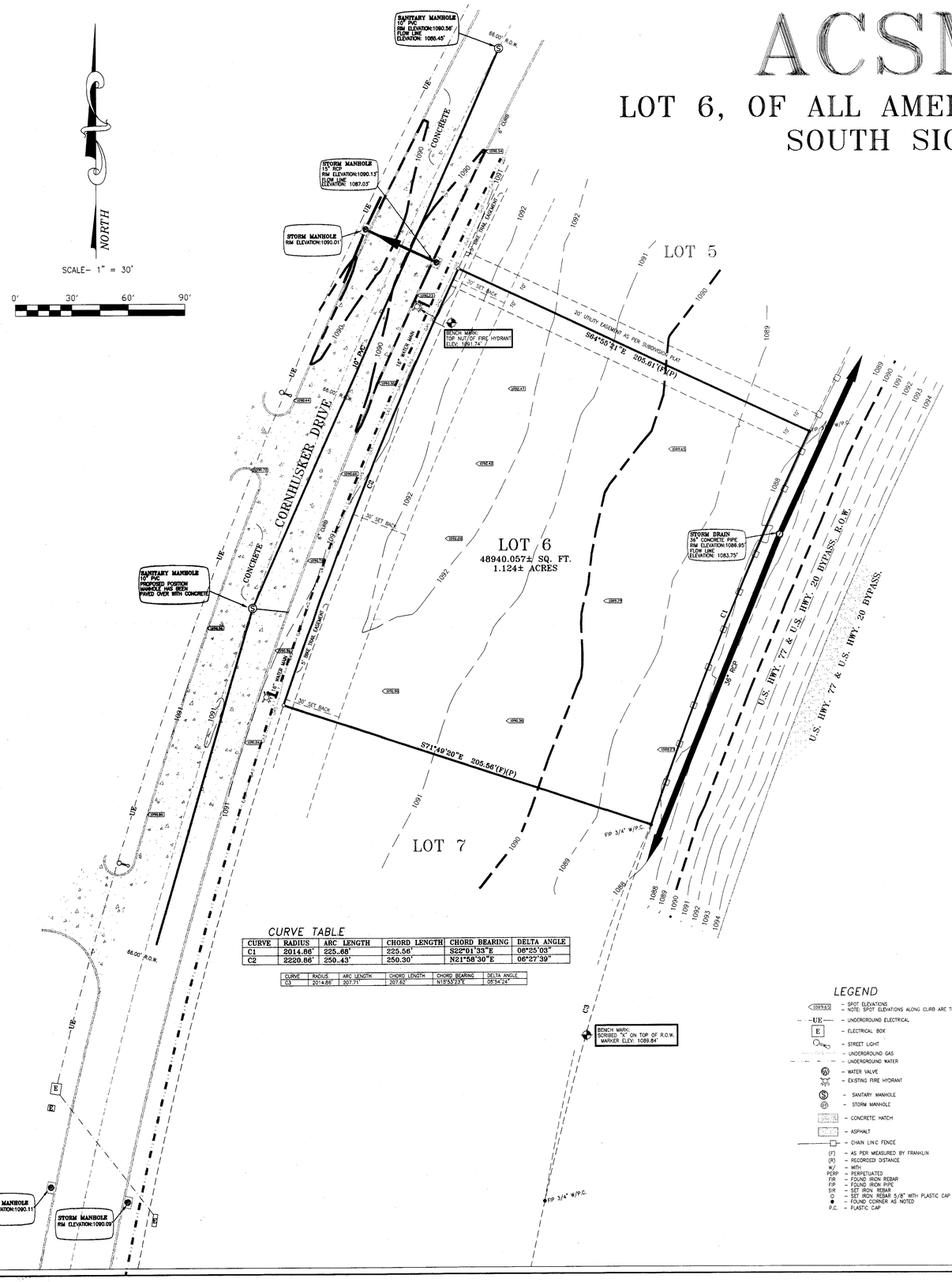
ACSM/ALTA SURVEY

LOT 6, OF ALL AMERICA SUBDIVISION AN ADDITION TO THE CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2014.86'	225.68'	225.56'	S22°01'33"E	06°25'03"
C2	2220.86'	250.43'	250.30'	N21°58'30"E	06°27'39"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	2014.86'	207.71'	207.62'	N18°53'23"E	05°54'24"

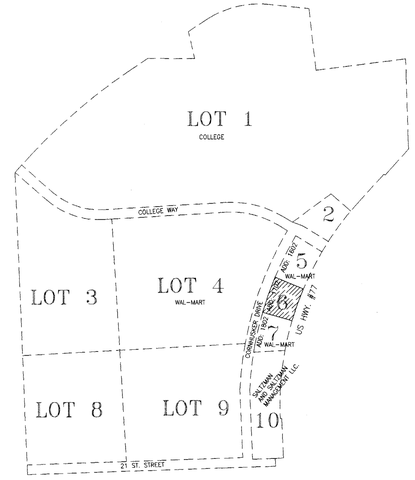
LEGEND

- 1097.5 – SPOT ELEVATIONS – NOTE: SPOT ELEVATIONS ALONG CURB ARE TOP OF CURB ELEV.
- UE – UNDERGROUND ELECTRICAL
- E – ELECTRICAL BOX
- STREET LIGHT
- GAS – UNDERGROUND GAS
- W – UNDERGROUND WATER
- WV – WATER VALVE
- FH – EXISTING FIRE HYDRANT
- S – SANITARY MANHOLE
- SD – STORM MANHOLE
- CONCRETE HATCH
- ASPHALT
- CHAIN LINK FENCE
- (F) – AS PER MEASURED BY FRANKLIN
- (R) – RECORDED DISTANCE
- W/ – WITH
- PERP – PERPETUATED
- FIR – FOUND IRON REBAR
- FIP – FOUND IRON PIPE
- SIR – SET IRON REBAR
- O – SET IRON REBAR 5/8" WITH PLASTIC CAP
- ● – FOUND CORNER AS NOTED
- P.C. – PLASTIC CAP

VICINITY MAP

SECTION 20, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 6TH P.M. DAKOTA COUNTY, NEBRASKA.

ALL AMERICA SUBDIVISION



SURVEYOR'S NOTES

1) LAND AREA, 48940.057 SQFT
2) THE SURVEYED PROPERTY IS LOCATED IN FLOOD ZONE "A" AND IS NOT PRONE TO FLOODING.
3) ALL UTILITY LOCATIONS ARE AS FOUND IN FIELD. UTILITY COMPANIES MUST BE NOTIFIED BEFORE DIGGING.
4) SET BACKS REQUIREMENTS FOR FRONT IS 30'

LEGAL DESCRIPTION

LOT 6, OF ALL AMERICA SUBDIVISION, AN ADDITION TO THE CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA.

ADDRESS

1702 CORNHUSKER DRIVE SOUTH SIOUX CITY, NEBRASKA 68776

CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO WAL-MART, PURCHASER AND THEIR SUCCESSORS AND ASSIGNS, AND STEWART TITLE GUARANTY COMPANY (TITLE COMPANY), ITS SUCCESSORS AND ASSIGNS, THAT (1) THE SURVEY (OF LOT 6, OF ALL AMERICA SUBDIVISION AN ADDITION TO THE CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA) TO WHICH THIS CERTIFICATE IS ATTACHED, WAS PREPARED BY THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, AND WAS ACTUALLY MADE BY INSTRUMENT SURVEY UPON THE GROUND; (2) THE SURVEY AND INFORMATION, INCLUDING BEARING AND DIMENSIONS SHOWN THEREIN INCLUDING, WITHOUT LIMITATION, ALL SET BACK AND YARD LINES, ARE CORRECT; (3) THE SIZE, LOCATION AND BUILDINGS, STRUCTURES AND IMPROVEMENTS ARE AS SHOWN (4) SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS CONSTITUTE ALL OF THE IMPROVEMENTS ON SAID PREMISES AND ALL ARE WITHIN THE BOUNDARY LINES IF THE PROPERTY (OR CLEARLY INDICATED OTHERWISE ON THE SURVEY); (5) NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTION OR OTHER RULES AND REGULATION EXIST WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS EXCEPT AS CLEARLY INDICATED ON THIS SURVEY; (6) BASED UPON A CAREFUL PHYSICAL INSPECTION OF THE PREMISES, THERE ARE NO EASEMENTS OR RIGHT-OF-WAY ENCROACHMENTS BY IMPROVEMENTS LOCATED ON ADJACENT PROPERTY OR USES AFFECTING THIS PROPERTY OR EASEMENT AREAS UNLESS CLEARLY INDICATED OTHERWISE ON THE SURVEY; (7) THERE ARE NO ENCROACHMENTS BY ANY OF THE IMPROVEMENTS LOCATED ON THE PREMISES ONTO ADJACENT PROPERTY OR ONTO EASEMENTS AREAS UNLESS CLEARLY INDICATED ON THE SURVEY; (8) THE SURVEY INDICATES ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES WHICH ENTER THE PREMISES THROUGH PUBLIC STREETS, OR SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED AN ADJOINING LAND; (9) THE PREMISES HAVE ACCESS TO PUBLIC ROADS, DEDICATED PUBLIC WAY; (10) THE SURVEY SHOWS THE LOCATIONS AND DIRECTIONS OF ALL STORM DRAINAGE SYSTEMS FOR COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; (11) ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY; (12) (UNLESS CLEARLY INDICATED OTHERWISE ON THE SURVEY) THE PARCEL DESCRIBED HEREIN DOES NOT LIE WITHIN ANY FLOOD HAZARD AREAS IN ACCORDANCE WITH THE DOCUMENT ENTITLED "DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION SPECIAL FLOOD HAZARD AREA MAPS."; (13) THIS SURVEY IS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEY" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND ACSM IN 1999 AND IS A "URBAN" SURVEY; (14) THE SURVEYOR HAS REVIEWED THE SOURCE DEED OF [THE WAL-MART ENTITY], RECORDED ON _____ AS BOOK/PAGE/INSTRUMENT _____ (TE "SOURCE DEED") AND CERTIFIES THAT THE LEGAL DESCRIPTION SHOWN ON THE SURVEY IS WHOLLY WITHIN THE BOUNDARIES OF AND CONSTITUTES A PART OF PROPERTY DESCRIBED IN SUCH SOURCE DEED; AND (15) THE LEGAL DESCRIPTION PHYSICAL TO THE TRACT SHOWN ON THE SURVEY AS OUT PARCEL LIE

SIGNED _____ DATE 3-1-06

FRED M. FLANKLIN

BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEBRASKA.
LAND SURVEYOR NO. 525

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL

RECEIVED
MAR 0 2 2006
SURVEY RECORD REPOSITORY
S. SIOUX
DAKOTA County
762-009

Alpha Land Surveying
P.O. BOX 1000 DAKOTA CITY, NEBRASKA
(402) 835-5844
SOUTH SIOUX CITY, NEBRASKA
(402) 494-2122
REG. ID 5000101 DAKOTA & NEBRASKA

ALPHA LAND SURVEYING

DRAWN BY: NNS	DATE: 1-30-2006
CHECKED BY: FMF	DRAWING NO.
JOB NO: 2006003	SHEET 1 OF 1