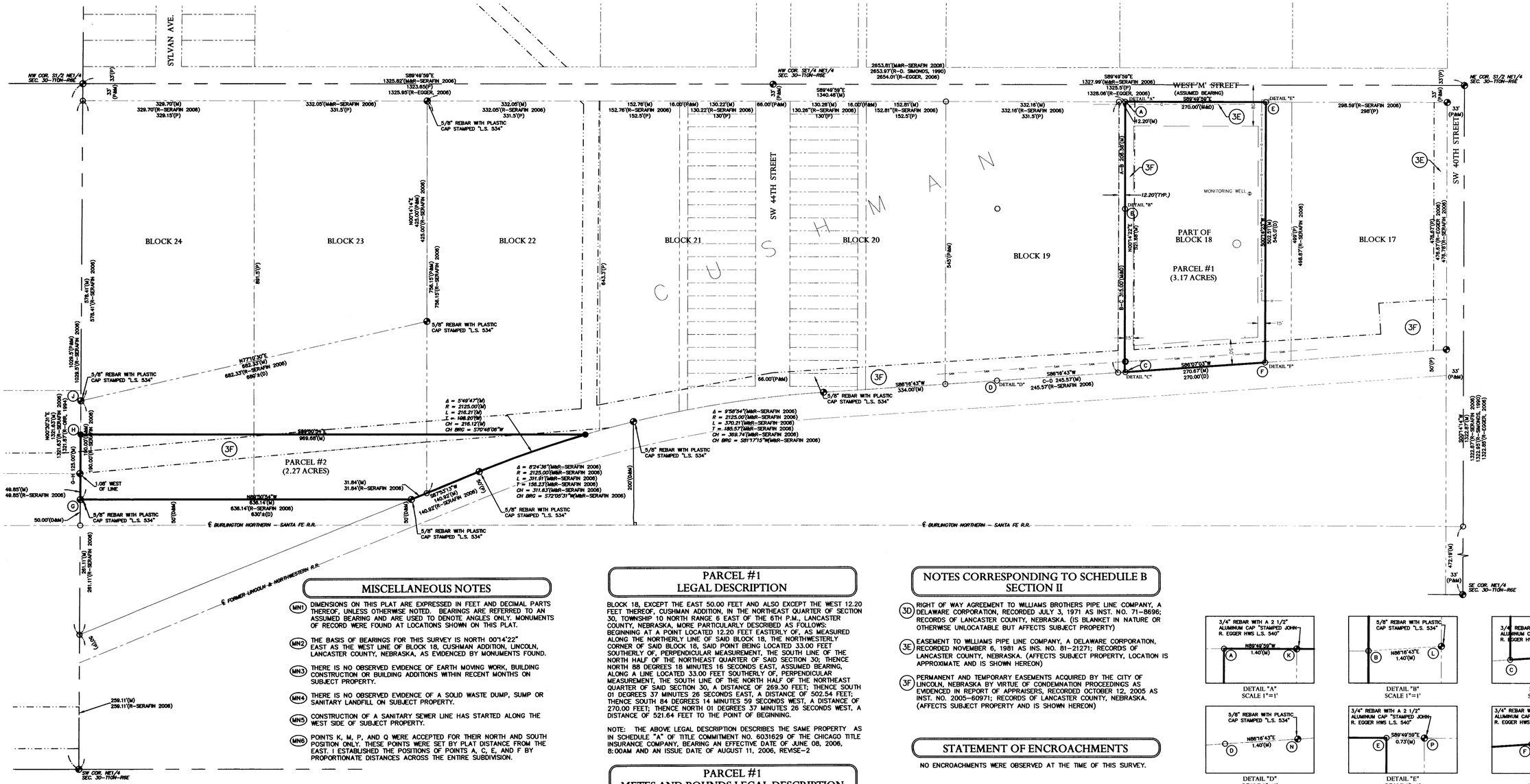


MISCELLANEOUS NOTES

(MN1) DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED BEARING AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT.

(MN2) THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°14'22" EAST AS THE WEST LINE OF BLOCK 18, CUSHMAN ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA, AS EVIDENCED BY MONUMENTS FOUND.

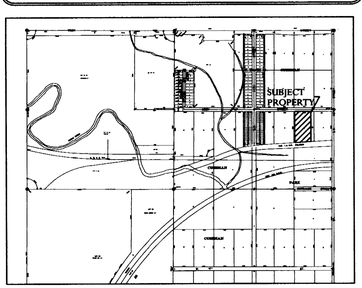
(MN3) THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS ON SUBJECT PROPERTY.

(MN4) THERE IS NO OBSERVED EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON SUBJECT PROPERTY.

(MN5) CONSTRUCTION OF A SANITARY SEWER LINE HAS STARTED ALONG THE WEST SIDE OF SUBJECT PROPERTY.

(MN6) POINTS K, M, P, AND Q WERE ACCEPTED FOR THEIR NORTH AND SOUTH POSITION ONLY. THESE POINTS WERE SET BY PLAT DISTANCE FROM THE EAST. I ESTABLISHED THE POSITIONS OF POINTS A, C, E, AND F BY PROPORTIONATE DISTANCES ACROSS THE ENTIRE SUBDIVISION.

VICINITY SKETCH



CORNER TIES

NE CORNER S1/2 NE1/4 SECTION 30–T10N–R6E
FOUND 5/8" REBAR
NE 46.11' TO A RR SPIKE IN THE W. FACE OF A POWER POLE
SE 41.75' TO TOP CENTER OF A FIRE HYDRANT
WSW 95.90' TO THE NE CORNER OF A CHAIN LINK FENCE
NW 41.48' TO A PK NAIL IN THE E. FACE OF A POWER POLE
E 2.5'± TO THE CENTERLINE OF A N–S GRAVEL ROAD (SW 40TH ST.)

SE CORNER NE1/4 SECTION 30–T10N–R6E
FOUND A 2" ALUMINUM CAP ON A 5/8" REBAR
N 95.77' TO A 5/8" REBAR
NE 28.92' TO THE TOP CENTER OF A FIRE HYDRANT
SSW 47.32' TO A PK NAIL IN A POWER POLE
SW 82.61' TO A CHISELED "X" IN THE TOP OF A CONCRETE BASE FOR A POWER POLE
NW 46.54' TO A PK NAIL IN A FENCE BRACE POST

NW CORNER S1/2 NE1/4 SECTION 30–T10N–R6E
FOUND 1" OPEN TOP PIPE, 0.5' DEEP.
NO TIES AVAILABLE

SW CORNER NE1/4 SECTION 30–T10N–R6E
FOUND 1" OPEN TOP PIPE.
N 57.74' TO A CHISELED "X" IN THE W. FACE OF A METAL POWER POLE (SW ONE OF THREE, WHERE N–S POWER LINE TURNS AND GOES WEST)
W 63.88' TO A CHISELED "X" IN THE E. SIDE OF CONC. BASE FOR METAL POWER POLE
N 5.0' TO A LINE OF POWER POLES E–W
E 26.0' TO A LINE OF POWER POLES N–S

NW CORNER SE1/4 NE1/4 SECTION 30–T10N–R6E
N 16.90' TO A PK NAIL IN THE E. FACE OF A 30" TREE
NE 34.53' TO A PK NAIL IN THE S. FACE OF A CORNER FENCE POST
ENE 34.32' TO A PK NAIL IN THE S. FACE OF A 15" TREE
NE 50.15' TO A 1" OPEN TOP PIPE

PARCEL #1
LEGAL DESCRIPTION

BLOCK 18, EXCEPT THE EAST 50.00 FEET AND ALSO EXCEPT THE WEST 12.20 FEET THEREOF, CUSHMAN ADDITION, IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 10 NORTH RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED 12.20 FEET EASTERLY OF, AS MEASURED ALONG THE NORTHERLY LINE OF SAID BLOCK 18, THE NORTHWESTERLY CORNER OF SAID BLOCK 18, SAID POINT BEING LOCATED 33.00 FEET SOUTHERLY OF, PERPENDICULAR MEASUREMENT, THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 88 DEGREES 18 MINUTES 16 SECONDS EAST, ASSUMED BEARING, ALONG A LINE LOCATED 33.00 FEET SOUTHERLY OF, PERPENDICULAR MEASUREMENT, THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 269.30 FEET; THENCE SOUTH 01 DEGREES 37 MINUTES 26 SECONDS EAST, A DISTANCE OF 502.54 FEET; THENCE SOUTH 84 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 270.00 FEET; THENCE NORTH 01 DEGREES 37 MINUTES 26 SECONDS WEST, A DISTANCE OF 521.64 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS IN SCHEDULE "A" OF TITLE COMMITMENT NO. 6031629 OF THE CHICAGO TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF JUNE 08, 2006, 8:00AM AND AN ISSUE DATE OF AUGUST 11, 2006, REVISE–2

PARCEL #1
METES AND BOUNDS LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN BLOCK 18, CUSHMAN, IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 10 NORTH RANGE 6 EAST OF THE SIXTH P.M., LANCASTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 18; THENCE S89°49'59"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID BLOCK 18, A DISTANCE OF 12.20 FEET TO THE TRUE POINT OF BEGINNING; THENCE S89°49'59"E ON SAID NORTH LINE, A DISTANCE OF 270.00 FEET; THENCE S00°14'23"W PARALLEL WITH THE EAST LINE OF SAID BLOCK 18, A DISTANCE OF 502.51 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 18; THENCE S86°07'03"W ON SAID SOUTH LINE, A DISTANCE OF 270.67 FEET; THENCE N00°14'22"E PARALLEL WITH THE WEST LINE OF SAID BLOCK 18, A DISTANCE OF 521.68 FEET TO THE POINT OF BEGINNING, CONTAINING 3.17 ACRES, MORE OR LESS.

PARCEL #2
METES AND BOUNDS LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN BLOCKS 22, 23, 24, CUSHMAN, IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 10 NORTH RANGE 6 EAST OF THE SIXTH P.M., LANCASTER COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST QUARTER AND THE NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD, SAID POINT ALSO BEING 50.00 FEET NORTH, AS MEASURED AT A RIGHT ANGLE, FROM THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS LOCATED AND CONSTRUCTED; THENCE N00°30'31"E (ASSUMED BEARING) ON SAID WEST LINE, A DISTANCE OF 125.00 FEET; THENCE S89°50'54"E PARALLEL WITH AND 175.00 FEET DISTANT FROM SAID MAIN TRACK CENTERLINE, A DISTANCE OF 969.68 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE ON A 2125.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 216.21 FEET, THE CHORD OF SAID CURVE BEARS S70°48'06"W, 216.12 FEET; THENCE S87°53'13"W ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 140.92 FEET TO A POINT BEING 50.00 FEET NORTH, AS MEASURED AT A RIGHT ANGLE, FROM SAID MAIN TRACK CENTERLINE; THENCE N89°50'54"W ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 636.14 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.27 ACRES, MORE OR LESS.

NOTES CORRESPONDING TO SCHEDULE B SECTION II

(3D) RIGHT OF WAY AGREEMENT TO WILLIAMS BROTHERS PIPE LINE COMPANY, A DELAWARE CORPORATION, RECORDED JULY 3, 1971 AS INST. NO. 71–8696; RECORDS OF LANCASTER COUNTY, NEBRASKA. (IS BLANKET IN NATURE OR OTHERWISE UNLOCATABLE BUT AFFECTS SUBJECT PROPERTY)

(3E) EASEMENT TO WILLIAMS PIPE LINE COMPANY, A DELAWARE CORPORATION, RECORDED NOVEMBER 6, 1981 AS INS. NO. 81–21271; RECORDS OF LANCASTER COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY, LOCATION IS APPROXIMATE AND IS SHOWN HEREON)

(3F) PERMANENT AND TEMPORARY EASEMENTS ACQUIRED BY THE CITY OF LINCOLN, NEBRASKA BY VIRTUE OF CONDEMNATION PROCEEDINGS AS EVIDENCED IN REPORT OF APPRAISERS, RECORDED OCTOBER 12, 2005 AS INST. NO. 2005–60971; RECORDS OF LANCASTER COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON)

STATEMENT OF ENCROACHMENTS

NO ENCROACHMENTS WERE OBSERVED AT THE TIME OF THIS SURVEY.

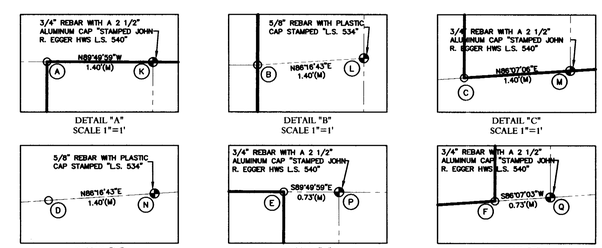
LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND
- MONUMENT SET
- TEMPORARY POINT
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- P PLATTED DISTANCE
- D DEEDED DISTANCE
- POWER POLE
- GUY WIRE
- SANITARY SEWER MANHOLE
- SIGN
- SETBACK LINE
- EXISTING EASEMENT LINE
- OVERHEAD ELECTRIC
- UNDERGROUND SANITARY
- UNDERGROUND GAS
- EXISTING FENCE LINE

ZONING INFORMATION

THE SUBJECT PROPERTY IS ZONED "AG AGRICULTURAL DISTRICT" AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

FRONT SETBACK: 80 FEET FROM CENTERLINE OF RIGHT OF WAY
SIDE SETBACK: 15 FEET
REAR SETBACK: 50 FEET
HEIGHT RESTRICTIONS: 30 FEET



ALTA/ACSM LAND TITLE SURVEY

TO
BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY
CCME, LLC.
NEBRASKA TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 4, 6, 7(a), 7(b)(1), 8, 10, 11(a), 12, 16, 17, AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEBRASKA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

JEFFREY J. SERAFIN

REGISTRATION NO. 534

DATE: 2/22/07

NEBRASKA REGISTERED LS-534 LAND SURVEYOR JEFFREY J. SERAFIN

SURVEY RECORD REPOSITORY RECEIVED
AUG 17 2007
County Lancaster
826-492

0 50 100 200
GRAPHIC SCALE

JEO Consulting Group, Inc.
Ph: 402.443.4661 PO Box 287 Wahoo, Nebraska 68066

ALTA/ACSM SURVEY

PART OF BLOCK 18, CUSHMAN ADDITION
SECTION 30
TOWNSHIP 10 NORTH, RANGE 6 EAST
LANCASTER COUNTY, NEBRASKA

DATE 12/13/06	DRAWN BY AJG
PROJECT NO. 055SU14	BILLING GROUP 001
SCALE 1"=100'	
FIELD BOOK LANCASTER #9	
FIELD CREW BF/JB/CP/AG	
FILE NAME 055SU14-ALTA.DWG	
REVISION	
REVIEW BY	
REVIEW DATE	
FILE NUMBER	
SHEET 1 OF 1	