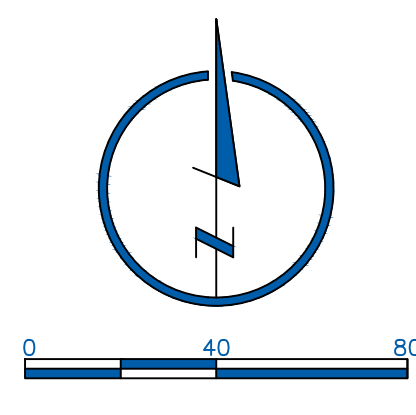


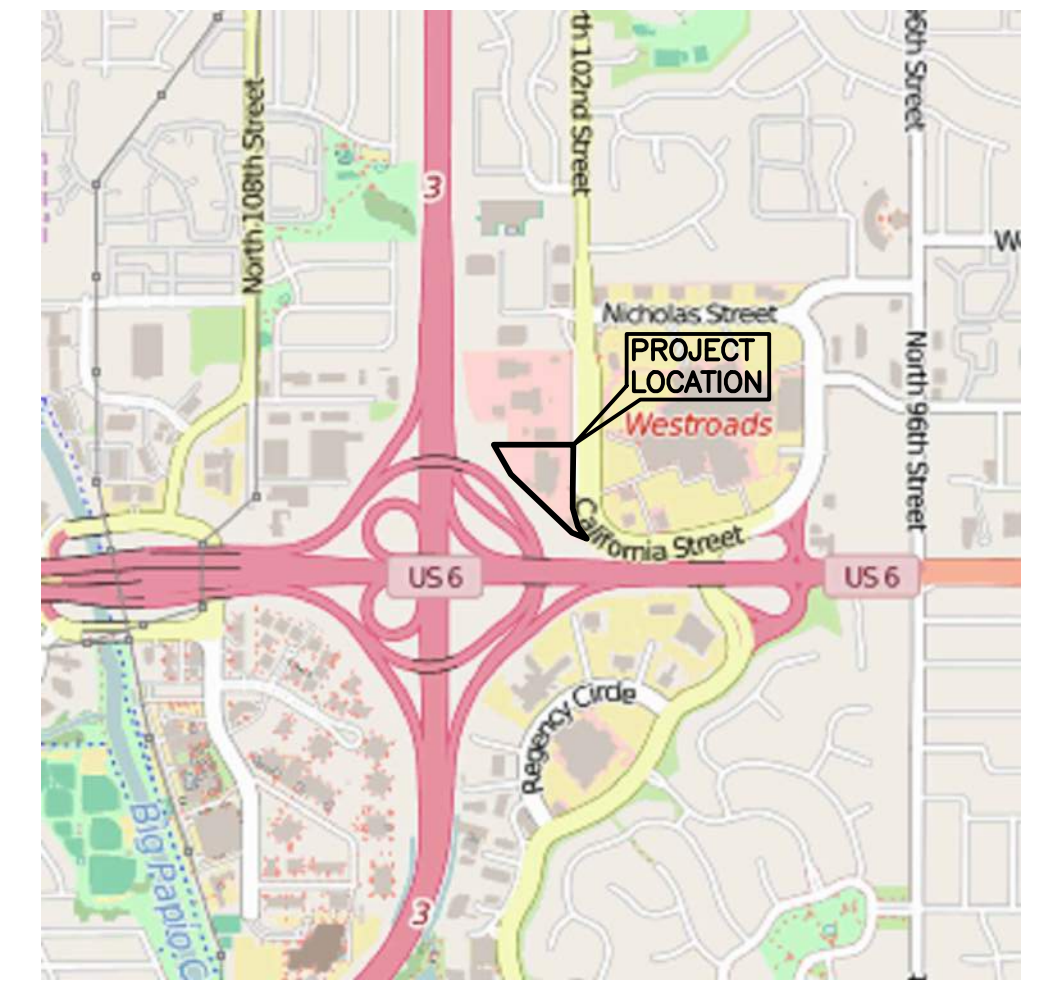
**EASEMENT LEGEND**

- 7 10 FOOT WIDE EASEMENT GRANTED TO SANITARY AND IMPROVEMENT DISTRICT NO. DOUGLAS COUNTY, NEBRASKA RECORDED IN BOOK 451 AT PAGE 155.
- 9 10 FOOT WIDE EASEMENT AND AGREEMENT GRANTED TO NORTHWESTERN BELL TELEPHONE COMPANY RECORDED IN BOOK 457 AT PAGE 575.
- 18 VACATED 102ND STREET RIGHT OF WAY, ORDINANCE #41349 RECORDED AT INSTRUMENT NO. 2017105227 WITH EASEMENTS RETAINED FOR SEWERS AND UTILITIES, PUBLIC ACCESS EASEMENT VIA SEPARATE RECORDED INSTRUMENT
- 16 EASEMENTS RETAINED BY STATE OF NEBRASKA FOR OPERATION AND USE OF EXISTING UTILITIES AND FOR, NOISE, AIR, LIGHT AND DUST ASSOCIATED WITH VEHICULAR TRAFFIC INST. #2003194757
- 12 VACATED ORD #33851 WITH EASEMENTS RETAINED RECORDED IN BOOK 1176 AT PAGE 340.
- 14 VACATED ORD #36121 RECORDED IN BOOK 1484, PAGE 681 WITH EASEMENTS RETAINED BY CITY OF OMAHA, EASEMENTS RETAINED BY STATE OF NEBRASKA FOR OPERATION AND USE OF EXISTING UTILITIES AND FOR, NOISE, AIR, LIGHT AND DUST ASSOCIATED WITH VEHICULAR TRAFFIC INST. #2003194752
- 15 EASEMENTS RETAINED BY STATE OF NEBRASKA FOR OPERATION AND USE OF EXISTING UTILITIES AND FOR, NOISE, AIR, LIGHT AND DUST ASSOCIATE WITH VEHICULAR TRAFFIC INST. #2005163760

- LEGEND**
- S— SANITARY SEWER
  - ST— STORM SEWER
  - MANHOLE
  - ▣ HOODED GRATE INLET
  - ▣ FLARED END SECTION
  - ▣ GAS WARNING SIGN
  - ▣ GAS METER
  - ▣ STREET LIGHT
  - ▣ LIGHT POLE
  - ▣ GROUND LIGHT
  - ▣ TRANSFORMER
  - ▣ POWER METER
  - ▣ POWER PULL BOX
  - UE--- UNDERGROUND POWER (FROM TD2 SURVEY DATED 2-15-2012)
  - G--- UNDERGROUND GAS (FROM TD2 SURVEY DATED 2-15-2012)
  - W--- UNDERGROUND WATER (FROM TD2 SURVEY DATED 2-15-2012)
  - FO--- UNDERGROUND FIBER OPTIC (FROM TD2 SURVEY DATED 2-15-2012)
  - LIGHT POLE (FROM TD2 SURVEY DATED 2-15-2012)
  - ▣ CABLE TV VAULT (FROM TD2 SURVEY DATED 2-15-2012)
  - ▣ CABLE TV PEDESTAL (FROM TD2 SURVEY DATED 2-15-2012)
  - ▣ FIRE HYDRANT (FROM TD2 SURVEY DATED 2-15-2012)
  - CHAIN LINK FENCE
  - ★ FIRE DEPT. CONNECTION (FROM TD2 SURVEY DATED 2-15-2012)
  - ▣ GAS METER (FROM TD2 SURVEY DATED 2-15-2012)
  - ▣ GAS VALVE (FROM TD2 SURVEY DATED 2-15-2012)
  - ▣ POST INDICATOR VALVE (FROM TD2 SURVEY DATED 2-15-2012)
  - ▣ UNIDENTIFIED PULL BOX
  - ▣ CABLE TV PULL BOX
  - DECIDUOUS TREE AND SIZE
  - CONIFEROUS TREE AND SIZE
  - ▣ SPRINKLER VALVE BOX
  - IE INVERT ELEVATION
  - FL FLOW LINE
  - CORNERS FOUND
  - RPC RED PLASTIC CAP
  - YPC YELLOW PLASTIC CAP
  - PT PINCH TOP PIPE
  - OT OPEN TOP PIPE
  - SB SOLID BAR
  - SECTION LINE
  - SECTION CORNER
  - BOUNDARY LINE
  - LOT LINE
  - EXISTING LOT LINE
  - EASEMENT LINE
  - RESTRICTED ACCESS LINE



LOCATED IN:  
SE 1/4 SW 1/4 SEC. 16-15-12  
SW 1/4 SE 1/4 SEC. 16-15-12



VICINITY MAP

**EASEMENT NOTES**

- EASEMENTS SHOWN HEREON AS PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUED THROUGH TITLECORE NATIONAL, LLC COMMITMENT NUMBER 37025C-19, REVISIONS NUMBER 1 EFFECTIVE DATE: APRIL 1, 2019 AT 8:00 A.M.
- ITEM 1 - NOT A SURVEY MATTER
- 2. (a) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
- (b) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- (c) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY.
- (d) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE, OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (SEE SURVEY AND NOTES)
- ITEMS 3 AND 4 - NOT A SURVEY MATTER
- 5. RESTRICTED ACCESS AS SET FORTH IN RETURN OF APPRAISERS RECORDED FEBRUARY 4, 1959 IN MISC. BOOK 338 AT PAGE 639 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA. (AS SHOWN HEREON.)
- 6. EASEMENT IN FAVOR OF NORTHWESTERN BELL TELEPHONE COMPANY, ITS SUCCESSORS AND ASSIGNS, RECORDED JUNE 8, 1967 IN BOOK 450 AT PAGE 107 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, TO CONSTRUCT AND MAINTAIN THEREON A TELEPHONE REPEATER STATION, TO BE ENCLOSED IN A MASONRY BUILDING OCCUPYING AN AREA 8 FEET BY 10 FEET, MORE OR LESS, UPON THE PUBLIC RIGHT OF WAY NEAR TO AND IN THE VICINITY OF 102ND STREET AND WEST DODGE ROAD AS DESCRIBED THEREIN. (AS SHOWN HEREON.)
- 7. EASEMENT IN FAVOR OF SANITARY AND IMPROVEMENT DISTRICT NO. 129 OF DOUGLAS COUNTY, NEBRASKA RECORDED JULY 12, 1967 IN MISC. BOOK 451 AT PAGE 155 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, FOR THE PURPOSE OF CHANGING, REPAIRING, INSPECTING, MAINTAINING AND RECONSTRUCTING A SEWER ON, OVER, UNDER, IN AND ACROSS THE PROPERTY AS DESCRIBED THEREIN. (AS SHOWN HEREON.)
- 8. EASEMENT AND AGREEMENT BY AND BETWEEN W. D. HOSFORD, JR. AND MARY H. HOSFORD, HUSBAND AND WIFE, KATHRYN H. HAMILTON AND FRANK T. HAMILTON, WIFE AND HUSBAND, OWNERS AND FORD LEASING DEVELOPMENT COMPANY, RECORDED NOVEMBER 13, 1967 IN MISC. BOOK 455 AT PAGE 477 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, FOR INGRESS AND EGRESS FOR PRIVATE ROADWAY AS DESCRIBED THEREIN, FOR AS LONG AS FORD, ITS SUCCESSOR OR ASSIGNS OR SUBTENANTS SHALL BE LAWFULLY IN POSSESSION OF THE LEASED PREMISES. (NOT ON SUBJECT PROPERTY.)
- 9. EASEMENT AND AGREEMENT IN FAVOR OF NORTHWESTERN BELL TELEPHONE COMPANY RECORDED DECEMBER 22, 1967 IN MISC. BOOK 457 AT PAGE 575 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, FOR A PERMANENT EASEMENT AND FOR INGRESS AND EGRESS FOR MAINTENANCE OF AN INSTALLED UNDERGROUND CABLE OVER AND ACROSS A PORTION OF SUBJECT PROPERTY AS DESCRIBED THEREIN. (AS SHOWN HEREON.)
- 10. ACCESS RESTRICTIONS AS SET FORTH IN WARRANTY DEED GRANTED TO THE STATE OF NEBRASKA RECORDED JULY 20, 1959 IN BOOK 1068 AT PAGE 119 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA. (NOT ON SUBJECT PROPERTY.)
- 11. RESTRICTED ACCESS AS SET FORTH IN WARRANTY DEED IN FAVOR OF THE STATE OF NEBRASKA RECORDED APRIL 30, 1959 IN BOOK 1061 AT PAGE 375 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA AND AS AMENDED BY DEED OF CORRECTION RECORDED FEBRUARY 1, 1967 IN BOOK 1309 AT PAGE 303 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA. (AS SHOWN HEREON.)
- 12. EASEMENTS AS RESERVED BY THE CITY OF OMAHA AS SET FORTH IN ORDINANCE NO. 33851 VACATING 102ND STREET ADJACENT TO WEST DODGE ROAD, RECORDED MAY 7, 1996 IN MISC. BOOK 1176 AT PAGE 340 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, FOR RIGHT TO MAINTAIN, OPERATE, REPAIR AND RENEW SEWERS NOW EXISTING THEREIN AND IN THE FUTURE TO CONSTRUCT, MAINTAIN, REPAIR AND RENEW ADDITIONAL OR OTHER SEWERS, AND ALSO THE RIGHT TO AUTHORIZE THE PUBLIC UTILITIES AND CABLE TELEVISION SYSTEMS TO CONSTRUCT, MAINTAIN, REPAIR OR RENEW AND OPERATE NOW OR HEREAFTER INSTALLED WATER MAINS AND GAS MAINS, POLE LINES, CONDUITS, ELECTRICAL TRANSMISSION LINES, SOUND AND SIGNAL TRANSMISSION LINES AND OTHER SIMILAR SERVICES AND EQUIPMENT AND APPURTENANCES ABOVE, ON AND BELOW THE SURFACE OF THE GROUND AS DESCRIBED THEREIN. (AS SHOWN HEREON.)
- 13. RESTRICTED ACCESS AS SET FORTH IN RESOLUTION FROM THE CITY OF OMAHA, NEBRASKA RECORDED OCTOBER 21, 1970 IN MISC. BOOK 1419 AT PAGE 77 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA. (AS SHOWN HEREON.)
- 14. EASEMENTS AS RESERVED BY THE CITY OF OMAHA AS SET FORTH IN ORDINANCE NO. 36121 VACATING A PORTION OF 102ND STREET (WEST SIDE) NORTH OF WEST DODGE ROAD, RECORDED JANUARY 8, 2003 IN MISC. BOOK 1484 AT PAGE 681 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, IN WHICH THE STATE OF NEBRASKA, DEPARTMENT OF ROADS RETAINS AND RESERVES TO ITSELF ALL SALT SPRINGS, COAL, OIL, GAS, NATURAL RESOURCES OR OTHER MINERAL RIGHTS, RESERVES AN EASEMENT FOR THE OPERATION, MAINTENANCE AND USE OF ANY AND ALL EXISTING UTILITIES WHICH ARE LOCATED OVER, UNDER OR UPON SUBJECT PROPERTY CONVEYED, RESERVES TO ITSELF A PERMANENT EASEMENT OVER WHICH THE VARIOUS IMPACTS, INCLUDING BUT NOT LIMITED TO, NOISE, AIR, LIGHT, AND DUST, ASSOCIATED WITH VEHICULAR TRAFFIC ON THE HIGHWAY MAY BE DISBURSED. (AS SHOWN HEREON.)
- 15. EASEMENTS AND RESERVATIONS AS SET FORTH IN QUITCLAIM DEED - STATE EXECUTED BY THE STATE OF NEBRASKA, GRANTEE TO JOHN H. MARKEL, JR., GRANTEE RECORDED OCTOBER 6, 2003 AT INSTRUMENT NO. 2003194752 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, IN WHICH THE STATE OF NEBRASKA, DEPARTMENT OF ROADS RETAINS AND RESERVES TO ITSELF ALL SALT SPRINGS, COAL, OIL, GAS, NATURAL RESOURCES OR OTHER MINERAL RIGHTS, RESERVES AN EASEMENT FOR THE OPERATION, MAINTENANCE AND USE OF ANY AND ALL EXISTING UTILITIES WHICH ARE LOCATED OVER, UNDER OR UPON SUBJECT PROPERTY CONVEYED, RESERVES TO ITSELF A PERMANENT EASEMENT OVER WHICH THE VARIOUS IMPACTS, INCLUDING BUT NOT LIMITED TO, NOISE, AIR, LIGHT, AND DUST, ASSOCIATED WITH VEHICULAR TRAFFIC ON THE HIGHWAY MAY BE DISBURSED. (AS SHOWN HEREON.)
- 16. EASEMENTS AND RESERVATIONS AS SET FORTH IN QUITCLAIM DEED - STATE EXECUTED BY THE STATE OF NEBRASKA, GRANTEE TO JOHN H. MARKEL, JR., GRANTEE RECORDED OCTOBER 3, 2003 AT INSTRUMENT NO. 2003194757 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, IN WHICH THE STATE OF NEBRASKA, DEPARTMENT OF ROADS RETAINS AND RESERVES TO ITSELF ALL SALT SPRINGS, COAL, OIL, GAS, NATURAL RESOURCES OR OTHER MINERAL RIGHTS, RESERVES AN EASEMENT FOR THE OPERATION, MAINTENANCE AND USE OF ANY AND ALL EXISTING UTILITIES WHICH ARE LOCATED OVER, UNDER OR UPON SUBJECT PROPERTY CONVEYED, RESERVES TO ITSELF A PERMANENT EASEMENT OVER WHICH THE VARIOUS IMPACTS, INCLUDING BUT NOT LIMITED TO, NOISE, AIR, LIGHT, AND DUST, ASSOCIATED WITH VEHICULAR TRAFFIC ON THE HIGHWAY MAY BE DISBURSED. (AS SHOWN HEREON.)
- 17. EASEMENTS AND RESERVATIONS AS SET FORTH IN QUITCLAIM DEED - STATE EXECUTED BY THE STATE OF NEBRASKA, GRANTEE TO JOHN H. MARKEL, JR., GRANTEE RECORDED DECEMBER 30, 2005 AT INSTRUMENT NO. 2005163760 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, IN WHICH THE STATE OF NEBRASKA, DEPARTMENT OF ROADS RETAINS AND RESERVES TO ITSELF ALL SALT SPRINGS, COAL, OIL, GAS, NATURAL RESOURCES OR OTHER MINERAL RIGHTS, RESERVES AN EASEMENT FOR THE OPERATION, MAINTENANCE AND USE OF ANY AND ALL EXISTING UTILITIES WHICH ARE LOCATED OVER, UNDER OR UPON SUBJECT PROPERTY CONVEYED, RESERVES TO ITSELF A PERMANENT EASEMENT OVER WHICH THE VARIOUS IMPACTS, INCLUDING BUT NOT LIMITED TO, NOISE, AIR, LIGHT, AND DUST, ASSOCIATED WITH VEHICULAR TRAFFIC ON THE HIGHWAY MAY BE DISBURSED, AND CONTAINS COVENANT RUNNING WITH THE LAND AS TO USE RESTRICTIONS. (AS SHOWN HEREON.)
- 18. EASEMENTS AS RESERVED BY THE CITY OF OMAHA AS SET FORTH IN ORDINANCE NO. 41349 VACATING A PORTION OF 102ND FRONTAGE ROAD BETWEEN NICHOLAS STREET AND THE INTERSECTION OF 102ND STREET, NEBRASKA, FOR RIGHT TO MAINTAIN, OPERATE, REPAIR AND RENEW SEWERS NOW EXISTING THEREIN AND IN THE FUTURE TO CONSTRUCT, MAINTAIN, REPAIR AND RENEW ADDITIONAL OR OTHER SEWERS, AND ALSO THE RIGHT TO AUTHORIZE THE PUBLIC UTILITIES AND CABLE TELEVISION SYSTEMS TO CONSTRUCT, MAINTAIN, REPAIR OR RENEW AND OPERATE NOW OR HEREAFTER INSTALLED WATER MAINS AND GAS MAINS, POLE LINES, CONDUITS, ELECTRICAL TRANSMISSION LINES, SOUND AND SIGNAL TRANSMISSION LINES AND OTHER SIMILAR SERVICES AND EQUIPMENT AND APPURTENANCES ABOVE, ON AND BELOW THE SURFACE OF THE GROUND AS DESCRIBED THEREIN, AND RESTRICTS USE THEREOF, PROVIDING THAT RECIPIENTS OF THE VACATED AREA MUST DEDICATE A PERMANENT PUBLIC ACCESS EASEMENT THROUGHOUT THE VACATED AREA AND MUST ABIDE BY THE CONDITIONS OF THE SUBDIVISION AGREEMENT FOR THIS AREA REFERRED TO AS PUTT" N PLACE. (AS SHOWN HEREON.)
- 19. RIGHTS AND CLAIMS OF LESSEES/TENANTS UNDER UNRECORDED LEASES, CONTRACTS AND/OR VERBAL AGREEMENTS. (NOT A SURVEY MATTER.)

**LEGAL DESCRIPTION**

LOT 2, H&H WESTROADS, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, SUBJECT TO PROPER PLATTING.

**FLOOD ZONE CLASSIFICATION**

THE SURVEYED 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 RATE MAP NUMBER S1055C0214H DATED DECEMBER 2, 2005.

**ZONING CLASSIFICATION**

LETTER DETERMINATION TO BE PROVIDED BY OWNER, NOTHING HAS BEEN PROVIDED TO DATE.

**UTILITY NOTES**

THIS DRAWING INCLUDES OBSERVED EVIDENCE OF SERVICES AND UTILITIES EVIDENT AT THE TIME OF SURVEY ONLY. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST. CONTACT "ONE CALL" (1-800-331-5666) PRIOR TO ANY EXCAVATION ON THIS SITE.

**SURVEYOR'S CERTIFICATION**

TO: HUGO ENTERPRISES, LLC, A NEBRASKA LIMITED LIABILITY COMPANY  
WEST FARM RE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY  
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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, AND 11(G) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 24, 2019.

LAMP RYNEARSON

TODD L. WHITFIELD  
STATE OF NEBRASKA  
REGISTERED LAND SURVEYOR  
LS-561

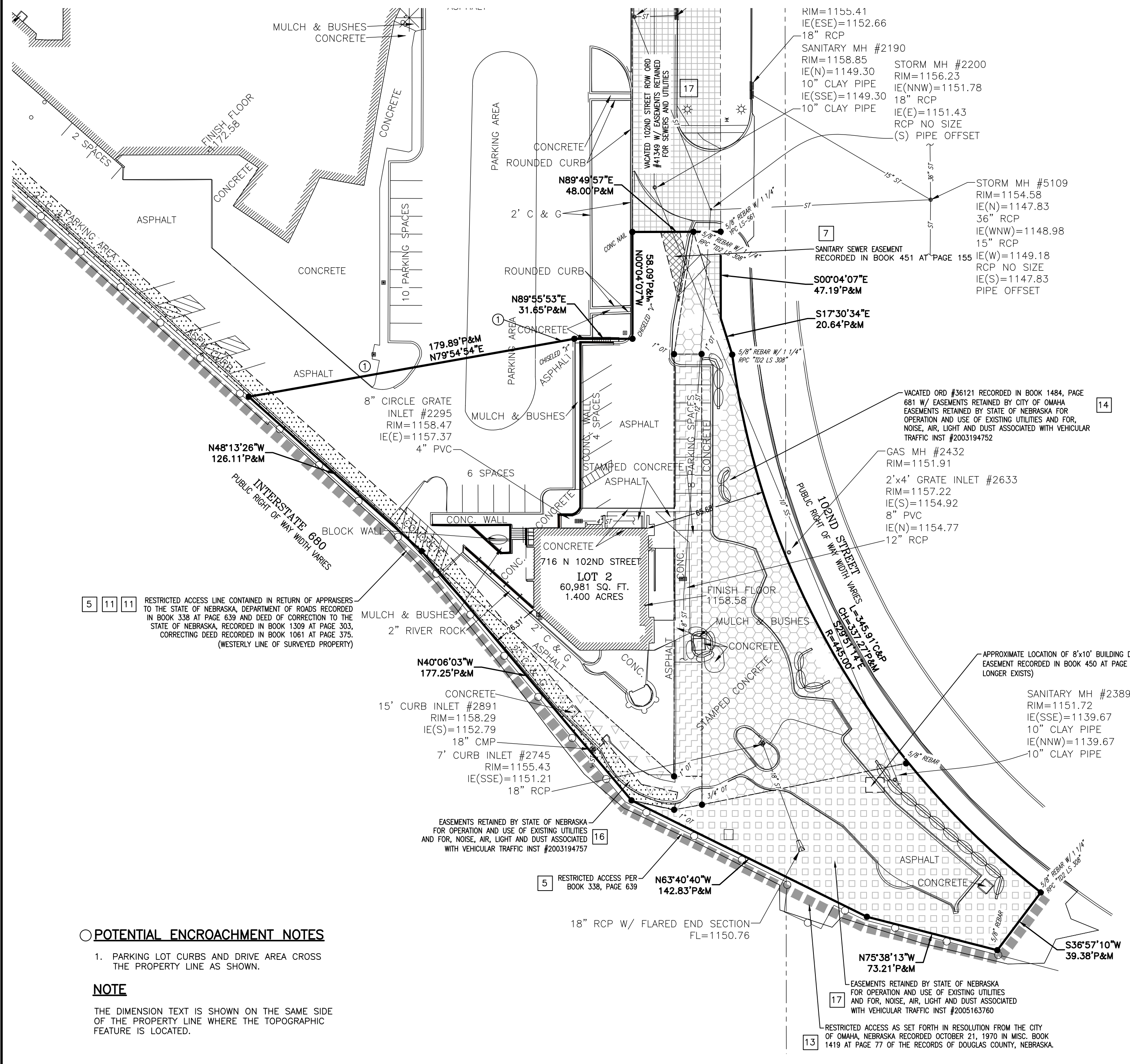
DATE OF PLAT OR MAP: 05/06/2019  
SURVEYOR OF RECORD:  
EMAIL ADDRESS: TODD.WHITFIELD@LAMPRYNEARSON.COM

**POTENTIAL ENCROACHMENT NOTES**

- 1. PARKING LOT CURBS AND DRIVE AREA CROSS THE PROPERTY LINE AS SHOWN.

**NOTE**

THE DIMENSION TEXT IS SHOWN ON THE TOPOGRAPHIC FEATURE IS LOCATED.



**LAMP RYNEARSON**

14710 W. DODGE RD, STE. 100  
OMAHA, NE 68154  
402.496.2498  
LampRynearson.com

TODD L. WHITFIELD  
LS-561

ALTA/NSPS SURVEY

LOT 2, H&H WESTROADS  
OMAHA, DOUGLAS COUNTY, NEBRASKA

**811**

Know what's below.  
Call before you dig.

DESIGNER / DRAFTER TODD WHITFIELD-EUSE MOLLAK
DATE 4/24/2019
PROJECT NUMBER 011905A.01-415
BOOK AND PAGE 16027, 1-8
SHEET 1 OF 1