

**UTILITIES NOTE:**  
NEBRASKA CALL TICKET NO. 19122952

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM GROUND PENETRATION TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND HAVING NO UTILITY COMPANIES IDENTIFIED FROM AVAILABLE SOURCES. HOWEVER, A CAREFUL EXAMINATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DETERMINED AND ARE ONLY INDICATED IN GENERAL IN SOME DIRECTIONS BY OTHER AVAILABLE UTILITY LOCATION RECORDS FROM SURVEYORS MAY BE REQUIRED OR RELY IN AN APPROPRIATE MANNER WHEN CASE THE SURVEYOR SHALL NOTE ON THE PLAN OR MAP SHOW THE AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES.

**ZONING AND SETBACKS:**

- SUBJECT PROPERTY IS ZONED AS AGRICULTURAL (D1-CR17)
- MINIMUM LOT AREA - 20 ACRES
- MINIMUM LOT WIDTH - 100 FEET
- MINIMUM FRONT YARD - 25 FEET
- MINIMUM SIDE YARD - 15 FEET
- MINIMUM REAR YARD - 25 FEET
- MINIMUM BUILDING HEIGHT - 35 FEET
- (1) - ZONING AND SETBACKS OBTAINED FROM CITY OF OMAHA, NEBRASKA

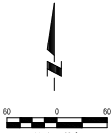
**MISCELLANEOUS NOTES:**

1) - NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADJUSTMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

**LEGEND**

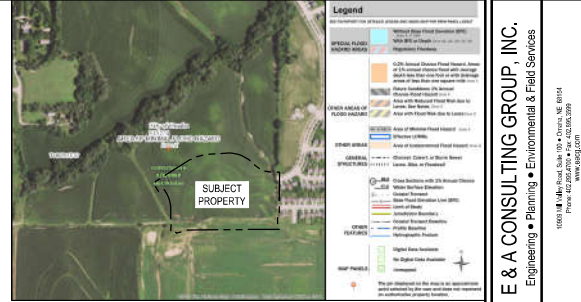
NOTE: FOR REFERENCE ONLY, ITEMS DEPICTED IN LEGEND MAY NOT APPEAR ON PLANS.

- SECTION CORNER
- PROPERTY CORNER SET (BY REBAR)
- LIGHT POLE
- FIRE HYDRANT
- UTILITY VALVE (WATER)
- MANHOLE
- FLARED END SECTION (SEE NOTED)
- CURB INLET
- SEIN
- FENCE LINE
- GAS LINE
- WATER LINE
- UGP - UGP
- POWER LINE (UNDERGROUND)
- COMM - COMM
- COMMUNICATION LINE (TELEPHONE, TV)
- SANITARY SEWER LINE
- STORM SEWER LINE
- DIPOLOUS TREE

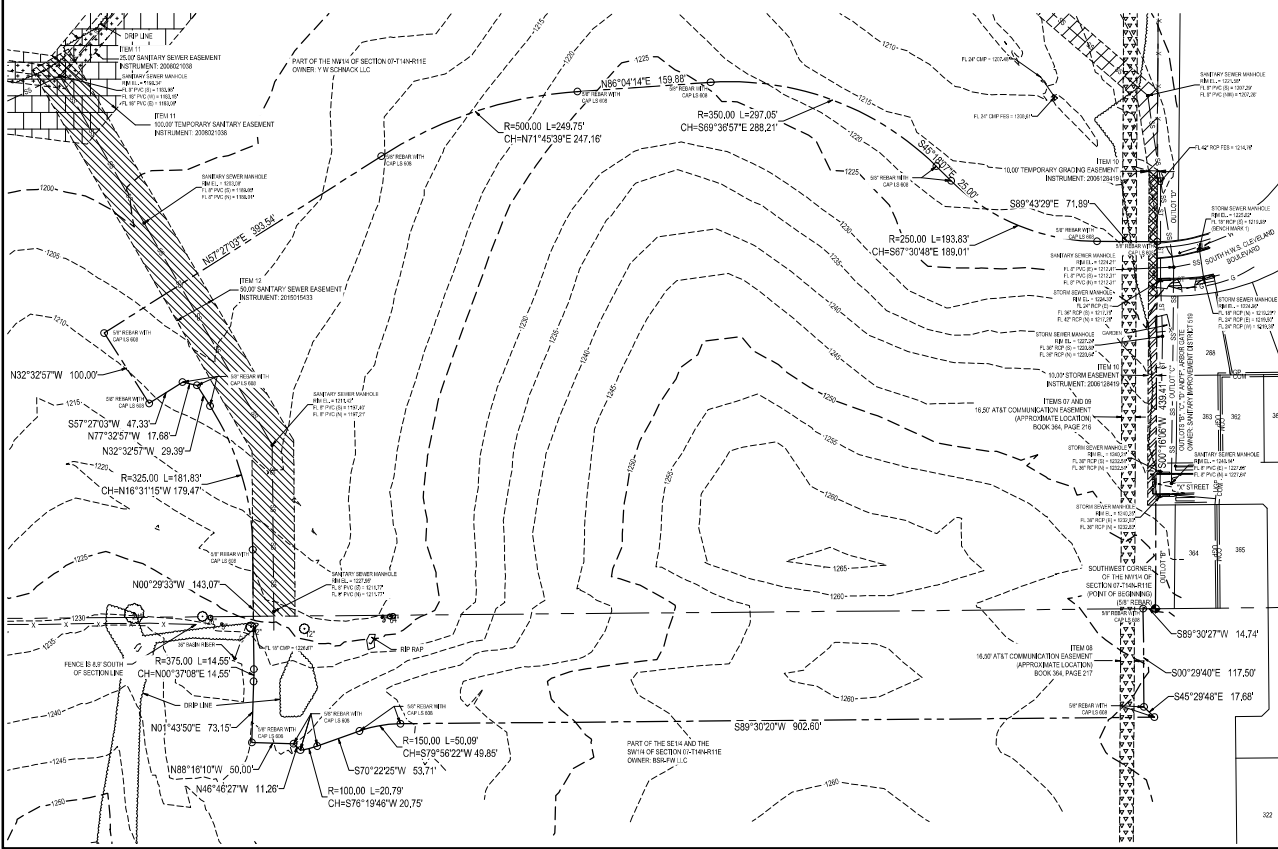


**HATCH LEGEND**

- ITEM 01 16.07 AT&T COMMUNICATION EASEMENT  
BOOK 364 PAGE 216
- ITEM 10 25.00 FOOT SANITARY SEWER EASEMENT  
INSTRUMENT: 200821019
- ITEM 10 10.00 FOOT STORM SEWER EASEMENT  
INSTRUMENT: 200812519
- ITEM 10 10.00 FOOT STORM SEWER EASEMENT  
INSTRUMENT: 200812519
- ITEM 11 30.00 FOOT TEMPORARY SANITARY SEWER  
INSTRUMENT: 200821019
- ITEM 11 25.00 FOOT PERMANENT SANITARY SEWER  
INSTRUMENT: 200821019
- ITEM 12 30.00 FOOT SANITARY SEWER EASEMENT  
INSTRUMENT: 200515433



**FLOOD PLAN STATEMENT:**  
SUBJECT PROPERTY IS LOCATED IN ZONE X AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP, DOUGLAS COUNTY, MAP NUMBER 18050322H, PANEL NOT PRINTED.



**LEGAL DESCRIPTION**

(AS CONTAINED IN TITLE COMMENT)

PARCEL 1:  
A TRACT OF LAND TO BE SURVEYED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE 1/4 NW 1/4) OF SECTION SEVEN (7), TOWNSHIP FOURTEEN (14) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

PARCEL 2:  
A TRACT OF LAND TO BE SURVEYED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 SW 1/4) OF SECTION SEVEN (7), TOWNSHIP FOURTEEN (14) NORTH, RANGE ELEVEN (11) EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

(FOR SURVEYOR)

A TRACT OF LAND LOCATED IN PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4, ALL LOCATED IN SECTION 07, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SW 1/4 OF SECTION 07, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SECTION 07; AND/OR GATE 4; AND BEING LOCATED PART OF THE NW 1/4 OF SAID SECTION 07; THENCE S89°30'27\"/>

**SCHEDULE B PART 1 'SPECIAL EXCEPTIONS' FROM TITLE COMMITMENT NO. 0288491:**  
EASEMENT LOCATIONS SHOWN ON DRAWING WERE COPIED FROM TITLE COMMITMENT NO. 0288491, AUGUST 14, 2010 AT 8:00 AM, SUPPLIED BY NEBRASKA TITLE COMPANY, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

- ITEM 01 EASEMENT GRANTED TO THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY, ITS ASSOCIATED AND ALLED COMPANIES, ITS AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, LESSEES AND AGENTS, RECORDED MARCH 25, 1991 IN BOOK 364, PAGE 216, RECORDS OF DOUGLAS COUNTY, NEBRASKA, (PARCEL 1) AFFECTS SUBJECT PROPERTY, APPROXIMATE LOCATION IS SHOWN ON DRAWING.
- ITEM 02 EASEMENT GRANTED TO THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY, ITS ASSOCIATED AND ALLED COMPANIES, ITS AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, LESSEES AND AGENTS, RECORDED MARCH 25, 1991 IN BOOK 364, PAGE 217, RECORDS OF DOUGLAS COUNTY, NEBRASKA, (PARCEL 2) AFFECTS SUBJECT PROPERTY, APPROXIMATE LOCATION IS SHOWN ON DRAWING.
- ITEM 03 EASEMENT GRANTED TO THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY, ITS ASSOCIATED AND ALLED COMPANIES, ITS AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, LESSEES AND AGENTS, RECORDED OCTOBER 6, 1991 IN BOOK 370, PAGE 277, RECORDS OF DOUGLAS COUNTY, NEBRASKA, (PARCEL 1) AFFECTS SUBJECT PROPERTY, APPROXIMATE LOCATION OF AREA SHOWN WITH ITEM 02, SHOWN ON DRAWING, THE EXISTING ERODED AREA LOCATION IS AMBIGUOUS AND THEREFORE NOT SHOWN ON DRAWING.
- ITEM 04 TERMS AND CONDITIONS OF RETURN OF APPRAISERS RECORDED NOVEMBER 8, 2006 AS INST. NO. 200612418, RECORDS OF DOUGLAS COUNTY, NEBRASKA, (PARCEL 1) STORM SEWER AND GRADING EASEMENTS AFFECT SUBJECT PROPERTY, AS SHOWN ON DRAWING, SANITARY SEWER EASEMENT AFFECTS PARCEL, BUT DOES NOT AFFECT SUBJECT PROPERTY, AS SHOWN ON DRAWING.
- ITEM 05 TERMS AND CONDITIONS OF REPORT OF APPRAISERS RECORDED MARCH 5, 2008 AS INST. NO. 200801038, RECORDS OF DOUGLAS COUNTY, NEBRASKA, (PARCEL 1) SANITARY SEWER EASEMENT AFFECTS PARCEL, BUT DOES NOT AFFECT SUBJECT PROPERTY, AS SHOWN ON DRAWING.
- ITEM 06 PERMANENT SANITARY SEWER EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. 562 OF DOUGLAS COUNTY, NEBRASKA, A NEBRASKA POLITICAL SUBDIVISION, AND ITS SUCCESSORS AND ASSIGNS AND THEIR ESTATE, NEBRASKA, A NEBRASKA LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS, RECORDED MARCH 4, 2015 AS INST. NO. 201501543, RECORDS OF DOUGLAS COUNTY, NEBRASKA, (PARCEL 1) AFFECTS SUBJECT PROPERTY, AS SHOWN ON DRAWING.
- ITEM 07 TEMPORARY GRADING EASEMENT FROM W. J. COVACK, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, TO BERRILL, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, RECORDED MARCH 4, 2015 AS INST. NO. 201501543, RECORDS OF DOUGLAS COUNTY, NEBRASKA, (PARCELS 1 AND 2), TEMPORARY EASEMENT EXPIRES ON MAY 15, 2016, THEREFORE DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT SHOWN ON DRAWING.

**SURVEYOR'S CERTIFICATION:**

TO SPARTY COUNTY SCHOOL DISTRICT NO. 71-K017 ALSO KNOWN AS GREINA PUBLIC SCHOOLS, NEBRASKA TITLE COMPANY, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THE MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA NSPS LAND TITLE SURVEYS, DULY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND REGISTRATION NO. 1-2, 1-3, & 3-01, 11/15/07. THEREAFTER, THE FIELDWORK WAS COMPLETED ON JULY 15, 2018.

ERIC A. SCHENEN L.S. 609 DATE:

**E & A CONSULTING GROUP, INC.**  
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**E & A CONSULTING GROUP, INC.**  
Engineering Attorney

**GREINA ELEMENTARY SCHOOL #6**  
DOUGLAS COUNTY, NEBRASKA

**ALTA NSPS**  
LAND TITLE SURVEY

Date	Description	Drawn	Checked
2018/07/15	Final	ERIC A. SCHENEN	ERIC A. SCHENEN
2018/07/15	Final	ERIC A. SCHENEN	ERIC A. SCHENEN
2018/07/15	Final	ERIC A. SCHENEN	ERIC A. SCHENEN
2018/07/15	Final	ERIC A. SCHENEN	ERIC A. SCHENEN