

FOUND ALUMINUM CAP FLUSH WITH GROUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 21 WEST, DAWSON COUNTY, NEBRASKA. IN LINE WITH POWER LINE NORTH & SOUTH AND CENTERLINE WILMUT STREET

SPIKE IN POWER POLE SOUTH 33.0'.  
CONCRETE WITNESS CORNER EAST 1.0'.  
TOP CENTER EAST END OF NORTH CORRUGATED METAL PIPE 45.6'.

FOUND 1" PIPE 1.0' DEEP AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 21 WEST, DAWSON COUNTY, NEBRASKA. AT NORTH TOP OF BANK OF DRAINAGE CANAL NORTH OF INTERSECTION OF ROAD 755 AND U.S. HIGHWAY No. 30, SOUTHWEST OF TAN WOOD FRAME HOUSE PROPERTY DIRECTLY UNDER POWER LINE.

NEAR FACE CORNER FENCE POST EAST 1.0'.  
SPIKE IN POWER POLE WEST NORTHWEST 31.9'.  
EVEN WITH EDGE OF HOUSE NORTH 30.0'.

**FLOOD PLAIN NOTE**  
By graphic plotting only, this property is in Zone B of the Flood Insurance Rate Map, Community Panel No. 310063 0005 A, which bears an effective date of May 15, 1984. Zone B denotes areas between limits of the 100 year and 500 year flood; or certain areas subject to 100 year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

**LAND AREA**  
76.16 acres, more or less.

**ZONING, SETBACKS, HEIGHTS**  
According to the City of Lexington, the subject property is zoned M-2 Heavy Industrial (permits for special use) and the following applies to this district:  
1. Minimum lot size shall be 10000 sq. ft. and minimum lot width shall be 80'  
2. Required Front yard-15'  
3. Required Side yard-0  
4. Required Rear yard-0  
5. Height-30'  
6. Maximum Lot Coverage-70±  
7. Maximum Height of Accessory Structure-100'

**UTILITY INFORMATION**  
The underground utilities are shown in approximate locations as best defined from field survey information, from existing drawings and/or from physical locating by utility companies.

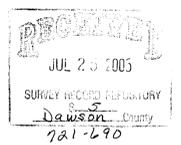
The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available.

Contact all utility companies for exact locations prior to any construction or excavation at Digger's Hotline of Nebraska (800) 331-5666.

**LEGAL DESCRIPTION**  
Lot Two (2), Lexington Industrial Addition, a part of Section 9, Township 9 North, Range 21 West of the 6th P.M., Dawson County, Nebraska.

**SURVEYOR'S CERTIFICATE**  
I, Ronald G. Ridgway, Nebraska Registered Land Surveyor No. 568, do hereby certify that the survey on the above referenced Legal Description, was performed under my direct supervision using known and recorded monuments. All information shown on the above plot is accurate and correct to the best of my knowledge and belief.

Ronald G. Ridgway  
Nebraska Registered Land Surveyor No. 568  
Date 07/14/05



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