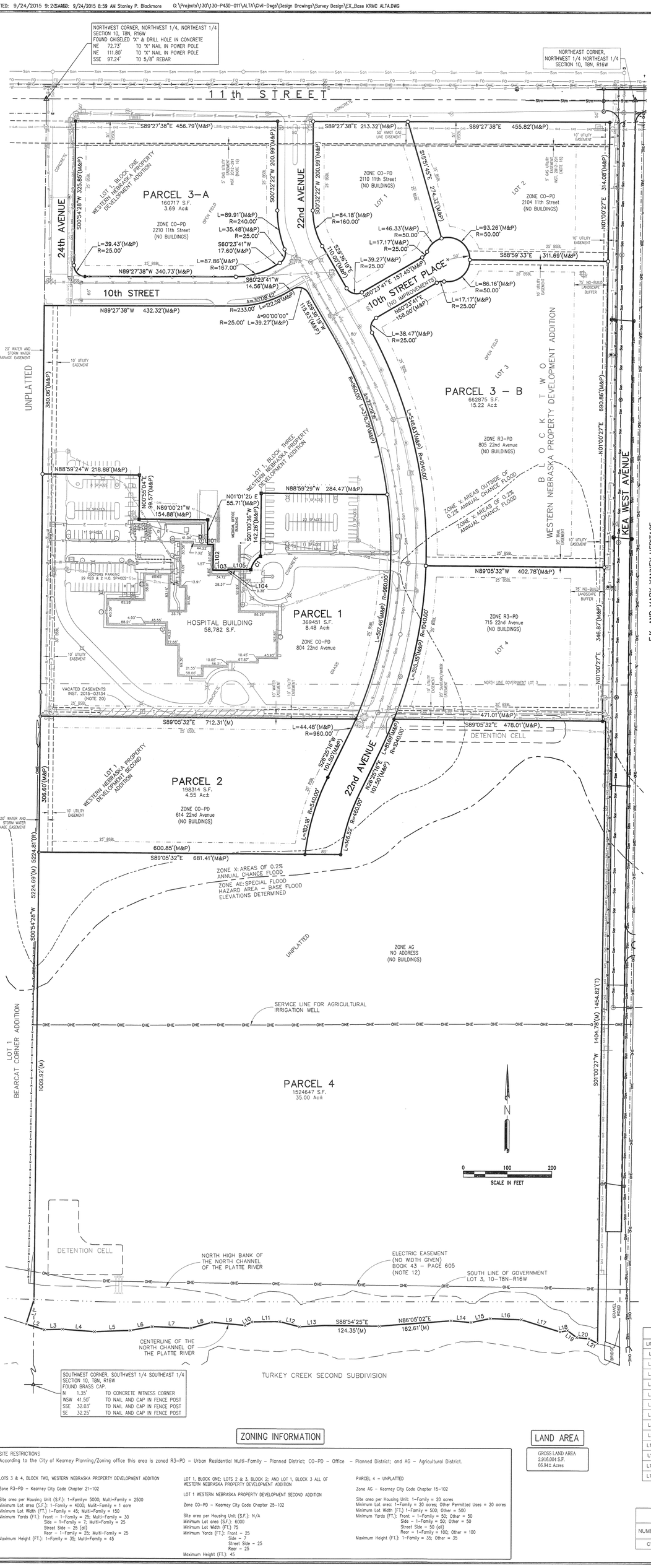
PLOTTED: 9/24/2015 9:23AM BY: 9/24/2015 8:59 AM Stanley P. Blackmore G:\Projects\130\130-P430-011\ALTA\Civil-Dwgs\Design Drawings\Survey Design\EX_Base KRMC ALTA.DWG



LEGAL DESCRIPTION

LEGAL DESCRIPTION (per. Title Commitment)
From Title Commitment by Old Republic National Title Insurance Company, File No. 10164C-15, dated August 7, 2015 at 08:00am.
Parcel 1:
Lot 1, Block 3, in Western Nebraska Property Development Addition, an Addition to the City of Kearney, Buffalo County, Nebraska.
EXCEPT A tract of land, more particularly described as follows:
Beginning at the Northwest Corner of said Lot 1 and assuming the North line of said Lot 1 as bearing South 89 degrees 27 minutes 45 seconds East and all other bearing shown hereon relative thereto;
Thence South 89 degrees 27 minutes 45 seconds East on said North line a distance of 432.32 feet to the beginning of a tangent curve to the left, having a central angle of 30 degrees 08 minutes 26 seconds, a radius of 223.00 feet, and an arc length of 122.59 feet;
Thence North 60 degrees 23 minutes 41 seconds East continuing on said North line tangent to said Curve a distance of 14.56 feet to the beginning of a tangent curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds , a radius of 25.00 feet and an arc length of 39.27 feet;
Thence South 29 degrees 36 minutes 19 seconds East on the East line of said Lot 1, a distance of 115.93 feet to the beginning of a tangent curve to the right, having a central angle of 32 degrees 29 minutes 16 seconds , a radius of 960.00 feet and an arc length of 378.79 feet;
Thence North 88 degrees 59 minutes 29 seconds West leaving said East line a distance of 284.47 feet;
Thence South 01 degrees 00 minutes 36 seconds West, a distance of 142.26 feet to the beginning of a non-tangent curve to the right, having a central angle of 49 degrees 22 minutes 14 seconds , a radius of 44.20 feet, an arc length of 38.11 feet, and a chord bearing South 36 degrees 15 minutes 48 seconds West a distance of 36.94 feet;
Thence North 88 degrees 51 minutes 11 seconds West non-tangent to said curve a distance of 51.55 feet;
Thence South 00 degrees 59 minutes 57 seconds West, a distance of 2.67 feet;
Thence North 88 degrees 56 minutes 35 seconds West, a distance of 34.15 feet;
Thence North 01 degrees 01 minutes 02 seconds East, a distance of 57.92 feet;
Thence North 88 degrees 56 minutes 30 seconds West, a distance of 12.97 feet;
Thence North 01 degrees 01 minutes 20 seconds East, a distance of 55.71 feet;
Thence North 89 degrees 00 minutes 21 seconds West, a distance of 154.88 feet;
Thence North 00 degrees 55 minutes 04 seconds East, a distance of 99.57 feet;
Thence North 88 degrees 59 minutes 24 seconds West, a distance of 218.88 feet to a point on the West line of said Lot 1;
Thence N North 00 degrees 54 minutes 58 seconds East on said West line a distance of 380.06 feet to the Point of Beginning.
Parcel 2:
Lot 1, Western Nebraska Property Development Second Addition, an Addition to the City of Kearney, Buffalo County, Nebraska.
Parcel 3:
Lot 1, Block 1 and Lots 1,2,3, and 4, Block 2, all in Western Nebraska Property Development Addition, an Addition to the City of Kearney, Buffalo County, Nebraska.
Parcel 4:
A tract of land located in part of Government Lot 3 and accretions thereto in Section 10, Township 8 North, Range 16 West of the 6th Principal Meridian, Buffalo County, Nebraska, more particularly described as follows:
Beginning at the Southwest Corner of Lot 1, Block 3, Western Nebraska Property Development Addition to the City of Kearney, Buffalo County, Nebraska (said point also being on the West line of said Government Lot 3);
Thence South 00 degrees 54 minutes 28 seconds West on said West line a distance of 1,316.53 feet to the South line of said Government lot 3;
Thence South 21 degrees 51 minutes 52 seconds West perpendicular to the geographic centerline of the north channel of the Platte River, a distance of 58.25 feet;
Thence South 72 degrees 08 minutes 08 seconds East on said geographic centerline, a distance of 42.59 feet;
Thence North 86 degrees 56 minutes 28 seconds East continuing on said centerline, a distance of 41.41 feet;
Thence South 85 degrees 08 minutes 14 seconds East, a distance of 72.42 feet;
Thence North 88 degrees 22 minutes 15 seconds East, a distance of 80.58 feet;
Thence North 80 degrees 52 minutes 03 seconds East, a distance of 50.33 feet;
Thence South 87 degrees 15 minutes 43 seconds East, a distance of 88.15 feet;
Thence North 74 degrees 18 minutes 13 seconds East, a distance of 48.76 feet;
Thence North 83 degrees 54 minutes 45 seconds East, a distance of 75.33 feet;
Thence North 62 degrees 14 minutes 25 seconds East, a distance of 17.07 feet;
Thence North 89 degrees 49 minutes 55 seconds East, a distance of 63.57 feet;
Thence South 74 degrees 50 minutes 51 seconds East, a distance of 45.59 feet;
Thence North 81 degrees 27 minutes 57 seconds East, a distance of 56.64 feet;
Thence South 88 degrees 54 minutes 25 seconds East, a distance of 124.35 feet;
Thence North 86 degrees 05 minutes 02 seconds East, a distance of 162.61 feet;
Thence South 84 degrees 30 minutes 48 seconds East, a distance of 45.47 feet;
Thence North 76 degrees 40 minutes 32 seconds East, a distance of 44.06 feet;
Thence South 81 degrees 31 minutes 24 seconds East, a distance of 70.89 feet;
Thence South 72 degrees 01 minutes 17 seconds East, a distance of 91.25 feet;
Thence North 80 degrees 59 minutes 26 seconds East, a distance of 17.49 feet;
Thence South 52 degrees 26 minutes 33 seconds East, a distance of 25.82 feet;
Thence South 84 degrees 30 minutes 14 seconds East, a distance of 27.52 feet;
Thence South 60 degrees 21 minutes 07 seconds East, a distance of 22.10 feet to the West Right-of-Way line of Kea West Avenue as platted in the City of Kearney, Buffalo County, Nebraska;
Thence South 76 degrees 13 minutes 14 seconds East, a distance of 39.41 feet;
Thence leaving said geographic centerline North 01 degrees 00 minutes 27 seconds East on said West Right-of-Way line a distance of 1454.82 feet to the South line of said Western Nebraska Property Development Addition;
Thence North 89 degrees 05 minutes 32 seconds West on said South line, a distance of 1,276.55 feet to the POINT OF BEGINNING.
EXCEPT all of Western Nebraska Property Development Second Addition, an Addition to the City of Kearney, Buffalo County, Nebraska.

NOTES CORRESPONDING TO SCHEDULE B

NOTES CORRESPONDING TO SCHEDULE B, SPECIAL EXCEPTIONS, IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY title commitment 10164C-15 AUGUST 7,2015 @ 8:00 AM.

12. Easement and rights incident thereto for electric lines, as set forth in instrument recorded May 27, 1963 in Miscellaneous Book 43, Page 605 of the Buffalo County Register of Deeds, Nebraska. (Plotted = No width of Easement given).

13. Terms, provisions, conditions and restrictions contained in Warranty Deed as disclosed in instrument recorded December 31, 1951, in Deed Book 153, Page 297 of the Buffalo County Register of Deeds, Nebraska. (Grantors retain half interest to all oil, gas or minerals = Not Plottable).

14. Terms, provisions, conditions and restrictions contained in Resolution No. 2010-44 as disclosed in instrument recorded March 10, 2010, in Instrument No. 2010-1397 of the Buffalo County Register of Deeds, Nebraska. (Subdivision Agreement = Effects Parcels 1 and 3 = Not Plottable).

15. Easements, restrictions and set-back lines as shown on Western Nebraska Property Development Addition Plat recorded as Instrument No. 2010-1398, but omitting, if any such conditions, covenants or restrictions based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under chapter 42, Section 3607 of the United States Code (B) Relates to handicap but does not discriminate against handicapped persons. (Plotted = Effects Parcels 1 and 3).

16. Gas Utility Easement and rights incident thereto, as set forth in instrument recorded January 13, 2012 as Instrument No. 2012-291 of the Buffalo County Register of Deeds, Nebraska. (Plotted = Effects Parcel 3).

17. Terms, provisions, conditions and restrictions contained in General Conveyance, Assignment and Bill of Sale as disclosed in instrument recorded August 17, 2012, in Instrument No. 2012-6123 of the Buffalo County Register of Deeds, Nebraska. (Reassigns name of Easement Holder = Not Plottable).

18. Easements, restrictions and set-back lines as shown on Western Nebraska Property Development Second Addition Plat recorded as Instrument No. 2014-788, but omitting, if any such conditions, covenants or restrictions based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (A) is exempt under chapter 42, Section 3607 of the United States Code (B) Relates to handicap but does not discriminate against handicapped persons. (Plotted = Effects Parcels 1 and 3).

19. Terms, provisions, conditions, restrictions, easements, reservations and rights incident as set forth in Minor Subdivision Approval recorded September 17, 2013,as Instrument No. 2013-7296 (Effects Parcel 1- Not Plottable).

20. Terms, provisions, conditions and restrictions contained in Ordinance No. 7996 as disclosed in instrument recored June 1, 2015 as Instrument No. 2015-3134. (Vacates part of Easements, Plotted = Effects Parcel 1).

SURVEY NOTES

3. FLOOD PLAIN NOTE
By graphic plotting only, this property is in: Zone X, Areas determined to be outside the 0.02% annual chance floodplain: Zone X, Areas of 0.2% anual chance of flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1" annual chance flood: Zone AE a Special Flood Hazard Area of 1% annual flood chance flood with Base Flood Elevations determined as shown on Flood Insurance Rate Map, Community Panel No. 310126C0610D, effective date of November 26, 2010. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

16. There is evidence of current earth moving work for designed improvements in Parcel 2.

17. There are no proposed changes in existing street Rights-of-Way by controlling jurisdiction, but additional Rights-of-Way are planned in Parcel 4.

18. There is no observed evidence of site used as a solid waste dump, sump or sanitary landfill.

19. No wetland delineation was performed by appropriate authorities on subject property, according to the U.S. Fish and Wildlife Service Wetland Inventory, 4.92 Acres of PFOA Wetland exist on the Southern Portion of Parcel 4.

UTILITY INFORMATION

UTILITY INFORMATION
The underground utilities are shown in approximate locations as best defined from field survey information, from existing drawings and/or from physical locating by utility companies.

The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available.

Contact all utility companies for exact locations prior to any construction or excavation at Digger's Hotline of Nebraska (800) 331-5666.

ENCROACHMENTS

SITE ENCROACHMENTS
No encroachments appear to exist on the subject property, nor do any encroachments from the subject property onto adjacent property appear to exist.

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE
To: Kearney properties, LLC, a Nebraska limited liability company
First National Bank of Omaha
Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(b), 7(a)(b), 8, 9, 11(a), 16, 17, 18 and 19 of Table A thereof. The field work was completed on September 17, 2015.

Date of Plat or Map: 9-24-2015

Signature:
Chad Dixon
Nebraska Registered Land Surveyor No. 672

(SEAL)
NEBRASKA REGISTERED LS-672 LAND SURVEYOR CHAD DIXON

LEGEND

- ▲ = SECTION CORNERS FOUND
- ⊕ = CORNERS FOUND
- ○ = CORNERS ESTABLISHED (CAPPED 5/8" x 24" REBAR)
- ◘ = CORNERS ESTABLISHED (PK NAIL W/I.D. WASHER SET IN CONCRETE)
- × = TEMPORARY POINT
- (M) = MEASURED DISTANCES
- (P) = PLATTED DISTANCES
- (T) = TITLE COMMITMENT DISTANCES
- (R) = RECORDED DISTANCES
- BSBL = BUILDING SETBACK LINE
- ⊠ = ELECTRIC TRANSFORMER
- ← = GUY ANCHOR
- ● = TELEPHONE PEDESTAL
- ⊙ = GAS METER OR RISER
- ⚠ = SIGN
- ◆ = POWER OR TELEPHONE POLE
- ✖ = LIGHT POLE
- ⊗ = YARD HYDRANT
- · = BOLLARD
- ⚠ = FIRE HYDRANT
- ⋈ = WATER VALVE
- = TITLE COMMITMENT LINE
- = CENTERLINE EXISTING PAVEMENT
- = EASEMENT LINE
- = CONCRETE LINE
- = BUILDING LINE
- = FLOOD ZONE LINE
- OHE = OVERHEAD ELECTRIC LINE
- E = UNDERGROUND ELECTRIC LINE
- T = UNDERGROUND TELEPHONE LINE
- Stm = STORM SEWER LINE
- FO = FENCE
- FO = UNDERGROUND FIBER-OPTIC LINE
- T = UNDERGROUND TELEPHONE LINE
- GAS = GAS LINE
- = BUILDING SETBACK LINE
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = SEWER CLEAN OUT
- = WELL

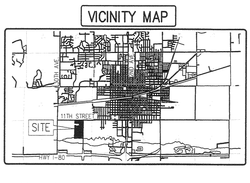
LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S17°51'52"W	58.25	L14	S84°30'48"E	45.47
L2	S72°08'08"E	42.59	L15	N78°40'32"E	44.06
L3	N88°56'28"E	41.41	L16	S87°31'24"E	70.89
L4	S85°08'14"E	72.42	L17	S72°01'17"E	91.25
L5	N88°22'15"E	80.58	L18	N80°59'26"E	17.49
L6	N80°32'03"E	50.33	L19	S52°26'33"E	25.82
L7	S87°15'43"E	88.15	L20	S84°20'14"E	27.52
L8	N74°18'13"E	48.76	L21	S60°21'07"E	22.10
L9	S83°54'45"E	75.33	L101	N88°56'30"W	12.97
L10	N62°14'25"E	17.07	L102	N1°01'02"E	57.92
L11	N89°49'55"E	63.57	L103	N88°56'35"W	34.15
L12	S74°50'51"E	45.59	L104	S0°59'57"W	2.67
L13	N87°27'57"E	56.64	L105	N88°51'11"W	51.55

CURVE DATA

NUMBER	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	49°22'14"	44.23'	38.11'	S 36°15'48" W	36.94'

VICINITY MAP



ZONING INFORMATION

SITE RESTRICTIONS
According to the City of Kearney Planning/Zoning office this area is zoned R3-PD - Urban Residential Multi-Family - Planned District; CO-PD - Office - Planned District; and AG - Agricultural District.

LOTS 3 & 4, BLOCK TWO, WESTERN NEBRASKA PROPERTY DEVELOPMENT ADDITION

Zone R3-PD - Kearney City Code Chapter 21-102

Site area per Housing Unit (S.F.): 1-Family= 5000; Multi-Family = 2500
Minimum Lot area (S.F.): 1-Family = 4000; Multi-Family = 1 acre
Minimum Lot Width (FT.): 1-Family = 45; Multi-Family = 150
Minimum Yards (FT.): Front - 1-Family = 25; Multi-Family = 30
Side - 1-Family = 7; Multi-Family = 25
Street Side - 25 (all)
Rear - 1-Family = 25; Multi-Family = 25
Maximum Height (FT.): 1-Family = 35; Multi-Family = 45

LOT 1, BLOCK ONE; LOTS 2 & 3, BLOCK 2; AND LOT 1, BLOCK 3 ALL OF WESTERN NEBRASKA PROPERTY DEVELOPMENT ADDITION

LOT 1 WESTERN NEBRASKA PROPERTY DEVELOPMENT SECOND ADDITION

Zone CO-PD - Kearney City Code Chapter 25-102

Site area per Housing Unit (S.F.): N/A
Minimum Lot area (S.F.): 6000
Minimum Lot Width (FT.) 75
Minimum Yards (FT.): Front - 25
Side - 7
Street Side - 25
Rear - 25
Maximum Height (FT.): 45

PARCEL 4 - UNPLATTED

Zone AG - Kearney City Code Chapter 15-102

Site area per Housing Unit: 1-Family = 20 acres
Minimum Lot area: 1-Family = 20 acres; Other Permitted Uses = 20 acres
Minimum Lot Width (FT.) 1-Family = 500; Other = 500
Minimum Yards (FT.): Front - 1-Family = 50; Other = 50
Side - 1-Family = 50; Other = 50
Street Side - 50 (all)
Rear - 1-Family = 100; Other = 100
Maximum Height (FT.): 1-Family = 35; Other = 35

LAND AREA

GROSS LAND AREA
2,916,004 S.F.
66.942 Acres

"ALTA/ACSM TITLE SURVEY"

KEARNEY REGIONAL MEDICAL CENTER
KEARNEY
BUFFALO COUNTY, NEBRASKA

Miller & Associates
1111 CENTRAL AVENUE
KEARNEY, NE 68847-6833
Tel: 308-234-6456
Fax: 308-234-1146

PARTY CHIEF:	TODD SCHEPLER
	S.I.T. No. 241
SURVEY COMPLETED:	SEPTEMBER 22,2015
DRAWN BY:	CHAD DIXON
REVISIONS:	DATE & REASON

SHEET 1 OF 1 SHEETS

FB# 1134