

TITLE COMMITMENT FILE NO: 12187(A)

FLOOD ZONE DESIGNATIONS

By graphic plotting only, this property is not in the Flood Zone of the Flood Insurance Rate Map, Community Panel No. 315272-0005-D, which bears an effective date of Sept. 21, 1998 and is not in a special flood hazard area.

LAND AREA

35,680 Sq.Ft. / 0.82 Acres

ADDRESS

4607 23rd St
Columbus, Nebraska 68601

ENCROACHMENTS

None

ZONING

The subject property is zoned R-1 - Residential Single Family

LOT REGULATIONS

Minimum Lot Area	5,500 Sq. Ft.
Minimum Lot Width	60'
Site Area per Housing Unit	N/A
Minimum Yards	
Front Yard	20'
Street Side Yard	20'
Interior Side Yard	10' (1)
Rear Yard	25'
Maximum Building Height	36' (2),(3)
Maximum Building Coverage	35%
Maximum Impervious Coverage	50%

Note 1 - a. Zero-Lot Line Single-Family Detached Residential

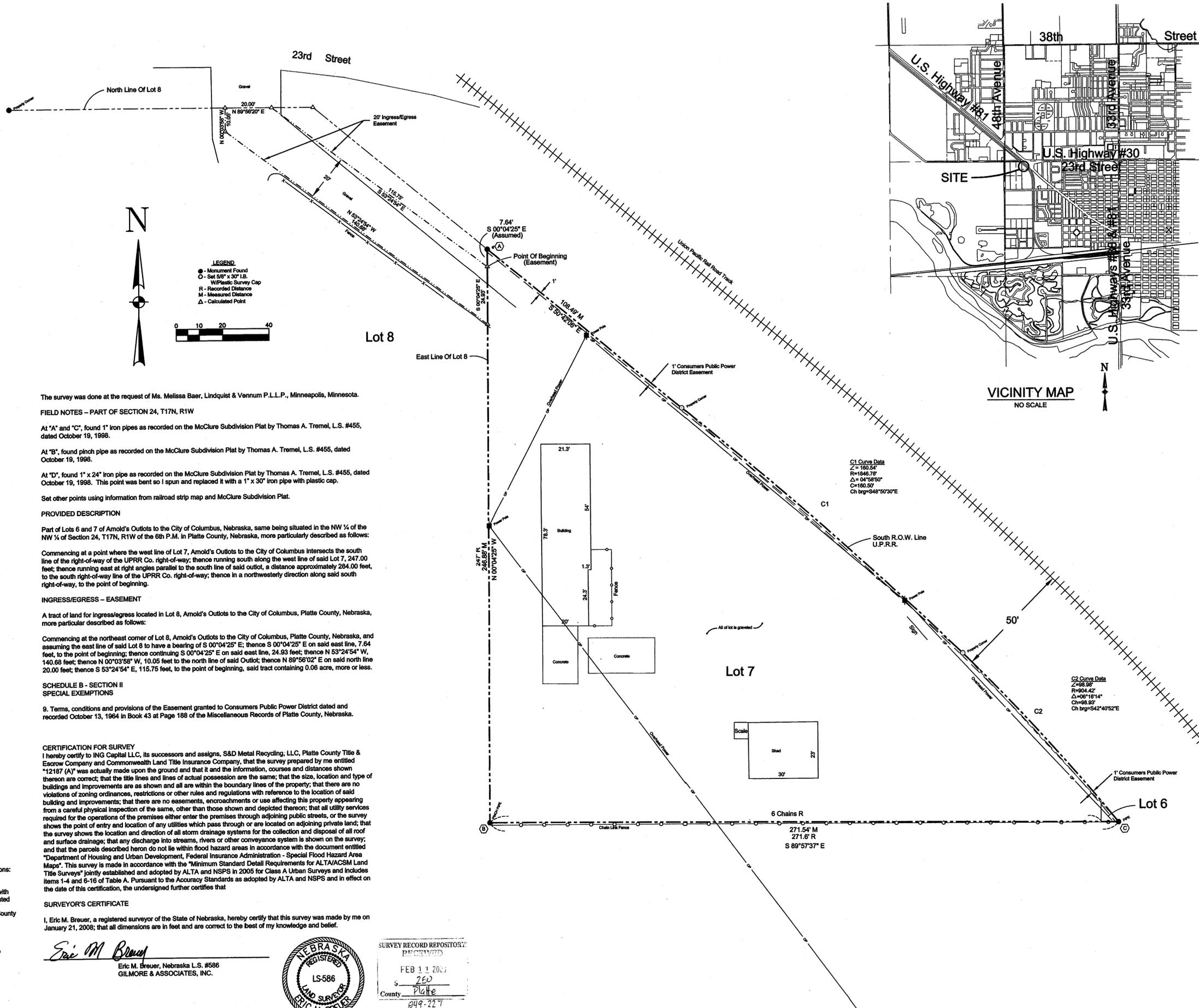
- Within a common development, one interior side yard may be equal to zero for single-family detached residential use, subject to the following additional regulations:
- The side yard opposite to the zero yard must equal at least twice the normal required side yard;
 - The normal side yard setback required must be maintained adjacent to any lot with an existing structure not within the common development; or not otherwise designated for zero lot line use;
 - An easement for maintenance of the zero lot line facade is filed with the Platte County Register of Deeds and the City Clerk at the time of application for a building permit.

b. Single-Family Attached

When permitted, the minimum side yard opposite the common wall shall be equal to twice the normal required side yard.

Note 2 - Dwellings may exceed the height limit by up to ten feet if the side yard is increased by the same amount as the added height.

Note 3 - Accessory buildings cannot be over 17.5 feet in height.



The survey was done at the request of Ms. Melissa Baer, Lindquist & Vennum P.L.L.P., Minneapolis, Minnesota.

FIELD NOTES - PART OF SECTION 24, T17N, R1W

At "A" and "C", found 1" iron pipes as recorded on the McClure Subdivision Plat by Thomas A. Tremel, L.S. #455, dated October 19, 1998.

At "B", found pinch pipe as recorded on the McClure Subdivision Plat by Thomas A. Tremel, L.S. #455, dated October 19, 1998.

At "D", found 1" x 24" iron pipe as recorded on the McClure Subdivision Plat by Thomas A. Tremel, L.S. #455, dated October 19, 1998. This point was bent so I spun and replaced it with a 1" x 30" iron pipe with plastic cap.

Set other points using information from railroad strip map and McClure Subdivision Plat.

PROVIDED DESCRIPTION

Part of Lots 6 and 7 of Arnold's Outlots to the City of Columbus, Nebraska, same being situated in the NW 1/4 of the NW 1/4 of Section 24, T17N, R1W of the 6th P.M. in Platte County, Nebraska, more particularly described as follows:

Commencing at a point where the west line of Lot 7, Arnold's Outlots to the City of Columbus intersects the south line of the right-of-way of the U.P.R.R. Co. right-of-way; thence running south along the west line of said Lot 7, 247.00 feet; thence running east at right angles parallel to the south line of said outlet, a distance approximately 284.00 feet to the south right-of-way line of the U.P.R.R. Co. right-of-way; thence in a northwesterly direction along said south right-of-way, to the point of beginning.

INGRESS/EGRESS - EASEMENT

A tract of land for ingress/egress located in Lot 8, Arnold's Outlots to the City of Columbus, Platte County, Nebraska, more particularly described as follows:

Commencing at the northeast corner of Lot 8, Arnold's Outlots to the City of Columbus, Platte County, Nebraska, and assuming the east line of said Lot 8 to have a bearing of S 00°04'25" E; thence S 00°04'25" E on said east line, 7.64 feet, to the point of beginning; thence continuing S 00°04'25" E on said east line, 24.93 feet; thence N 53°24'54" W, 140.68 feet; thence N 00°03'58" W, 10.05 feet to the north line of said Outlet; thence N 89°58'02" E on said north line 20.00 feet; thence S 53°24'54" E, 115.75 feet, to the point of beginning, said tract containing 0.06 acre, more or less.

SCHEDULE B - SECTION II SPECIAL EXEMPTIONS

9. Terms, conditions and provisions of the Easement granted to Consumers Public Power District dated and recorded October 13, 1964 in Book 43 at Page 188 of the Miscellaneous Records of Platte County, Nebraska.

CERTIFICATION FOR SURVEY

I hereby certify to ING Capital LLC, its successors and assigns, S&D Metal Recycling, LLC, Platte County Title & Escrow Company and Commonwealth Land Title Insurance Company, that the survey prepared by me entitled "12187 (A)" was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said building and improvements; that there are no easements, encroachments or use affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operations of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the parcels described herein do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps". This survey is made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005 for Class A Urban Surveys and includes items 1-4 and 6-16 of Table A. 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

SURVEYOR'S CERTIFICATE

I, Eric M. Breuer, a registered surveyor of the State of Nebraska, hereby certify that this survey was made by me on January 21, 2008; that all dimensions are in feet and are correct to the best of my knowledge and belief.

Eric M. Breuer
Eric M. Breuer, Nebraska L.S. #586
GILMORE & ASSOCIATES, INC.



SURVEY RECORD REPOSITORY
RECEIVED
FEB 11 2008
250
Plate
049-227

PART OF LOTS 6 & 7 ARNOLD'S OUTLOTS
COLUMBUS, NEBRASKA
ALTA/ACSM LAND TITLE SURVEY

DRN BY: RTK
DATE: 1/23/08
SCALE: As Shown
PROJ: S-8043
F.B.: 428
SHEET: 1 of 1

GILMORE & ASSOCIATES INC.
Engineers - Architects - Surveyors

Phone (402) 948-2807
Fax (402) 948-3322
Columbus, Nebraska 68602-0686

Diggers Hotline of Nebraska 1-800-331-6666