



MISC 2015100671



DEC 01 2015 11:39 P 3

*3/1 misc*

FEE *22.00* FB 01-60000

BKP 7-15-11 EXAM

IND SCAN PRF

*B NE > NE  
NW*

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
12/1/2015 11:39:52.01



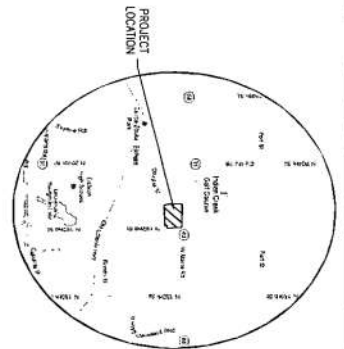
2015100671

THE ABOVE SPACE IS FOR THE REGISTER OF DEEDS RECORDING INFORMATION

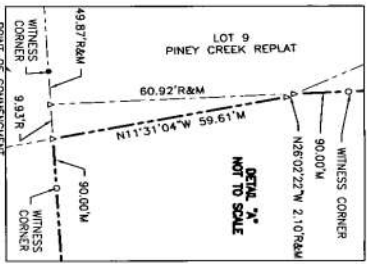
RETURN TO:

*TDDI /*

CHECK NUMBER



VICINITY MAP



**LEGEND**

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET 5/8" REBAR/CP# #308
- △ COMPUTED LOCATION NOT SET IN FIELD
- R RECORD DISTANCE
- M MEASURED DISTANCE

**FEU 10**

PERMANENT EASEMENT FOR DRIVE  
RELATION OF PROPERTY DESCRIBED IN  
BOOK 682 AT PAGE 257 OF THE  
DOUGLAS COUNTY RECORDS. THIS  
EASEMENT IS DESCRIBED ON PAGE 263  
OF ABOVE REFERENCED DOCUMENT.

**CERTIFICATION**

TO ONE PROFESSIONAL SQUARE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY,  
SHIRLEY L FROEN, TRUSTEE OR SUCCESSOR TRUSTEE OF THE SHIRLEY L  
FROEN REVOCABLE TRUST U/I/T/W/ DATED DECEMBER 12, 2014,  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND  
AMERICAN LAND TITLE COMPANY d/s/g MISSOURI RIVER TITLE

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY  
ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE  
2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR  
ALTIMANS LAND TITLE SURVEYS, COMPILED, REVISED AND  
ADOPTED BY THE SURVEYORS' BOARD OF NEBRASKA, CHAPTER 2-2,  
4 AND 6(B) OF TABLE A THEREOF. THE FIELD WORK WAS  
COMPLETED ON NOVEMBER 24, 2015.

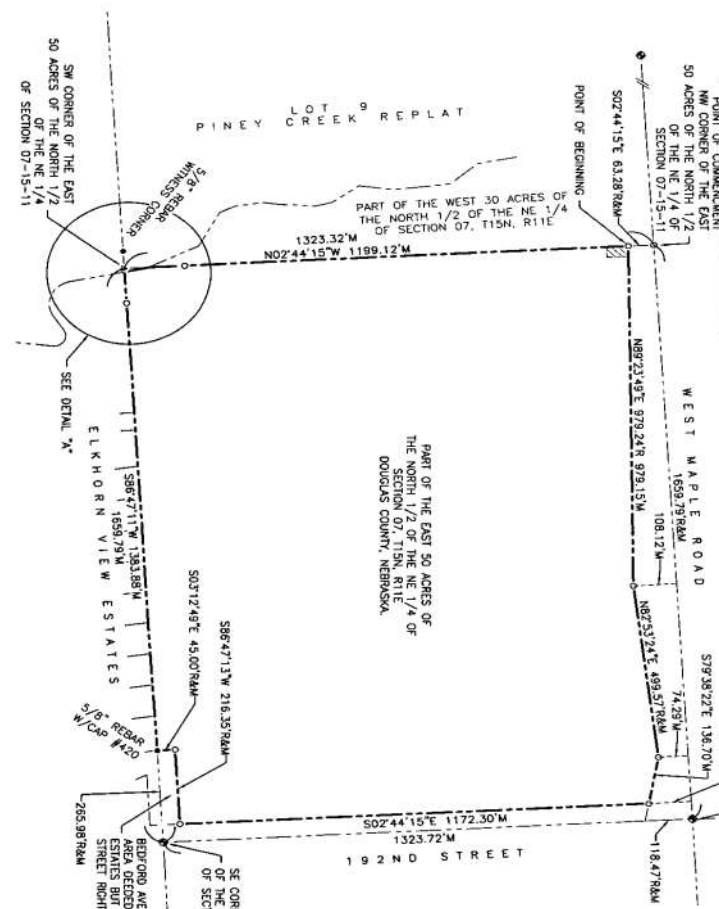
NOVEMBER 24, 2015

JAMES D WANKNER  
NEBRASKA RLS #308

**NOTES**

1. FLOOD ZONE CLASSIFICATION:  
THE PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS  
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE  
FLOODPLAIN) PER THE DOUGLAS COUNTY, NEBRASKA AND  
INCORPORATED AREAS FLOOD INSURANCE MAP NUMBER  
3103501080 AND 3103501072 BOTH DATED MAY 2, 2010.
2. GROSS LAND AREA:  
THE PROPERTY CONTAINS 1,979,136 SQUARE FEET OR 45.43  
ACRES MORE OR LESS.
3. CURRENT ZONING CLASSIFICATION:  
THE PROPERTY IS ZONED AG (AGRICULTURAL DISTRICT) PER  
THE DOUGLAS COUNTY GIS WEBSITE (http://www.dco.us.gov/  
REQUIREMENTS).
4. TITLE COMMITMENT - SCHEDULE B-1 ITEMS:  
THE DRAWING STRIPS OR RECORDS DESCRIBED LISTED  
HEREIN SHALL BE OBTAINED BY THE INSURANCE COMPANY FOR THE  
INSURANCE COMPANY COMMITMENT FOR THE INSURANCE  
NUMBER 20150915, EFFECTIVE DATE OCTOBER 16, 2015 AT  
8:00 A.M.

FEU 11  
THE PERMANENT AND TEMPORARY EASEMENTS AND  
RIGHT-OF-WAY DESCRIBED IN MSC BOOK 1325 AT PAGE  
560 LIE WITHIN WHAT HAS BEEN DEDICATED AS 192ND STREET  
RIGHT-OF-WAY.



POINT OF BEGINNING

502.44' 15' W 83.28' R&M

502.44' 15' W 1189.12' M

1323.32' M

PART OF THE WEST 30 ACRES OF  
THE NORTH 1/2 OF THE NE 1/4 OF  
SECTION 07, T15N, R11E

5/8" REBAR  
WITNESS CORNER

SW CORNER OF THE EAST  
50 ACRES OF THE NORTH 1/2  
OF THE NE 1/4  
OF SECTION 07-15-11

SEE DETAIL "X"

ELKHORN VIEW ESTATES

5/8" REBAR  
W/CP #40

586.47' 13' W 216.35' R&M

503.12' 49' E 45.00' R&M

586.47' 11' W 138.88' M

1659.79' W

SEE DETAIL "X"

NE CORNER OF THE NE 1/4  
OF SECTION 07-15-11

106.41' W

579.38' 222' E 136.70' W

1659.79' R&M

108.12' W

802.44' 15' W 1172.30' M

1323.72' M

502.44' 15' W 1189.12' M

118.47' R&M

WEST MAPLE ROAD

192ND STREET

**TD2**  
engineering & surveying

19205 WEST MAPLE ROAD  
OMAHA, NE 68154  
TEL: 402.330.0888  
WWW.TD2SURVEY.COM

ALTIMANS LAND  
TITLE SURVEY  
19205 WEST MAPLE  
ROAD

ONE PROFESSIONAL  
SQUARE, LLC

PART OF THE EAST 50  
ACRES OF THE  
NORTH 1/2 OF THE NE  
1/4 OF SECTION  
7-15-11, DOUGLAS  
COUNTY, NEBRASKA.

**811**  
Call Before You Dig  
NEBRASKA

Job No.: 1951-104-1AL  
Drawn By: JAW  
Date: 11/24/2015  
Book: ANTLER VIEW  
Pages: 22-23

Sheet 1 of 1