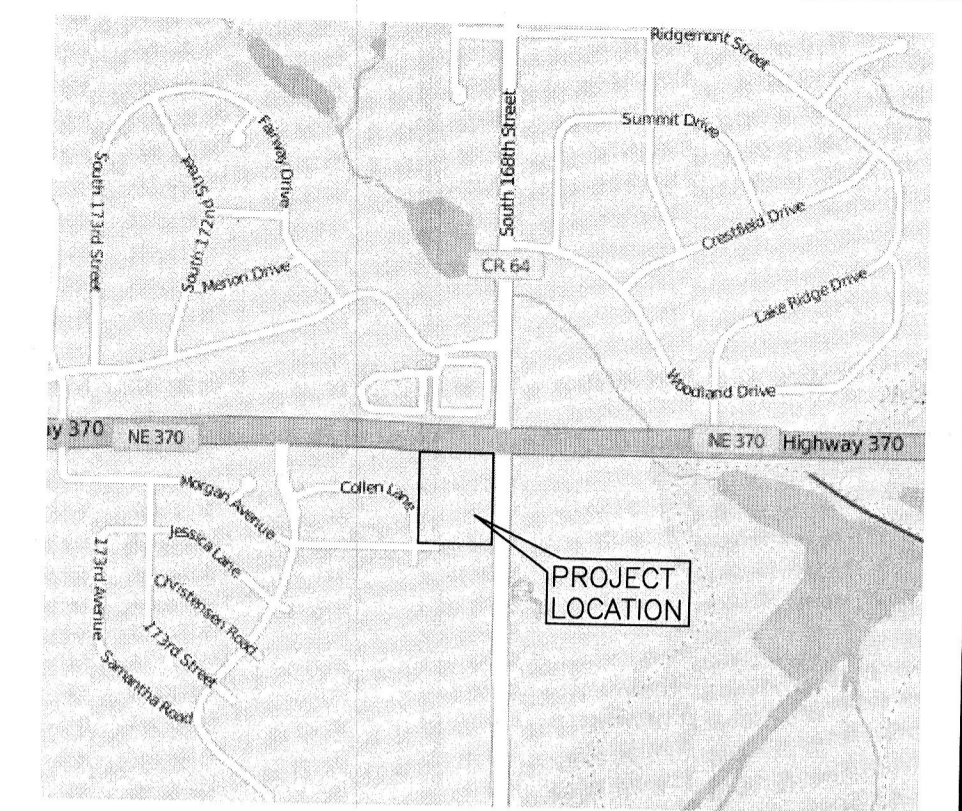
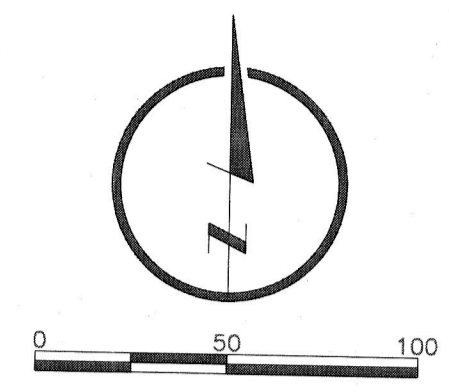


95  
LAKE RIDGE  
ESTATES

BALLENA REPLAT 1

NEBRASKA HIGHWAY 370  
PUBLIC RIGHT-OF-WAY (WIDTH VARIES)

NE COR. NE 1/4,  
SEC. 33, T14N, R11E



- LEGEND**
- PROPERTY LINE
  - ST--- STORM SEWER
  - W--- WATER
  - G--- GAS
  - OPW--- OVERHEAD POWER
  - T--- TELEPHONE
  - - - EASEMENT LINE
  - - - CONTROLLED ACCESS
  - o--- MANHOLE
  - FL--- FLARED END SECTION
  - o--- FIRE HYDRANT
  - o--- WATER VALVE
  - o--- WATER MANHOLE
  - o--- WATER SIGN
  - o--- TRANSFORMER
  - o--- POWER METER
  - o--- POWER RISER
  - o--- POWER PULL BOX
  - o--- POWER POLE AND GUY
  - o--- LIGHT POLE
  - o--- STREET LIGHT
  - o--- GAS WARNING SIGN
  - o--- BUILDING
  - o--- FENCE
  - o--- TELEPHONE RISER
  - o--- FIBER OPTICS PULL BOX
  - o--- FIBER OPTICS WARNING SIGN
  - o--- CABLE TELEVISION RISER
  - o--- GUARD POST
  - o--- UNIDENTIFIED RISER
  - o--- UNIDENTIFIED PULL BOX
  - o--- INFORMATION SIGN
  - o--- DECIDUOUS TREE AND SIZE
  - o--- CONIFEROUS TREE AND SIZE
  - o--- SECTION CORNER
  - o--- CORNERS FOUND (5/8" REBAR WITH 1 1/4", YELLOW PLASTIC CAP STAMPED LS379)
  - o--- CORNERS SET (5/8" REBAR WITH 1 1/4", YELLOW PLASTIC CAP STAMPED LS566)
  - o--- PLATTED DIMENSIONS

**LEGAL DESCRIPTION**

LOT 76, IN PEBBLEBROOKE 2, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED, IN SARPY COUNTY, NEBRASKA.

**EASEMENT NOTES**

EASEMENTS SHOWN HEREON AS PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUED THROUGH TITLECORE NATIONAL, LLC COMMITMENT NUMBER 16590C-16, EFFECTIVE DATE: MAY 18, 2016 AT 8:00 A.M.

ITEMS 1-8 NOT A SURVEY MATTER

ITEM 9 EASEMENTS GRANTED BY THE PLAT AND DEDICATION OF PEBBLEBROOKE 2 RECORDED DECEMBER 30, 2015, AS INSTRUMENT NO. 2015-31956 OF THE RECORDS OF SARPY COUNTY, NEBRASKA, AS SHOWN ON PLAT SURVEY, AND ON, OVER, THROUGH, UNDER AND ACROSS A 5 FOOT WIDE STRIP OF LAND IN EACH LOT ABUTTING THE FRONT AND SIDE LOT LINES; AN 8 FOOT WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL INTERIOR LOTS AND ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS; AND A 16 FOOT WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS, WITH EASEMENTS ON, THROUGH, UNDER AND ACROSS A 5 FOOT WIDE STRIP OF LAND ALONG THE FRONT OF EACH LOT ABUTTING ALL CUL-DE-SACS. (AS SHOWN HEREON)

ITEM 10 EASEMENT GRANTED TO NORTHERN NATURAL GAS COMPANY (OPERATING AS PEOPLES NATURAL GAS DIVISION) BY INSTRUMENT DATED DECEMBER 5, 1963 AND RECORDED DECEMBER 26, 1963, IN BOOK 33 AT PAGE 72 OF THE MISCELLANEOUS RECORDS OF SARPY COUNTY, NEBRASKA, TO CONSTRUCT, OPERATE AND MAINTAIN PIPE LINES AND APPURTENANCES OVER AND THROUGH LAND FROM WHICH SUBJECT PROPERTY WAS PLATTED, ASSIGNED TO UTILICORP JANUARY 2, 1986, IN BOOK 59 AT PAGE 6 OF THE MISCELLANEOUS RECORDS OF SARPY COUNTY, NEBRASKA, ASSIGNED TO BLACK HILLS/NEBRASKA GAS UTILITY COMPANY, LLC BY ASSIGNMENT OF EASEMENTS DATED JULY 14, 2008 AND RECORDED AUGUST 6, 2008, AS INSTRUMENT NO. 2008-22514 OF THE RECORDS OF SARPY COUNTY, NEBRASKA. (BLANKET IN NATURE-NOT PLOTTABLE)

ITEM 11 EASEMENT GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA BY PERMANENT AND TEMPORARY EASEMENT AND RIGHT-OF-WAY DATED JULY 28, 2004 AND RECORDED SEPTEMBER 27, 2004, AS INSTRUMENT NO. 2004-37314 OF THE RECORDS OF SARPY COUNTY, NEBRASKA, TO CONSTRUCT, OPERATE AND MAINTAIN PIPE LINES AND APPURTENANCES FOR THE TRANSPORTATION OF WATER ON, OVER, UNDER AND THROUGH LAND FROM WHICH SUBJECT PROPERTY WAS PLATTED. (AS SHOWN HEREON)

ITEM 12 EASEMENT GRANTED TO QWEST BY PERMANENT EASEMENT DATED NOVEMBER 11, 2005 AND RECORDED NOVEMBER 15, 2005, AS INSTRUMENT NO. 2005-42385 OF THE RECORDS OF SARPY COUNTY, NEBRASKA, TO CONSTRUCT, OPERATE AND MAINTAIN POWER AND COMMUNICATION LINES AND APPURTENANCES IN, THROUGH AND UNDER LAND FROM WHICH SUBJECT PROPERTY WAS PLATTED. (AS SHOWN HEREON)

ITEM 13 LIMITATION OF DIRECT ACCESS TO AND FROM SUBJECT PROPERTY ONTO 168TH STREET AND HIGHWAY 370 AS CONTAINED IN WARRANTY DEED DATED JANUARY 16, 2009 AND RECORDED FEBRUARY 13, 2009, AS INSTRUMENT NO. 2009-03849 OF THE RECORDS OF SARPY COUNTY, NEBRASKA. (AS SHOWN HEREON)

**UTILITY NOTES**

THIS DRAWING INCLUDES OBSERVED EVIDENCE OF SERVICES AND UTILITIES EVIDENT AT THE TIME OF SURVEY, RECORD LOCATIONS PROVIDED BY THOSE COMPANIES RESPONDING TO OUR REQUEST AND THOSE MARKED BY "ONE CALL" LOCATORS. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THIS 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. \*\*TICKET NO. 162221241, DATED 8/9/16

**SURVEYOR'S CERTIFICATION**

TO: HART & OLSEN PROPERTY GROUP, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY; BANK OF NEBRASKA, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; ROGERS DEVELOPMENT, INC., A NEBRASKA CORPORATION; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUED THROUGH TITLECORE NATIONAL, LLC

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, 5, 6A, 7A, 7B1, 8, 9, 11 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/15/16.

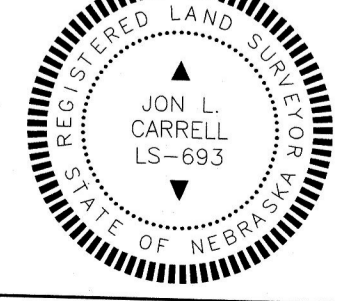
LAMP, RYNEARSON & ASSOCIATES, INC.

**ZONING CLASSIFICATION**

NONE PROVIDED BY CLIENT AT THE TIME OF SURVEY.

**FLOOD ZONE**

FLOOD ZONE X  
AREAS OF 0.2% ANNUAL CHANCE 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 AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), DOUGLAS COUNTY, NEBRASKA.  
MAP NUMBER 31153C0043H  
MAP EFFECTIVE DATE: MAY 3, 2010  
COMMUNITY NUMBER: 310190 0043 H



DATE OF PLAT OR MAP:  
SURVEYOR OF RECORD: JON L. CARRELL  
EMAIL ADDRESS: JON.CARRELL@LRA-INC.COM

**LAMP RYNEARSON & ASSOCIATES**  
14710 West Dodge Road, Suite 100 Omaha, Nebraska 68154-2027  
402.496.2498 | P  
402.496.2730 | F  
www.LRA-INC.com

PEBBLEBROOKE 2, LOT 76  
SARPY COUNTY, NEBRASKA

ALTA/NSPS  
SURVEY

115084.01

SHEET 1 OF 1

8/15/2016  
J.L.C.  
0115084.01-415  
02084.02, 71

L:\Drawing\01\1604\16040001\16040001.dwg, 8/15/2016 10:31:18 AM, JON CARRELL, LAMP RYNEARSON & ASSOCIATES