

UTILITIES NOTE:
NEBRASKA CALL TICKET NO. 19122952

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM GROUND SURVEY IN CONJUNCTION WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND HAVING NO UTILITY COMPANIES IDENTIFIED FROM AVAILABLE SOURCES. HOWEVER, AVOIDING EXCAVATION, 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 SURVEYORS ASSESSMENT OF THE LOCATION OF THE UTILITIES.

ZONING AND SETBACKS:

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

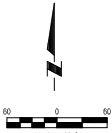
MISCELLANEOUS NOTES:

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

LEGEND

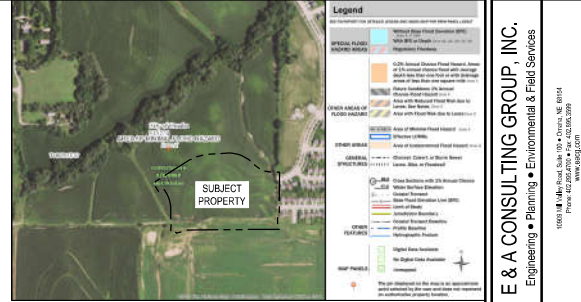
NOTE: FOR REFERENCE ONLY, ITEMS DEPICTED IN LEGEND MAY NOT APPEAR ON PLANS.

- 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
- UPG - UPG
- POWER LINE (UNDERGROUND)
- COMM - COMM
- COMMUNICATION LINE (TELEPHONE, TV)
- SANITARY SEWER LINE
- STORM SEWER LINE
- DISCONTINUOUS TREE

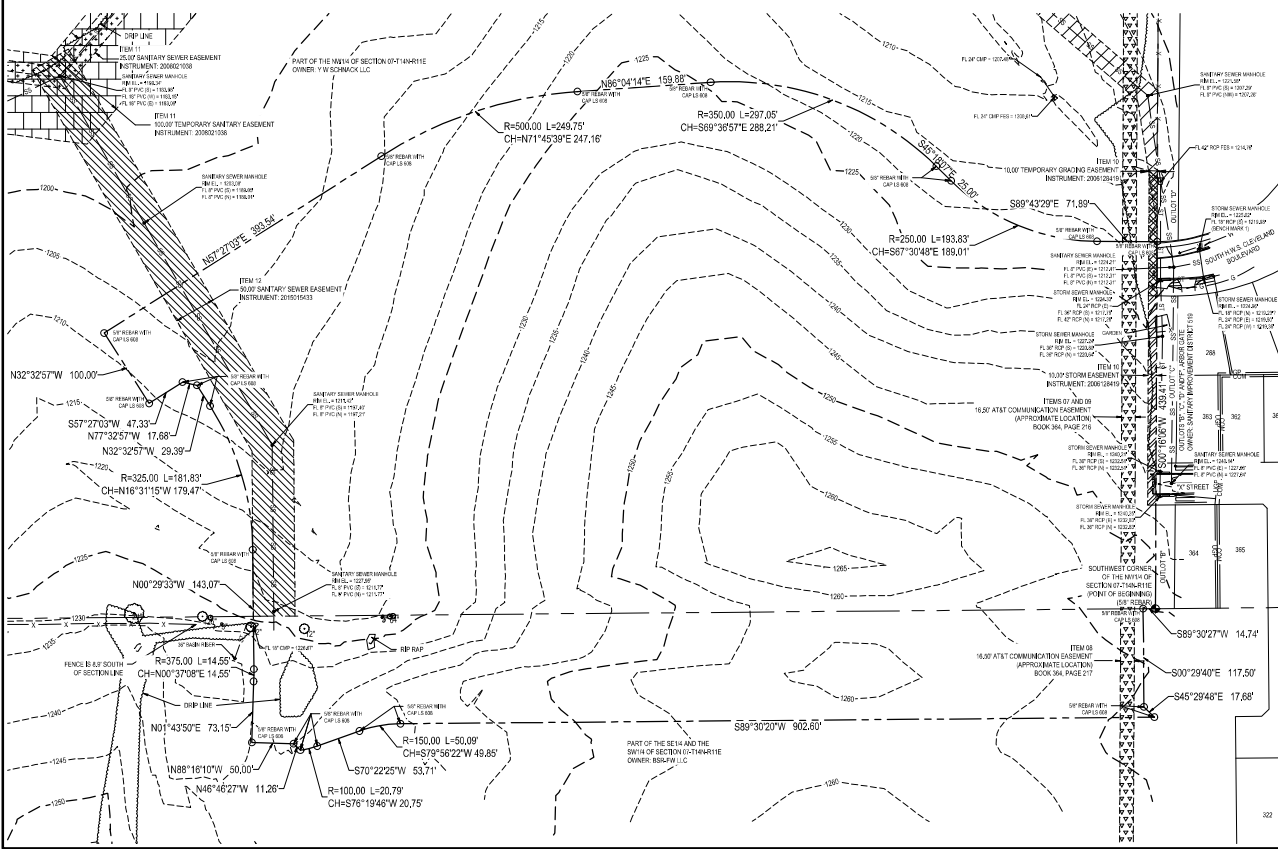


HATCH LEGEND

- ITEM 01: 16.0" AT 1" COMMUNICATION EASEMENT (BOOK 364, PAGE 276)
- ITEM 10: 25.00 FOOT SANITARY SEWER EASEMENT (INSTRUMENT: 2019125419)
- ITEM 10: 10.00 FOOT STORM SEWER EASEMENT (INSTRUMENT: 2019125419)
- ITEM 10: 10.00 FOOT STORM SEWER EASEMENT (INSTRUMENT: 2019125419)
- ITEM 11: 30.00 FOOT TEMPORARY SANITARY SEWER EASEMENT (INSTRUMENT: 2019125419)
- ITEM 11: 30.00 FOOT TEMPORARY SANITARY SEWER EASEMENT (INSTRUMENT: 2019125419)
- ITEM 11: 25.00 FOOT PERMANENT SANITARY SEWER EASEMENT (INSTRUMENT: 2019125419)
- ITEM 12: 30.00 FOOT SANITARY SEWER EASEMENT (INSTRUMENT: 2019125419)



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 SAID NW 1/4 OF SECTION 07, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF OUTLOT 'B' AND/OR GATE 'A' DESCRIBED IN A PART OF THE NE 1/4 OF SAID SECTION 07, THENCE S89°30'27\"/>

SCHEDULE B PART 1 'SPECIAL EXCEPTIONS' FROM TITLE COMMITMENT NO. 0282491:

- EASEMENT LOCATIONS SHOWN ON DRAWING WERE COPIED FROM TITLE COMMITMENT NO. 0282491, AUGUST 14, 2018 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 276, RECORDS OF DOUGLAS COUNTY, NEBRASKA, (PARCEL 1) AFFECTS SUBJECT PROPERTY, APPROXIMATE LOCATION IS SHOWN ON DRAWING.
- ITEM 08: 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 271, RECORDS OF DOUGLAS COUNTY, NEBRASKA, (PARCEL 2) AFFECTS SUBJECT PROPERTY, APPROXIMATE LOCATION IS SHOWN ON DRAWING.
- ITEM 09: 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 16, 1991 IN BOOK 370, PAGE 277, RECORDS OF DOUGLAS COUNTY, NEBRASKA, (PARCEL 1) AFFECTS SUBJECT PROPERTY, APPROXIMATE LOCATION OF AREA SHOWN WITH ITEM 08, SHOWN ON DRAWING, THE EXISTING ERODED AREA LOCATION IS AMBIGUOUS AND THEREFORE NOT SHOWN ON DRAWING.
- ITEM 10: TERMS AND CONDITIONS OF RETURN OF APPRAISERS RECORDED NOVEMBER 8, 2006 AS INSTRUMENT NO. 200618418, RECORDS OF DOUGLAS COUNTY, NEBRASKA, (PARCEL 1) STORM SEWER AND GRADING EASEMENTS AFFECT SUBJECT PROPERTY, AS SHOWN ON DRAWING, SANITARY SEWER EASEMENT AFFECTS SUBJECT PROPERTY, BUT DOES NOT AFFECT SUBJECT PROPERTY, AS SHOWN ON DRAWING.
- ITEM 11: TERMS AND CONDITIONS OF REPORT OF APPRAISERS RECORDED MARCH 5, 2008 AS INSTRUMENT NO. 200810318, RECORDS OF DOUGLAS COUNTY, NEBRASKA, (PARCEL 1) SANITARY SEWER EASEMENT AFFECTS SUBJECT PROPERTY, BUT DOES NOT AFFECT SUBJECT PROPERTY, AS SHOWN ON DRAWING.
- ITEM 12: 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 OFFICIALS, NEBRASKA, IN A PART OF THE NE 1/4 OF SECTION 07, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, (PARCEL 1) AFFECTS SUBJECT PROPERTY, AS SHOWN ON DRAWING.
- ITEM 13: TEMPORARY GRADING EASEMENT FROM W. L. ZIMMERMAN, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, TO BERRILL, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, RECORDED MARCH 4, 2015 AS INSTRUMENT NO. 201501548, 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, & 8, 8.1, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 11.10, 11.11, 11.12, 11.13, 11.14, 11.15, 11.16, 11.17, 11.18, 11.19, 11.20, 11.21, 11.22, 11.23, 11.24, 11.25, 11.26, 11.27, 11.28, 11.29, 11.30, 11.31, 11.32, 11.33, 11.34, 11.35, 11.36, 11.37, 11.38, 11.39, 11.40, 11.41, 11.42, 11.43, 11.44, 11.45, 11.46, 11.47, 11.48, 11.49, 11.50, 11.51, 11.52, 11.53, 11.54, 11.55, 11.56, 11.57, 11.58, 11.59, 11.60, 11.61, 11.62, 11.63, 11.64, 11.65, 11.66, 11.67, 11.68, 11.69, 11.70, 11.71, 11.72, 11.73, 11.74, 11.75, 11.76, 11.77, 11.78, 11.79, 11.80, 11.81, 11.82, 11.83, 11.84, 11.85, 11.86, 11.87, 11.88, 11.89, 11.90, 11.91, 11.92, 11.93, 11.94, 11.95, 11.96, 11.97, 11.98, 11.99, 12.00.

ERIC A. SCHENEN L.S. 609 DATE:

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GREINA ELEMENTARY SCHOOL #6
DOUGLAS COUNTY, NEBRASKA

ALTA NSPS
LAND TITLE SURVEY

Date	Description	Drawn	Checked
2024/03/15	REVISION		
2024/03/15	ISSUED		
2024/03/15	DESIGNED BY	ASL	
2024/03/15	DRAWN BY	ASL	
2024/03/15	CHECKED BY	ASL	
2024/03/15	SCALE	AS SHOWN	
2024/03/15	SHEET	1	1