

BLOCK 138
ORIGINAL CITY
OF OMAHA
REPLAT 1

ORIGINAL CITY

BLOCK 148

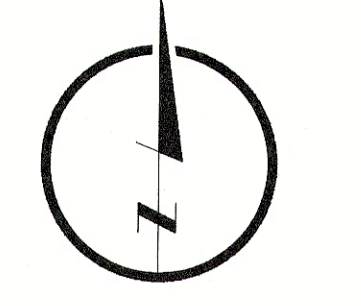
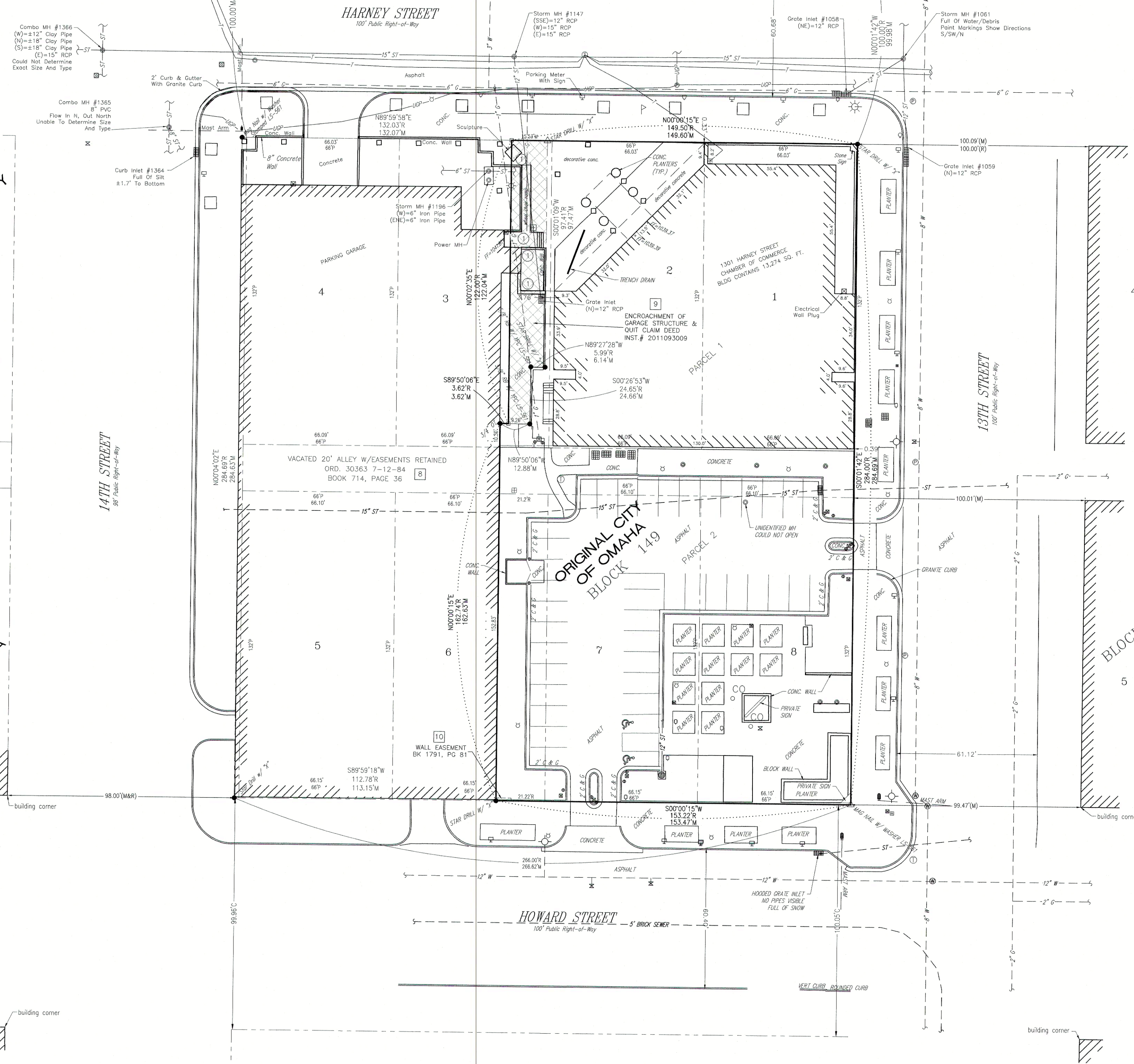
OF OMAHA

ORIGINAL CITY

BLOCK 137

OF OMAHA

BLOCK 136



LEGEND

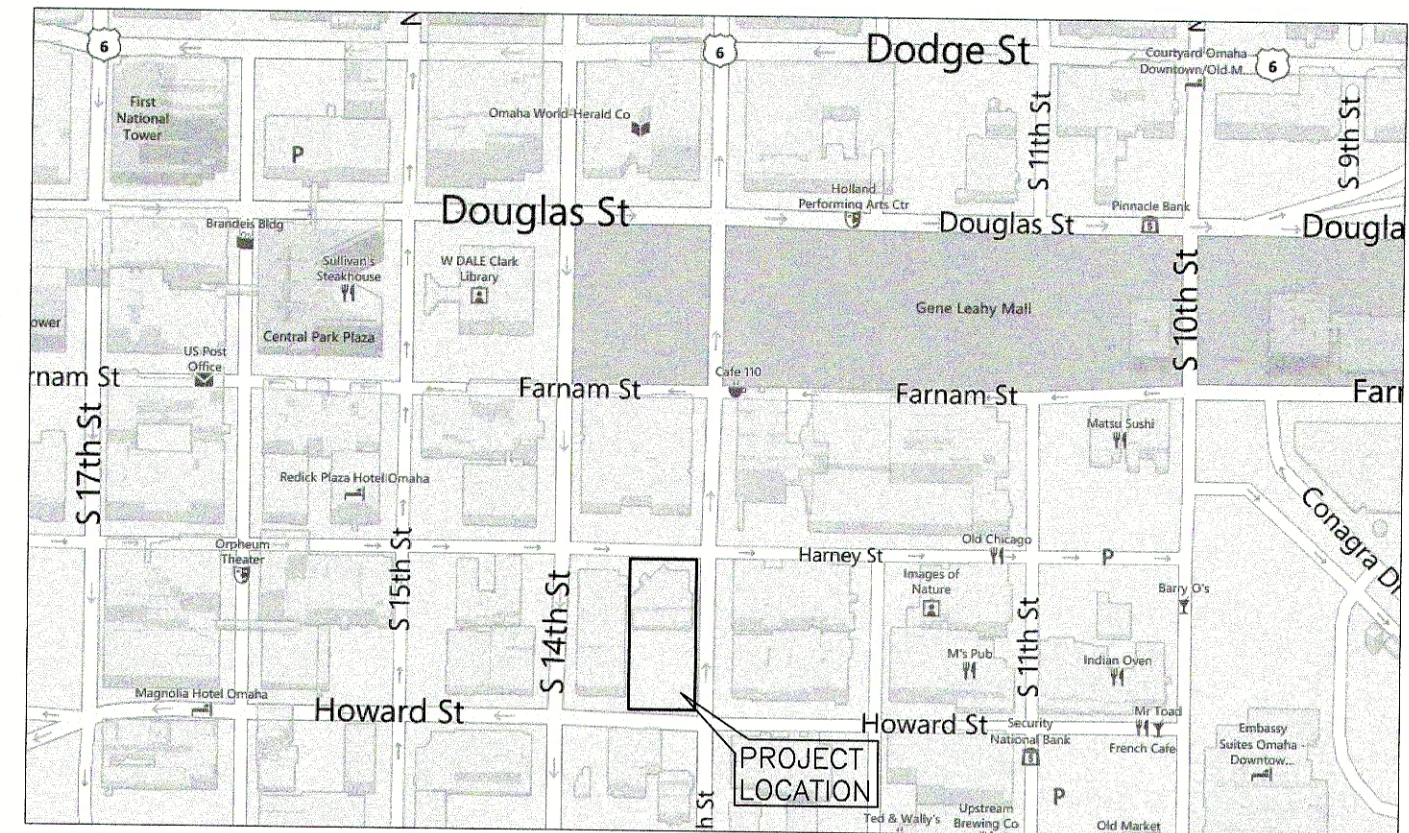
- PROPERTY LINE
- - - - - LOT LINE
- - - - - EASEMENT LINE
- ST- STORM SEWER
- G- GAS
- UP- UNDERGROUND POWER
- T- TELEPHONE
- ST- RECORD STORM SEWER
- W- RECORD WATER
- C- RECORD GAS
- ▨ ENCROACHMENT OF GARAGE STRUCTURE & QUIT CLAIM DEED INST. #2011093009
- MANHOLE
- CLEAN OUT
- ⊕ GRATE INLET
- ⊕ FIRE HYDRANT
- ⊕ WATER MANHOLE
- ⊕ WATER VALVE
- ⊕ GAS METER
- ⊕ LIGHT POLE
- ⊕ GROUND LIGHT
- ⊕ POWER MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PULL BOX
- ⊕ TELEPHONE RISER
- ⊕ UNIDENTIFIED PULL BOX
- ⊕ GUARD POST
- ▨ BUILDING
- ▨ BUILDING OVERHANG
- ⊕ CHAIN LINK FENCE
- ⊕ FLAG POLE
- ⊕ INFORMATION SIGN
- ⊕ HANDICAP PARKING
- ⊕ PARKING METER
- ⊕ TRAFFIC LIGHT
- ⊕ CORNERS FOUND
- ⊕ CORNERS SET
- ⊕ COMPUTED CORNER
- M MEASURED DIMENSIONS
- R RECORD DIMENSIONS
- P PLAT DIMENSIONS
- OPEN TOP PIPE
- ⊕ REBAR
- ⊕ YPC YELLOW PLASTIC CAP

FLOOD ZONE

ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), DOUGLAS COUNTY, NEBRASKA. MAP NUMBER 31055C0243H. MAP EFFECTIVE DATE: DECEMBER 2, 2005. COMMUNITY NUMBER: 315274 0243 H. FLOOD ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

POTENTIAL ENCROACHMENT NOTES

1. PARKING GARAGE AND OTHER RELATED IMPROVEMENTS.



VICINITY MAP

LEGAL DESCRIPTION

LEGAL DESCRIPTION PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 29269C-17 EFFECTIVE DATE: DECEMBER 26, 2017 AT 8:00 A.M.

PARCEL 1:
ALL OF LOTS 1 AND 2; AND LOT 3, EXCEPT THE WEST 48.5 FEET THEREOF; ALL IN BLOCK 149, ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED IN DOUGLAS COUNTY, NEBRASKA; TOGETHER WITH THE NORTH 1/2 OF VACATED ALLEY ADJACENT THERETO ON THE SOUTH; AND THAT PART OF LOT 3, BLOCK 149, ORIGINAL CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 48.5 FEET OF SAID LOT 3; THENCE N 0°00'23" W (ASSUMED BEARINGS) FOR 10.05 FEET ALONG THE EAST LINE OF THE WEST 48.5 FEET OF SAID LOT 3; THENCE N 89°34'57" W FOR 3.73 FEET; THENCE S 0°00'33" E FOR 20.08 FEET TO THE CENTERLINE OF THE VACATED ALLEY; THENCE N 89°59'34" E FOR 3.73 FEET ALONG SAID CENTERLINE; THENCE N 0°00'23" W FOR 10.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THAT PART OF LOTS 6, 7, 8 AND VACATED ALLEY IN BLOCK 149, ORIGINAL CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, SAID BLOCK 149; THENCE S 89°58'43" W (ASSUMED BEARINGS) FOR 153.05 FEET ALONG THE SOUTH LINE OF SAID LOTS 8, 7 AND 6; THENCE N 0°00'33" W FOR 142.66 FEET TO THE CENTERLINE OF THE VACATED ALLEY; THENCE N 89°59'34" E FOR 152.97 FEET ALONG SAID CENTERLINE OF VACATED ALLEY TO THE EAST LINE OF SAID LOT 8 EXTENDED; THENCE S 0°02'52" E FOR 142.62 FEET ALONG SAID EAST LINE OF LOT 8 TO THE POINT OF BEGINNING.

CONTAINS 43,219 SQUARE FEET OR 0.992 ACRES.

EASEMENT NOTES

1. EASEMENTS SHOWN HEREON AS PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 29269C-17 EFFECTIVE DATE: DECEMBER 26, 2017 AT 8:00 A.M.
2. ITEMS 1-4 NOT A SURVEY MATTER
3. TERMS AND PROVISIONS OF UNRECORDED 10 FOOT WIDE UTILITY EASEMENTS, NOTICE OF WHICH IS IMPARTED BY WARRANTY DEED RECORDED JUNE 2, 1978 IN BOOK 1597 AT PAGE 518 OF THE DEED RECORDS OF DOUGLAS COUNTY, NEBRASKA, (AFFECTS PARCEL 1; BENEFICIARY OF EASEMENTS NOT DEFINED, ALTHOUGH ORIGINAL STRUCTURES HAVE BEEN REMOVED AND NEW STRUCTURES HAVE BEEN CONSTRUCTED ON SITE)
4. COVENANTS AND RESTRICTIONS CONTAINED IN CORPORATION WARRANTY DEED DATED FEBRUARY 3, 1984 AND RECORDED FEBRUARY 7, 1984 IN BOOK 1723 AT PAGE 326 OF THE DEED RECORDS OF DOUGLAS COUNTY, NEBRASKA. (AFFECTS PARCEL 1; SUBJECT TO; NOT PLOTTABLE)
5. TERMS AND PROVISIONS OF THAT CERTAIN USE AGREEMENT BETWEEN THE CITY OF OMAHA AND GREATER OMAHA CHAMBER FOUNDATION, ATTACHED TO CITY OF OMAHA RESOLUTION RECORDED FEBRUARY 7, 1984 IN BOOK 704 AT PAGE 702 OF THE MISCELLANEOUS RECORDS OF DOUGLAS COUNTY, NEBRASKA. (AFFECTS PARCEL 1; SUBJECT TO PARKING AGREEMENT; NOT PLOTTABLE)
6. EASEMENTS FOR UTILITIES AS RESERVED IN ORDINANCE NO. 30363 RECORDED JULY 12, 1984 IN BOOK 714 AT PAGE 36 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, ABOVE, ON AND BELOW THE SURFACE OF THE VACATED ALLEY WHICH COMPRISES A PORTION OF THE SUBJECT PROPERTY. (AFFECTS PARCELS 1 AND 2; AS SHOWN HEREON)
7. ENCROACHMENT OF THE GARAGE STRUCTURE, FROM THE PROPERTY ADJOINING ON THE WEST, OVER THE WESTERLY BOUNDARY ONTO THE SUBJECT PROPERTY AS DISCLOSED BY CERTIFICATE OF SURVEY OF PARK II PREPARED BY TODD L. WHITFIELD, NEBRASKA REGISTERED LAND SURVEYOR OF LAMP, RYNEARSON & ASSOCIATES, INC., L.S. NO. 561, DATED FEBRUARY 22, 2011, DESIGNATED AS M111008, WHICH CERTIFICATE IS ATTACHED TO THE QUIT CLAIM DEED RECORDED NOVEMBER 1, 2011 AS INSTRUMENT NO. 2011093009 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA. (AFFECTS PARCEL 1; AS SHOWN HEREON)
8. WALL EASEMENT RESERVED BY CITY OF OMAHA, A MUNICIPAL CORPORATION IN THE STATE OF NEBRASKA, IN WARRANTY DEED DATED OCTOBER 31, 1986 AND RECORDED OCTOBER 31, 1986 IN BOOK 1791 AT PAGE 81 OF THE DEED RECORDS OF DOUGLAS COUNTY, NEBRASKA. (AFFECTS PARCEL 2; AS SHOWN HEREON; NOTE THE EASEMENT STATES THAT IT IS FOR A WALL AND THE WALL HAS BEEN REMOVED)

PARKING STALL NOTE

SUBJECT PARCEL CONTAINS 38 STANDARD PARKING STALLS AND 2 HANDICAP STALLS FOR A TOTAL OF 40 PARKING STALLS.

UTILITY NOTES

1. 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 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. **TICKET NO. 180030008 & 180030009, DATED 1/3/18

SURVEYOR'S CERTIFICATION

TO: GREATER OMAHA CHAMBER FOUNDATION, A NEBRASKA NON-PROFIT CORPORATION; 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, 6(a), 7(a), 7(b)(1), 8, 9, & 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1/4/18.

LAMP, RYNEARSON & ASSOCIATES, INC.

 TODD L. WHITFIELD
 L.S.-561
 DATE OF PLAT OR MAP: 1-11-18
 SURVEYOR OF RECORD: TODD L. WHITFIELD
 EMAIL ADDRESS: TODD.WHITFIELD@LRA-INC.COM



DRAWN BY	REARSONS
DESIGNED BY	
DATE	
JOB NUMBER/PARCS	14710 West Dodge Road, Suite 100 Omaha, Nebraska 68164-2027
BOOK AND PAGE	402.496.2498 P 402.496.2790 F www.LRA-inc.com

ALTA/NSPS
LAND TITLE SURVEY

LAMP RYNEARSON & ASSOCIATES

LOTS 1, 2, 7, 8, & PT. LOTS 3 & 6, BLK 149 ORIGINAL OMAHA, DOUGLAS COUNTY, NEBRASKA