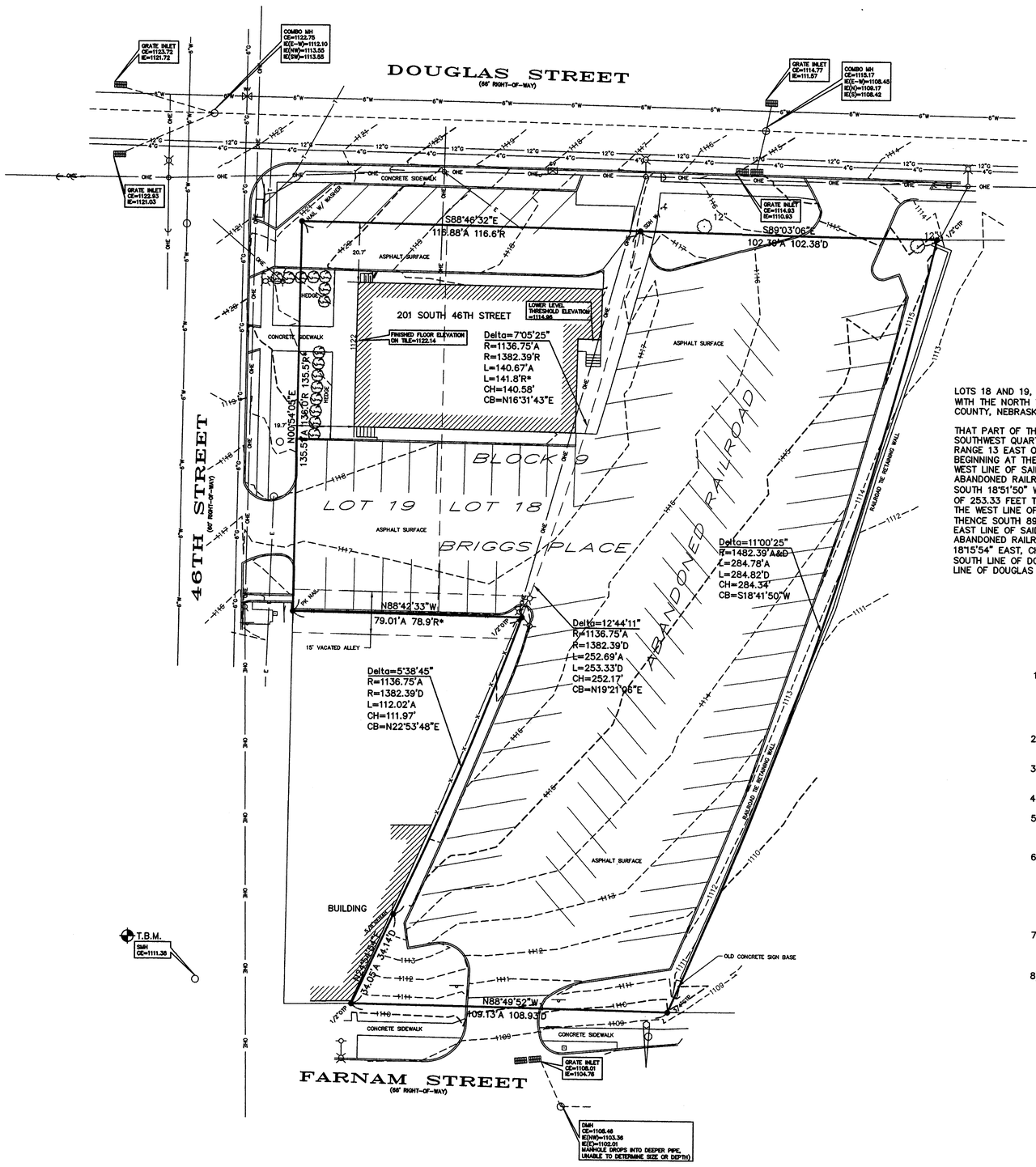

NORTH
SCALE 1" =20 '

20 0 20 40 60 Feet

Retain the Location Request Number for YOUR Own Protection!

Diggers Hotline of Nebraska
344-3565 (METRO OMAHA)
1-800-331-5666 (STATEWIDE)

METROPOLITAN UTILITIES DIST.
OMAHA PUBLIC POWER DIST.
CITY OF OMAHA
U.S.-WEST CABLEVISION
COX CABLE OF OMAHA
PEOPLES NATURAL GAS
NORTHERN NATURAL GAS
UNITED CABLE TELEVISION

NOTE:
UNDERGROUND UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED TO US FROM UTILITY COMPANIES. UTILITY COMPANIES MAKE NO WARRANTIES OR GUARANTEES REGARDING THE ACCURACY OF THE INFORMATION CONTAINED IN THEIR DOCUMENTS AND PROVIDES IT ONLY AS GENERAL INFORMATION TO THE RECEIVER. FOR SPECIFIC LOCATIONS DURING CONSTRUCTION CALL "DIGGERS HOTLINE" 402 344-3565 (METRO OMAHA) 1-800-331-5666 (STATEWIDE) PRIOR TO DIGGING.

LEGAL DESCRIPTION

LOTS 18 AND 19, BLOCK 9, IN BRIGGS PLACE, AN ADDITION TO THE CITY OF OMAHA, TOGETHER WITH THE NORTH ½ OF VACATED ALLEY ADJOINING SAID LOTS ON THE SOUTH IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH

THAT PART OF THE ABANDONED MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 13 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF DOUGLAS STREET AND THE WEST LINE OF SAID ABANDONED RAILROAD; THENCE SOUTHWESTERLY ON THE WEST LINE OF SAID ABANDONED RAILROAD ON A 1382.39 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING SOUTH 18°51'50" WEST (ASSUMED BEARING), CHORD DISTANCE 252.98 FEET, AN ARC DISTANCE OF 253.33 FEET TO A POINT OF TANGENCY; THENCE SOUTH 24°07'50" WEST, 34.14 FEET ON THE WEST LINE OF SAID ABANDONED RAILROAD TO THE NORTH LINE OF FARNAM STREET; THENCE SOUTH 89°16'20" EAST, 108.93 FEET ON THE NORTH LINE OF FARNAM STREET TO THE EAST LINE OF SAID ABANDONED RAILROAD; THENCE NORTHEASTERLY ON THE EAST LINE OF SAID ABANDONED RAILROAD ON A 1482.39 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING NORTH 18°15'54" EAST, CHORD DISTANCE 284.82 FEET, AN ARC DISTANCE OF 285.26 FEET, TO THE SOUTH LINE OF DOUGLAS STREET; THENCE NORTH 89°11'46" WEST, 102.38 FEET ON THE SOUTH LINE OF DOUGLAS STREET TO THE POINT OF BEGINNING.

MISCELLANEOUS NOTES:

1) SUBJECT PROPERTY IS ZONED (GI) GENERAL INDUSTRIAL DISTRICT
   FRONT YARD SET BACK: 50 FEET FROM THE CENTER LINE OF THE FRONTING STREET.
   STREET SIDE YARD SET BACK: LESSER OF 10 FEET OR 50 FEET FROM THE CENTER LINE OF THE FRONTING STREET.
   INTERIOR SIDE YARD SET BACK: NO REQUIREMENT
   REAR YARD SET BACK: 10 FEET MINIMUM ON LOTS WITHOUT ALLEY FRONTAGE; NO REQUIREMENT ALONG ALLEY.

2) THERE MAY BE SUPPLEMENTAL SITE DEVELOPMENT REGULATIONS THAT APPLY TO THE SHOWN BUILDING SET BACK LINES. PLEASE VERIFY WITH CITY OR COUNTY PLANNING.

3) NO TITLE POLICY WAS SUPPLIED AT THE TIME OF THIS SURVEY. THERE MAY BE ADDITIONAL RECORDED EASEMENTS OR BUILDING COVENANTS THAT EFFECT THIS PROPERTY.

4) SUBJECT PROPERTY CONTAINS 41,815 SQUARE FEET OR 0.959 ACRES, MORE OR LESS.

5) FLOOD ZONE OF SUBJECT PROPERTY – PER CITY OF OMAHA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 315274 0030 F , DATED FEBRUARY 6, 1991 , IS ZONE: "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

6) THE UTILITY LOCATIONS ON THIS PLAT ARE THE RESULT OF A COMBINATION OF FIELD LOCATED POSITIONS AND/OR AS-BUILT DRAWINGS PROVIDED BY THE UTILITY COMPANIES AT OUR REQUEST AND ARE THEREFORE SUBJECT TO INTERPRETATION. THE LOCATIONS ARE APPROXIMATE AND NO GUARANTEE IS MADE OR IMPLIED AS TO THEIR ACCURACY. FURTHER VERIFICATION MAY BE REQUIRED TO IDENTIFY UTILITIES NOT SHOWN HEREIN. CONTACT DIGGERS HOTLINE OF NEBRASKA AT 1-800-331-5666 IN NEBRASKA OR IOWA ONE-CALL AT 1-800-292-8989 IN IOWA.

7) ELEVATIONS SHOWN HEREON ARE U.S.G.S. FROM CITY DATUM BY EQUATION.
   T.B.M.: NORTH RIM MANHOLE AT CENTER LINE 46TH STREET AND NORTH OF FARNAM STREET. (SEE DRAWING)
   ELEVATION = 1111.38

8) R*– AS PER SURVEY BY WILLIAM RYNEARSON, NE. L.S. NO. 63, DATED JUNE, 1965.

RECEIVED
OCT 16 2006
SURVEY RECORD REPOSITORY
S-250
DOUGLAS County
796-720

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.

DATE: 05/02/06

JEFF L. GIBBS LS – 567

NEBRASKA REGISTERED LS-567 LAND SURVEYOR JEFF L. GIBBS

PROJECT NO.
EGA061150

REVISIONS			
NO.	DESCRIPTION	DATE	BY

EHRHART GRIFFIN & ASSOCIATES

3552 Farnam Street
Omaha, Nebraska 68131
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

U.N.M.C. TOPOGRAPHIC AND BOUND. SURVEY

201 SOUTH 46TH STREET
OMAHA, NEBRASKA

DATE: 04/28/2006
DESIGNED BY:
DRAWN BY: JLG
CHECKED BY: LAV
CREW: MS

SHEET NO.
1 OF 1

LEGEND

- △ – SET SURVEY POINT
- ● – FOUND SURVEY POINT
- △ – TEMPORARY CONTROL POINT (T.C.P.) (12" LANDSCAPE SPIKE TYP.)
- C.T.P. – CRIMPED TOP PIPE
- O.T.P. – OPEN TOP PIPE
- S.D.H. – STAR DRILL HOLE
- "X" – CHISELED "X" IN CONCRETE
- P – PLAT DISTANCE
- A – ACTUAL DISTANCE
- R – RECORDED DISTANCE
- C – CALCULATED DISTANCE
- D – DEED DISTANCE
- RAD – RADIUS OF CURVE
- T.B.M. – TEMPORARY PROJECT BENCH MARK
- SMH – SANITARY MANHOLE
- DMH – STORM DRAIN MANHOLE
- C.E. – COVER ELEVATION
- I.E. – INVERT ELEVATION
- S – SANITARY SEWER
- D – STORM DRAIN SEWER
- OHE – OVERHEAD ELECTRIC
- EMH – ELECTRIC MANHOLE
- E – UNDERGROUND ELECTRIC
- – POWER POLE
- – GUY WIRE
- – LIGHT POLE
- – STREET LAMP
- – SPOT LIGHT
- OHT – OVERHEAD TELEPHONE
- – TRANSFORMER
- T – UNDERGROUND TELEPHONE
- TD – TELEPHONE CONDUIT
- TMH – TELEPHONE MANHOLE
- WMH – WATER MANHOLE
- W – WATER
- – WATER VALVE
- – FIRE HYDRANT
- G – GAS
- – GAS VALVE
- GMH – GAS MANHOLE
- CABT – CABLE TELEVISION
- – SIGN
- – TRAFFIC SIGNAL
- 1000.0 – SPOT ELEVATION
- F.F.E. – FINISHED FLOOR ELEVATION
- – FENCE (WIRE)
- – FENCE (WOODEN OR WROUGHT IRON)
- – FENCE (CHAIN LINK)
- L.S. – LANDSCAPING
- – TREE LINE
- – DECIDUOUS TREE
- – CONIFEROUS TREE