

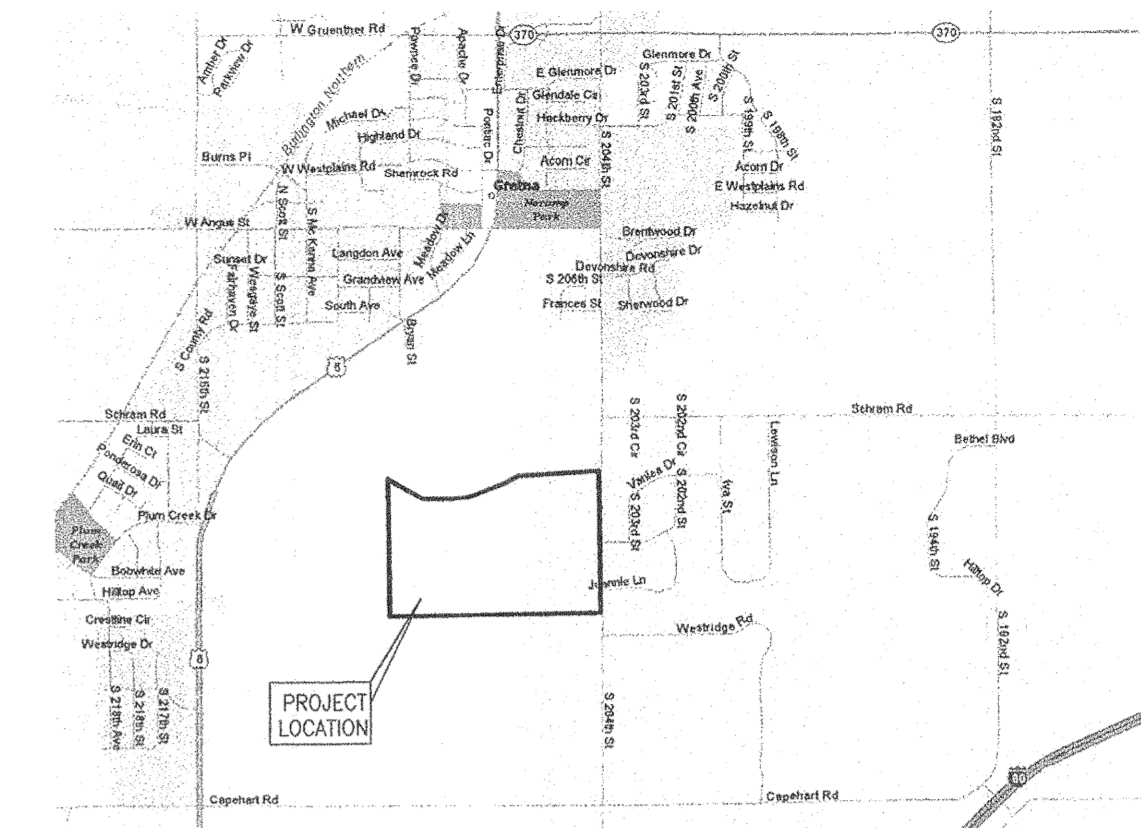
2006 MAR 16 A 11:16 B

Blair J. Rynearson
REGISTER OF DEEDS

COUNTER *18*
PROOF *DE*
FEES \$ *19.50*
CHECK # *ALTA* CASH
REFUND _____ CREDIT _____
SHORT _____ NCR _____

2006-08875

drawn by	reference
MJW	
designed by	
reviewed by	
RDP	
path filename ENG\05053\SURV\DWG\05053T01.DWG	
revisions	
03-01-06	MJW



VICINITY MAP

LEGAL DESCRIPTION

Taxlot 9 in the Northeast Quarter of Section 1, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, EXCEPT the East fifty foot (50') now taken for right of way, the remaining tract described by metes and bounds as follows:
Commencing at the survey spike at the southeast corner of the said Northeast Quarter of Section 1;
Thence South 87°20'31" West (bearings referenced to the Nebraska State Plane System NAD83 with the 95 adjustment) for 50.00 feet along the south line of the Southeast Quarter of the Northeast Quarter of Section 1 to the west right of way line of 204th Street and the TRUE POINT OF BEGINNING;
Thence South 87°20'31" West for 1269.05 feet along the south line of the Southeast Quarter of the Northeast Quarter of Section 1 to a 3/4" open top pipe at the southwest corner thereof;
Thence South 87°20'41" West for 1318.94 feet to a 1" open top pipe at the southwest corner of the Southwest Quarter of the Northeast Quarter of Section 1;
Thence North 02°30'56" West for 1320.04 feet to a 3/4" open top pipe at the southwest corner of the Northwest Quarter of the Northeast Quarter of Section 1;
Thence North 02°33'27" West for 391.00 feet along the west line of the North Half of the Northeast Quarter of Section 1;
Thence South 62°20'45" East for 477.24 feet;
Thence South 76°00'10" East for 59.15 feet;
Thence North 88°31'21" East for 289.24 feet;
Thence North 82°11'14" East for 264.42 feet;
Thence North 67°16'41" East for 466.01 feet;
Thence North 60°48'30" East for 199.43 feet;
Thence North 84°49'40" East for 954.51 feet to the west right of way line of 204th Street;
Thence South 02°25'59" East for 1761.93 feet along said west right of way line parallel with and fifty foot west of the east line of the Northeast Quarter of Section 1 to the Point of Beginning. Contains 95.890 acres.

NOTE: The ends of all courses in the above description are monument with a 5/8" rebar with 1 1/4" yellow cap stamped LS 379 unless otherwise noted.

EASEMENT NOTES

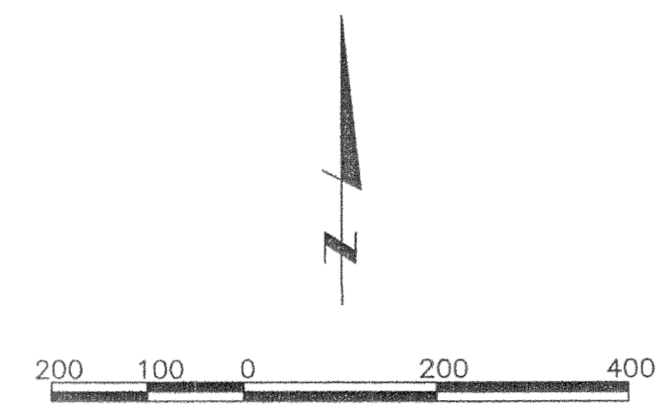
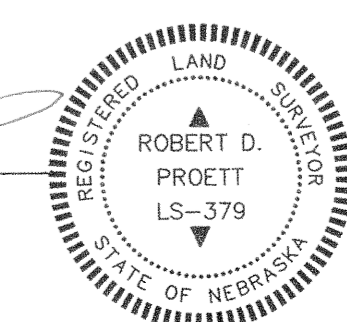
- Easements shown herein as per OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY issued through Nebraska Land Title & Abstract
Commitment No.: 33322
Date of Policy: December 19, 2005 at 8:00 A.M.
Schedule B - Section 2
Item 1 & 2 (Not a survey matter)
Item 3 Easement filed October 3, 1940 in Book 10 at Page 335; grants an easement to American Telephone and Telegraph Company of Nebraska, their successors and assigns, to construct, operate, maintain, replace and remove communication systems on, over, through, under and across portions of subject property. (Blanket in nature, not plottable)
Assignment of Easement filed March 16, 1977 in Book 50 at Page 204; assigns easement in Book 10 at page 335 to Northwestern Bell Telephone Company.
Item 4 Right-of-Way Easement filed February 15, 1956 in Book 20 at Page 251; grants an easement to Lou River Public Power District, its successors and assigns, for the construction, maintenance and operation of utility facilities on, over, through, under and across portions of subject property. (As shown herein)
Assignment of Easements filed December 23, 1970 in Book 43 at Page 485, assigns easement in Book 20 at Page 251 to Nebraska Public Power District.
Assignment of Easement filed April 2, 1982 in Book 55 at Page 220; assigns easement in Book 20 at page 251 to Omaha Public Power District.
Item 5 Right-of-Way Easement filed June 23, 1995 at Instrument No. 95-09459; grants a perpetual easement to Peoples Natural Gas Company, Division of UGI/Corp United Inc., their successors and assigns, to erect, install, operate, maintain, repair and renew pipelines and related appurtenances, on, through, under and across portions of subject property. (As shown herein)
Item 6 Sarpy County Right of Way Contract filed December 31, 2002 at Instrument No. 2002-550 (Not plottable)
Warranty Deed filed June 2, 2005 at Instrument No. 2005-17886 conveys 0.69 acres (A) to the County of Sarpy, Nebraska. (As shown herein)
Item 7 Subject to all right, title or claim or any character by the United States, state, local government or by the public generally in and to any portion of the land lying within the current or former bed, or below the ordinary high water mark, or between the cut bank of a creek navigable in fact or in law. (Not plottable)
Item 8 Subject to right of riparian or water rights, claims or title to the water, use of, or flow of the water, whether or not shown by the Public Record. (Not plottable)

SURVEYOR'S CERTIFICATION

TO: NEBRASKA LAND TITLE & ABSTRACT
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
McCune Development, L.L.C., a Nebraska limited liability company
Eugene J. Kinbester

This is to certify that this map or plot 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 ALTA and NSPS in 2005, and includes items 1, 2, 4, 8 and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Nebraska, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date of Survey: February 24, 2006
LAMP, RYNEARSON & ASSOCIATES, INC.



LEGEND

- OWP — OVERHEAD POWER
- — — PROPERTY LINE
- SECTION CORNER
- X — CHAIN LINK FENCE
- △ CORNERS SET (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS #379)
- CORNERS FOUND 5/8" REBAR (UNLESS NOTED)
- OT OPEN TOP PIPE
- ∅ FIBER OPTIC WARNING SIGN
- M MEASURED DIMENSION
- R RECORDED DIMENSION

NOTE

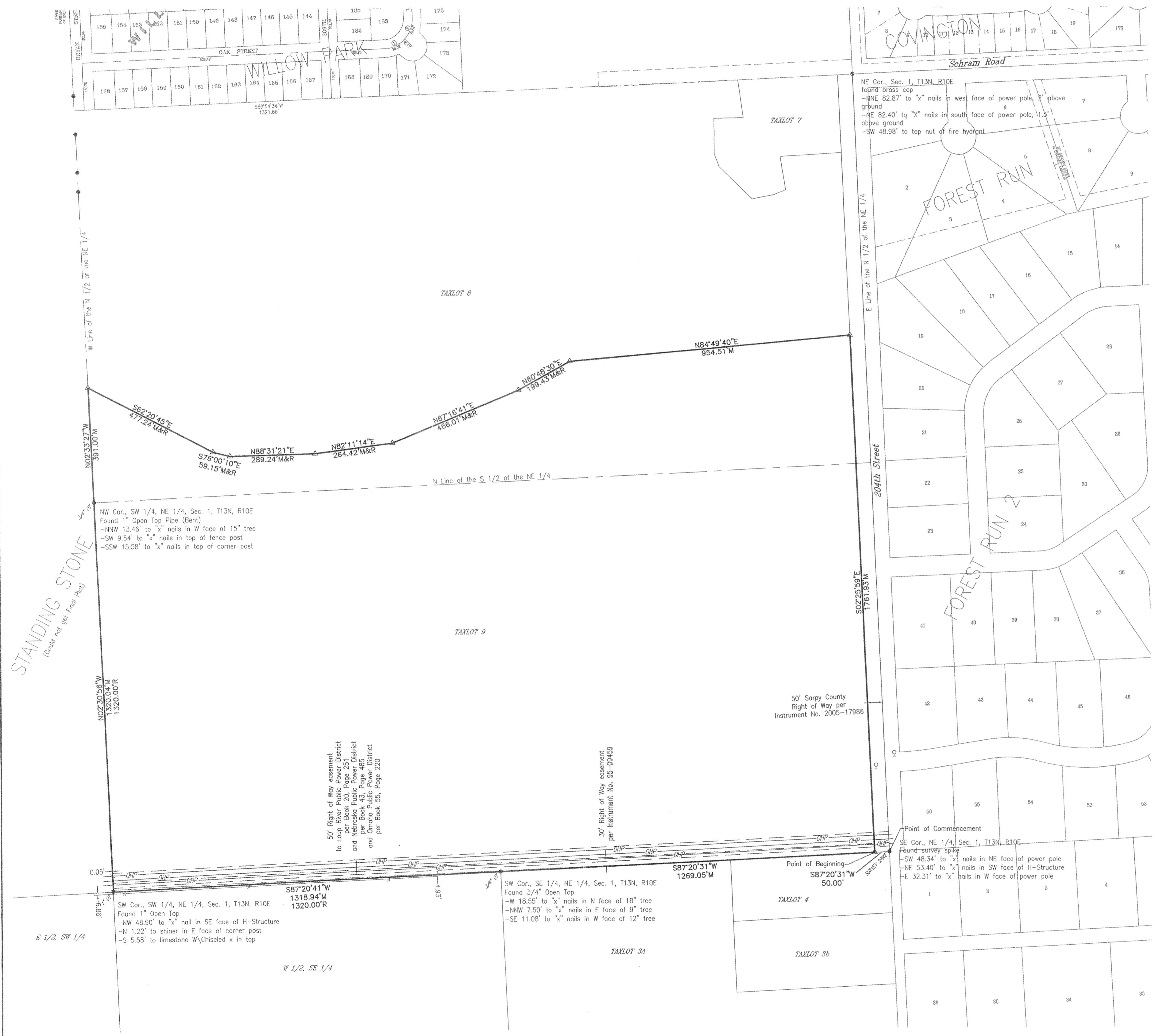
The Dimension text is shown on the same side of the Property Line where the Topographic feature is located.

ZONING

This parcel is zoned AG (Agricultural District).
AG District shall be subject to the following site development regulations:
Regulator Requirement
Lot area 5 acres minimum
Lot width 200 feet minimum
Site area/unit5 acres
Front yard 50 feet minimum
Street side yard 25 feet minimum
Interior side yard 25 feet minimum
Rear yard 50 feet minimum
Height 35 feet maximum
Building coverage N/A
Impervious coverage N/A
As per Article 4 Gretna Zoning District Regulations

FLOOD_ZONE

Area Zoned "X" determined to be outside 100-year flood plain.
As per Flood Insurance Rate Map (FIRM) City of Gretna, Sarpy County, Community-Panel Number: 310375 0050 G and 310375 0155 G
Map Revised: December 2, 2005



STANDING STONE
(could not be found)

33322 4NLTA

WWW.LRA-INC.COM

Lamp, Rynearson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027

PART NE 1/4 SEC 1, T13N, R10E OF THE 6TH P.M.
SARPY COUNTY, NEBRASKA

ALTA/ACSM
LAND TITLE
SURVEY

job number-tasks
05053.01 - 415
book page
05053, 2 & 3
date
Feb. 24, 2006
sheet
1 of 1