

PROJECT NO. \_\_\_\_\_

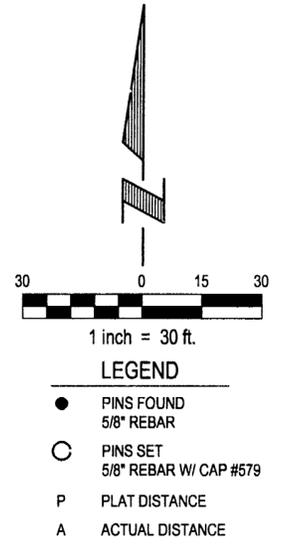
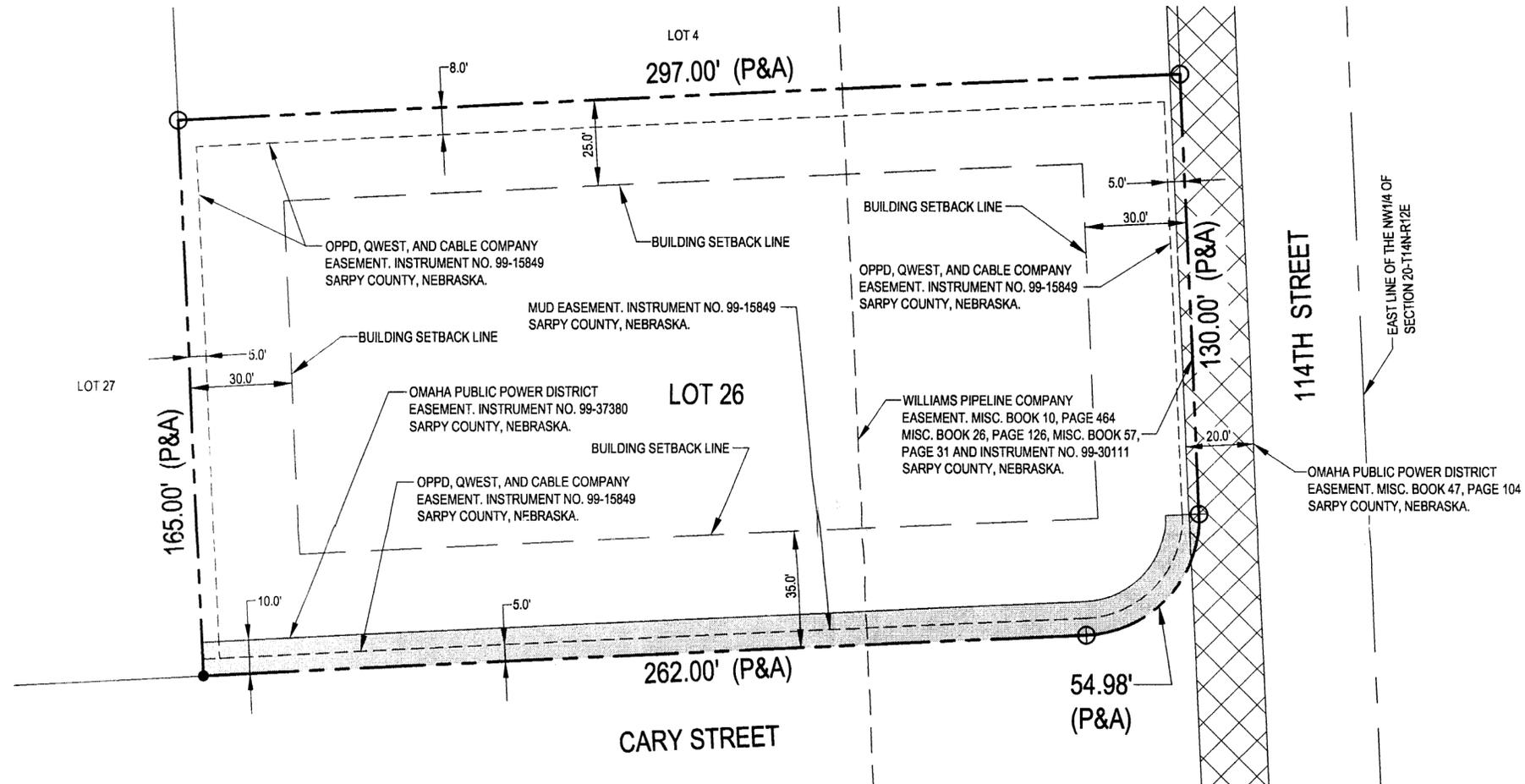
County Surveyor and Engineer  
Douglas County

LOCATION \_\_\_\_\_

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA

LEGAL DESCRIPTION: LOT 26, BROOK VALLEY II BUSINESS PARK, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.  
SAID TRACT OF LAND CONTAINS AN AREA OF 48,743 SQUARE FEET OR 1.119 ACRES, MORE OR LESS.

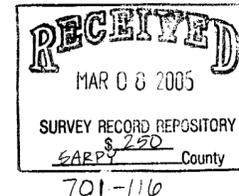


**ZONING AND SETBACKS**  
 SUBJECT PROPERTY IS ZONED L-1 LIGHT COMMERCIAL  
 MINIMUM FRONT YARD SETBACK - 35 FEET  
 MINIMUM SIDE YARD SETBACK - 30 FEET  
 MINIMUM REAR YARD SETBACK - 25 FEET

\* SUBJECT PROPERTY IS LOCATED IN A GATEWAY CORRIDOR DISTRICT (OVERLAY DISTRICT)  
 \*\* SUBJECT PROPERTY IS ALSO LOCATED IN FF/FW FLOOD PLAIN DISTRICT (OVERLAY DISTRICT)

EASEMENT LOCATIONS SHOWN ON DRAWING WERE COMPILED FROM TITLE COMMITMENT NO. TA-49185, EFFECTIVE DATE SEPTEMBER 16, 2004, AT 8:00 A.M., REVISION #1, DATED NOVEMBER 3, 2004, AT 4:00 P.M., SUPPLIED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.

REVISION #1 - 12/16/2004 - ADDED ZONING AND SETBACK INFORMATION



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: GORDO-79, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, GREAT WESTERN BANK, IT'S SUCCESSORS AND ASSIGNS, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DATE: 11-16-04



Proj No:	2004243.01
Date:	11/11/2004
Drawn By:	EDF
Chk By (Srvy):	wac 12-20-04
Chk By (Cad Mgr):	
Scale:	1" = 30'
Sheet 1 of 1	

Revisions	
No	Date
1	12/16/2004

LOT SURVEY

LOT 26, BROOK VALLEY II BUSINESS PARK

SARPY COUNTY, NEBRASKA



**E&A CONSULTING GROUP, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

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