

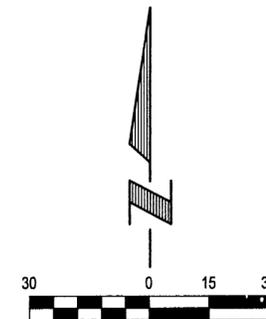
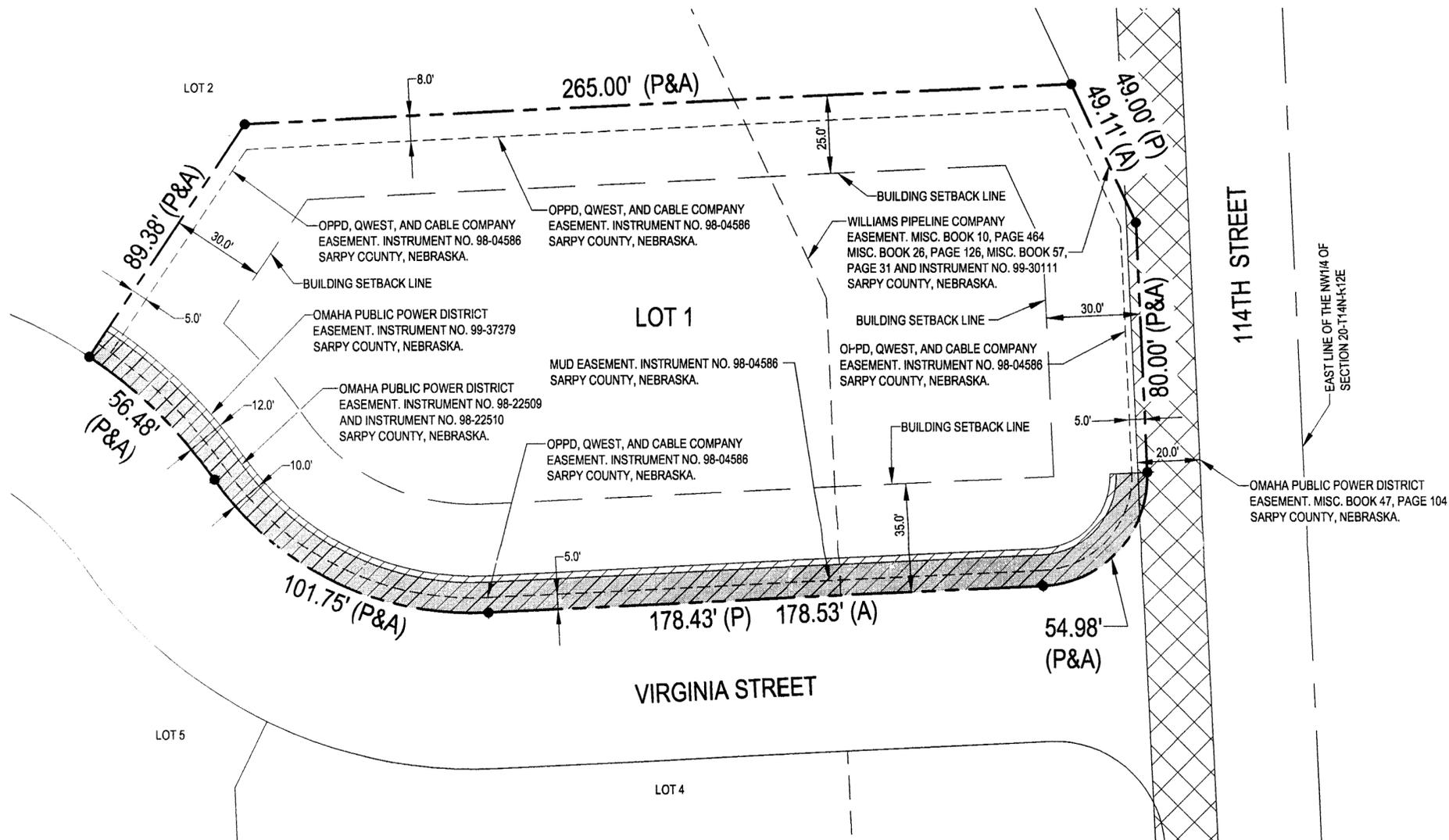
LAND SURVEYOR'S CERTIFICATE

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 1, 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 47,533 SQUARE FEET OR 1.091 ACRES, MORE OR LESS.

PROJECT NO. _____

LOCATION _____



LEGEND

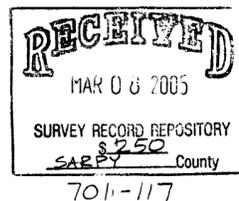
- PINS FOUND
- 5/8" REBAR
- P PLAT DISTANCE
- A ACTUAL DISTANCE

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.

11-16-04

DATE:



L.S. 579

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 1, BROOK VALLEY II BUSINESS PARK

SARPY COUNTY, NEBRASKA



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

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