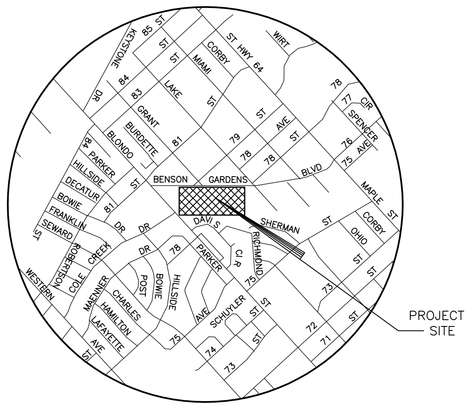
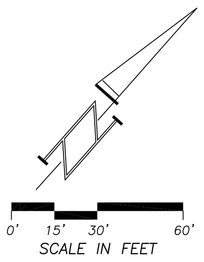


VICINITY MAP

LEGEND

●	CORNERS FOUND
R	RECORDED DISTANCE
M	MEASURED DISTANCE
C	COMPUTED DISTANCE
CTP	CRIMPED TOP PIPE
Ø	POWER POLE
ØL	POWER POLE WITH STREET LIGHT
Ø	LIGHT POLE
	GUY WIRE
E	ELECTRICAL PEDESTAL
T	TELEPHONE PEDESTAL
C	CABLE TV PEDESTAL
▼G	GAS METER
○	BOLLARD
	SIGN
⊕	SEWER MANHOLE
⧗G	GAS VALVE
OE	OVERHEAD ELECTRICAL LINE
	FENCE
	TOP OF CREEK BANK
2129	BUILDING ADDRESS ON BENSON GARDENS BOULEVARD
	HANDICAPPED PARKING SPACE
	DIVISION LINE BETWEEN FLOOD ZONES



ITEMS 10 THRU 17
10 FOOT WIDE EASEMENT GRANTED TO THE CITY OF OMAHA, NEBRASKA RECORDED IN MISC. BOOKS 329 AT PAGES 308 THRU 315. THE EASEMENT AS DESCRIBED IN ITEMS 10 THRU 17 DOES NOT PLOT OVER THE EXISTING FACILITIES. THIS PLACEMENT OF THE EASEMENT AS SHOWN REPRESENTS THE INTENT OF THE DESCRIPTION.

ITEM 18
10 FOOT WIDE RIGHT-OF-WAY EASEMENT GRANTED TO THE CITY OF OMAHA, NEBRASKA RECORDED IN MISC. BOOKS 374 AT PAGE 227.

ITEM 19
20 FOOT WIDE RIGHT-OF-WAY EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 119 RECORDED IN MISC. BOOK 402 AT PAGE 398.

ITEM 20
12 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT RECORDED IN MISC. BOOK 494 AT PAGE 411.

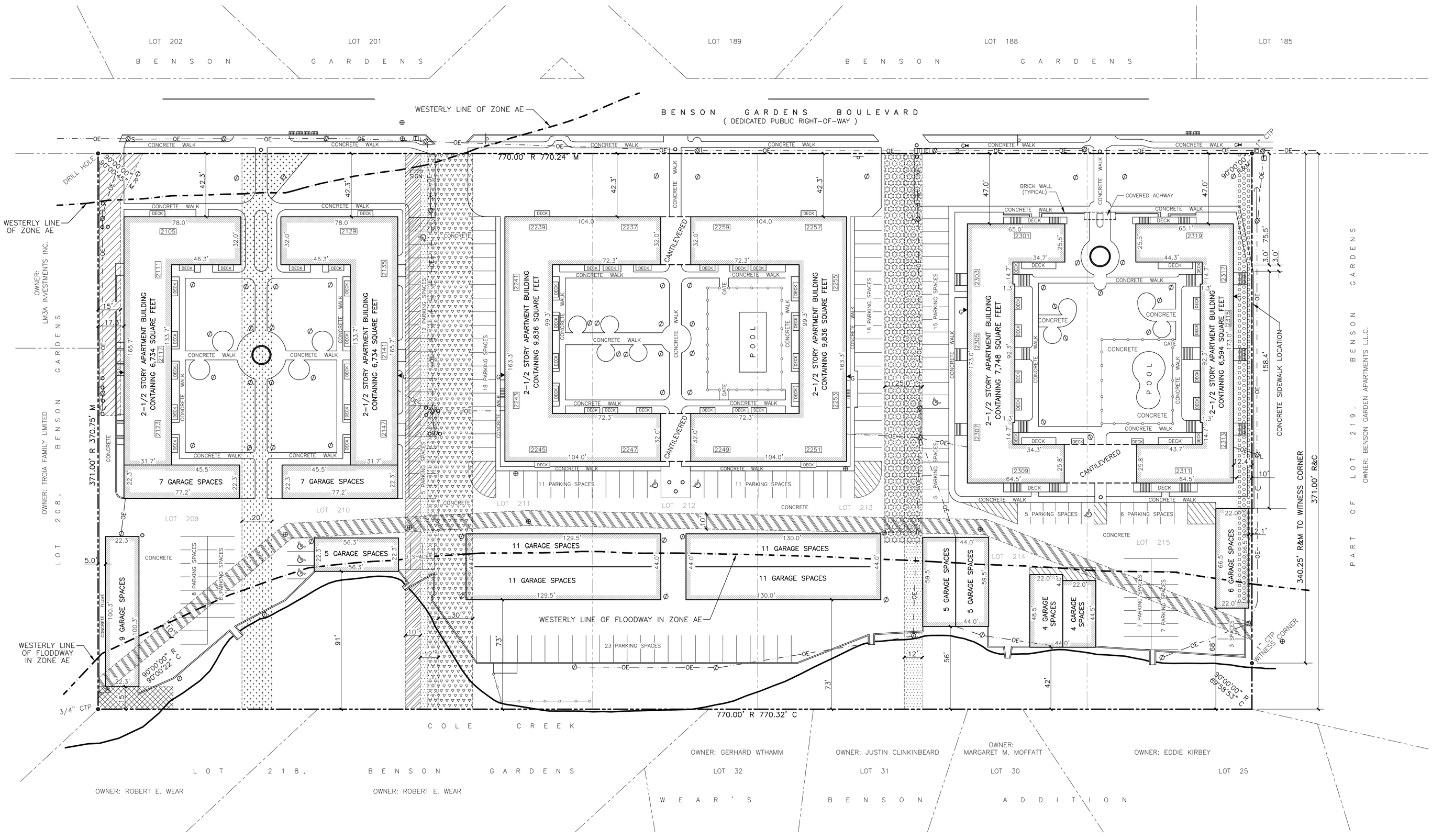
ITEM 21
15 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY RECORDED IN MISC. BOOK 512 AT PAGE 413.

ITEM 22
25 FOOT WIDE INGRESS AND EGRESS EASEMENT BETWEEN VACANTI & RANDAZZO CONSTRUCTION COMPANY AND WESTERN SECURITIES COMPANY RECORDED IN MISC. BOOK 517 AT PAGE 747.

ITEM 24
10 FOOT WIDE EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT AND NORTHWESTERN BELL TELEPHONE COMPANY RECORDED IN MISC. BOOK 527 AT PAGE 649.

ITEM 25
30 FOOT WIDE COMMON DRIVEWAY AND ACCESS EASEMENT BETWEEN VACANTI & RANDAZZO CONSTRUCTION COMPANY AND WESTERN SECURITIES COMPANY RECORDED IN MISC. BOOK 505 AT PAGE 135.

ITEM 26
15 FOOT WIDE PERMANENT EASEMENT GRANTED TO THE CITY OF OMAHA, NEBRASKA RECORDED IN MISC. BOOK 657 AT PAGE 6.



LEGAL DESCRIPTION

LOTS 209, 210, 211, 212, 213 214, AND 215, BENSON GARDENS, AN ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA.

CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF NEBRASKA CERTIFIES TO (I) **GREYSTONE SERVICING CORPORATION, INC.**, (II) **FANNIE MAE**, ITS SUCCESSORS AND ASSIGNS, AND (III) **COMMONWEALTH LAND TITLE INSURANCE COMPANY**, AND **FIRST NEBRASKA TITLE** AS FOLLOWS:

1 THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 2005 AND THIS SURVEY MEETS THE REQUIREMENTS FOR AN URBAN SURVEY AS DEFINED THEREIN.

2 THE SURVEY WAS MADE ON THE GROUND ON SEPTEMBER 4, 2009 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.

3 EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.

4 EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS, OR ALLEYS UPON THE SUBJECT PROPERTY.

5 THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. T-09110739, DATED AUGUST 21, 2009, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.

6 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET.

7 EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.

8 THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

9 A PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. THE SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN A SPECIAL HAZARD AREA.
THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

NEBRASKA REGISTERED L.S.-477 LAND SURVEYOR RICHARD M. BROYLES

SEPTEMBER 4, 2009
DATE:

RICHARD M. BROYLES
NEBRASKA RLS 477

NOTES:

1. PHYSICAL ITEMS DESCRIBED IN THE LEGEND ARE NOT DRAWN TO SCALE FOR THE SAKE OF CLARITY AND ARE SUBJECT TO ANY SUBSEQUENT INACCURACIES.
2. THE PROPERTY LIES PARTIALLY WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE BETWEEN THE 0.2% AND 1% ANNUAL CHANCE FLOODPLAIN) AND PARTIALLY WITHIN A DESIGNATED ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) AND PARTIALLY WITHIN A DESIGNATED FLOODWAY AREAS IN ZONE "AE" PER THE DOUGLAS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 31055C0218H, DATED DECEMBER 2, 2005.,
3. THE PROPERTY CONTAINS 285,678 SQUARE FEET OR 6.56 ACRES MORE OR LESS.
4. THE PROPERTY IS ZONED R7-FF & R7-FW (MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL FLOODWAY FRINGE) & (MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL FLOODWAY) PER THE DOUGLAS COUNTY ASSESSOR'S WEBSITE (http://www.dogis.org/dogis_alias/dogis.html). THIS ZONING HAS THE FOLLOWING MINIMUM SITE DEVELOPMENT REGULATIONS.

FRONT SETBACK.....	35 FEET
SIDE YARD.....	10 FEET
REAR YARD.....	25 FEET

5. THE BUILDING SQUARE FOOTAGES SHOWN HEREON WERE CALCULATED USING EXTERIOR BUILDING DIMENSIONS MEASURED AT GROUND LEVEL.
6. THERE ARE 163 STANDARD PARKING SPACES, 8 HANDICAPPED PARKING SPACES AND 96 GARAGE PARKING SPACES LOCATED ON THE PROPERTY.
7. THE DRAWING SHOWS OR NOTES THE EASEMENTS LISTED UNDER SCHEDULE B-SECTION 2 OF COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER T-09110739, EFFECTIVE DATE AUGUST 21, 2009 AT 8:00 A.M. ONLY THAT PART OF THE EASEMENT THAT LIES WITHIN THE PROPERTY IS SHOWN. ITEM NUMBERS REFER TO DOCUMENTS IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS.

DATE 09/04/09
DRAWN BY RJR
CHECKED BY RMB
REVISION

ALTA/ACSM LAND TITLE SURVEY

DAISLEY RUFF FINANCIAL

THOMPSON, DREESSEN & DORNER, INC.
Consulting Engineers & Land Surveyors
10836 OLD MILL ROAD OMAHA, NEBRASKA 68154
P: 402.330.8860 F: 402.330.5866 WWW.TD2CO.COM

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