POWER
- SANITARY SEWER LINE
- SS— STORM SEWER LINE
- W— WATER LINE
- E— ELECTRIC LINE
- T— TELEPHONE LINE
- C— CABLE TV LINE
- G— GAS LINE LINE

### UTILITY LEGEND:

- Sanitary Sewer - City of Grant 308-352-2100
- Gas - Kinder Morgan Inc. 308-630-9496
- Electric - Mid-West Electric 308-352-4356
- Cable T.V. - Great Plains Communications 402-426-6577
- Water - City of Grant 308-352-2100
- Telephone - Great Plains Communications 402-426-6577
- Nebraska-1-Call Utility Location 1-800-331-5666

### UTILITY NOTES:

Note:  
All underground utility locations are shown as approximate locations. All sizes were derived from existing maps. All utilities need to be verified prior to construction.  
There are a number of private electric lines and water lines in this area.

### SURVEYOR'S NOTES

Building setback lines are not shown. A title commitment was not provided me for this Parcel. Therefore, all recorded Rights-of-Way or Easements may not be shown.

AREA OF THE SURVEYED PARCEL OF LAND IS 2.01 ACRES MORE OR LESS.

### FLOOD PLAIN:

THE PROPERTY IS CLEAR OF THE 100 YEAR FLOOD PLAIN. AN F.E.M.A. FLOOD PLAIN STUDY MAP, DATED SEPTEMBER 2003, WAS PROVIDED BY THE PERKINS COUNTY ZONING DEPARTMENT.

### BENCHMARK:

BM #1 THE N.W. BONNET BOLT OF A FIRE HYDRANT TO THE SOUTH OF THE CHURCH BUILDING ELEVATION=3420.39

THE BENCH MARK USED IN THIS SURVEY WAS LOCATED NORTH OF 10th STREET AND WEST OF HWY #61, DESIGNATION NAME IS H-160 WITH AN ELEVATION OF 3412.71 FEET, DATUM USED IS NAVD 88.

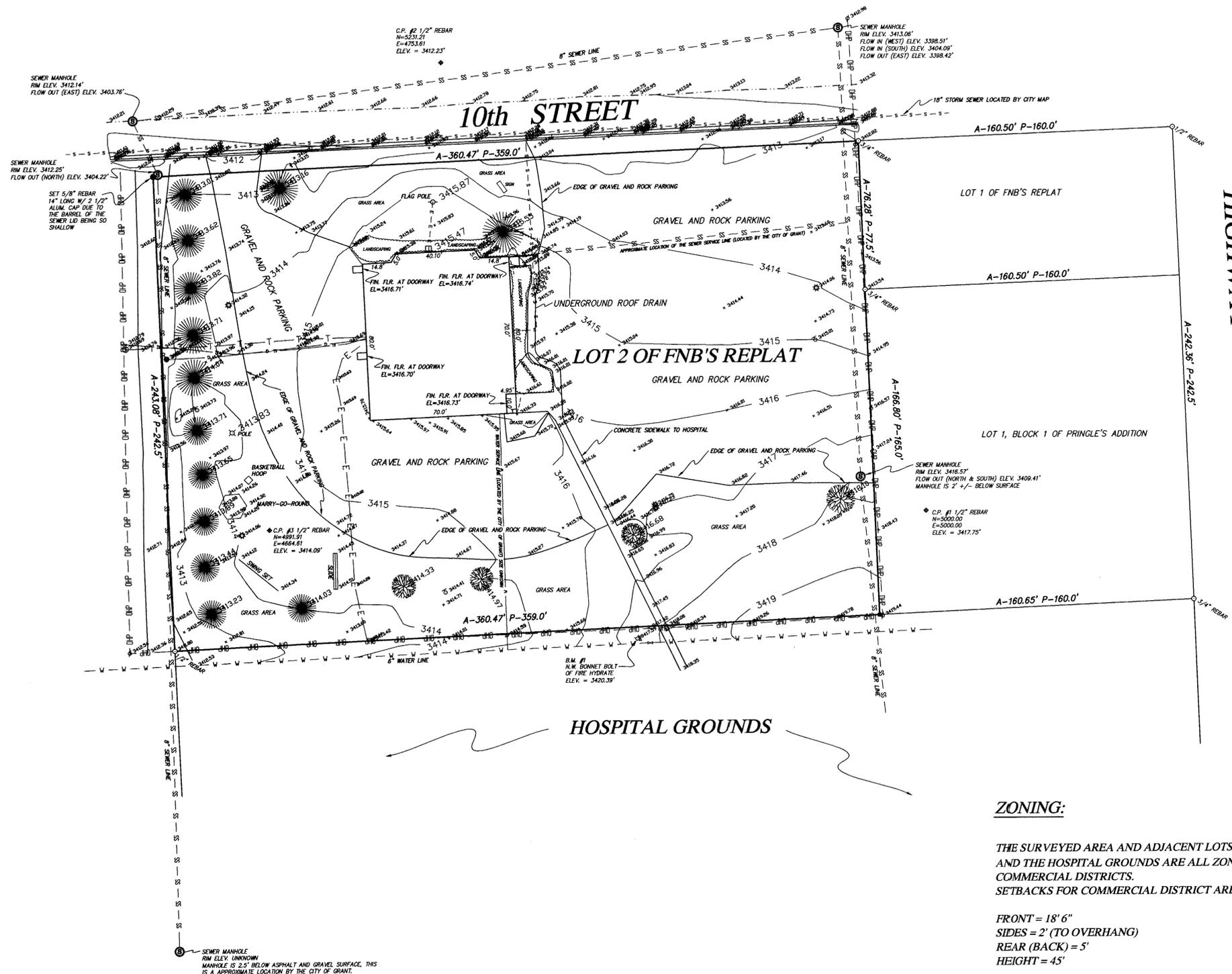
### ZONING:

THE SURVEYED AREA AND ADJACENT LOTS TO THE EAST AND THE HOSPITAL GROUNDS ARE ALL ZONED COMMERCIAL DISTRICTS. SETBACKS FOR COMMERCIAL DISTRICT ARE

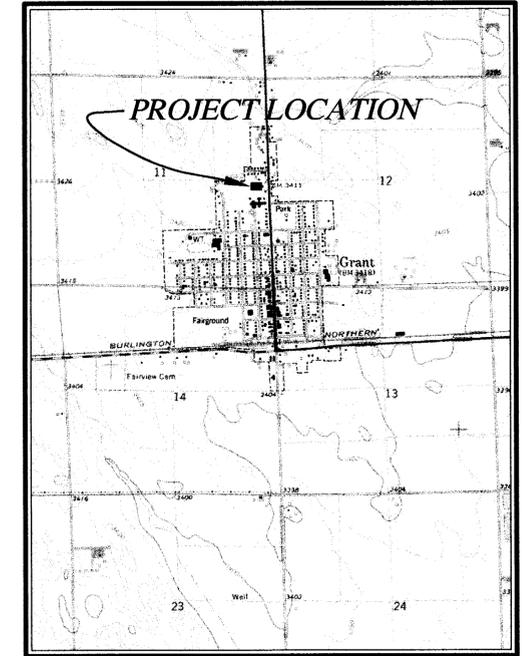
FRONT = 18' 6"  
SIDES = 2' (TO OVERHANG)  
REAR (BACK) = 5'  
HEIGHT = 45'

PARCELS OF LAND LOCATED NORTH OF 10th STREET ARE ZONED RESIDENTIAL - 2.  
ALL LOTS WEST OF THE ALLEY, WEST OF THE SURVEYED PARCEL ARE ZONED RESIDENTIAL - 1.

ALL ZONING INFORMATION WAS SUPPLIED BY THE CITY OF GRANT, NEBRASKA.



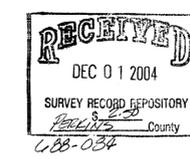
## VICINITY MAP (NO SCALE)



### SURVEYOR'S CERTIFICATE

I do hereby certify that, under my personal supervision, this plat was prepared from an actual survey completed this 4th day of October, 2004, and is correct to the best of my knowledge.

*Ryan E. Dickinson*  
Ryan E. Dickinson, Registered Land Surveyor  
Nebraska Reg. No. 554



**DICKINSON LAND SURVEYORS**  
P.O. BOX 283, OGALLALA, NEBRASKA  
OFFICE-308-284-8440 CELL-308-289-1485