## SURVEYOR'S CERTIFICATE

To: MMC Mechanical Contractors, Inc., a Nebraska corporation; Old Republic National Title Insurance Company; 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 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 10(a) 11, 13, 14, 16, 17, 18, 19, and 21 of Table A thereof.

The field work was completed on May 6, 2019

Date of Plat: June 5, 2019 Clarence Roger Carrell



LS 306 State of Nebraska

> LEGAL DESCRIPTION Lot Thirteen (13), in Valley Ridge Business Park, a subdivision as surveyed, platted and recorded in the Records of Sarpy County, Nebraska. Being the same tract of land as described in commitment for title inurance dated April 9, 2019 at 8:00am commitment number 37184C-19 by TitleCore National, LLC acting as an

## GENERAL SURVEY NOTES:

1. This survey was made in accordance with laws and/or Minimum Standards of the State of Nebraska.

2. The basis of bearing for this survey is Nebraska State Plane Coordinate System

agent for Old Republic National Title Insurance Company

3. The property described hereon is the same as the property described in TitleCore National, LLC acting as an agent for Old Republic National Title Insurance Company Commitment No. 37184C-19 with an effective date of May 28, 2019 at 8:00am. and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

4. Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), the panel number 31153CO042 H dated May 3, 2010, for Community No. 310190, in Sarpy County, State of Nebraska, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

5. The Property has access to South 142nd Street, being public a right of way

6. The total number of striped parking spaces on the subject property is 89, 87 regular stalls and 2 handicap stall

7. Parking lot is concrete unless noted

8. There was no proposed changes in street right of way lines, if information is available from the controlling jurisdiction. Observed evidence of recent street or sidewalk construction or repairs. [except as shown or noted hereonl

9. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill [except as shown or noted hereon].

10. There is no observed evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

11. There are not any plottable offsite easement or servitudes for the surveyed property

12. Utility Note: The utilities shown have been located from above ground evidence and existing drawings (as provided). The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

13. No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands.

Surveyed property has 5' front and side utility easements and 8' rear utility easements as shown on the Plat and Dedication, Instrument No. 98-24044, filed August 26, 1998.

15: Parcel Number: 011345624

16. Property Address: 9845 South 142nd Street, Omaha, NE 68138

SPECIAL EXCEPTION NOTES - SCHEDULE B SECTION II AS PER COMMITMENT FOR TITLE INSURANCE NUMBER 37184C-19, DATED MAY 28, 2019

AT 8:00 AM, BY TITLECORE NATIONAL, LLC, ACTING AS AN AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

1-3: NOT SURVEY MATTERS

4: This property is located within the boundaries of Sanitary and Improvement District #204. NOTE: Information should be obtained from the Clerk of the Sanitary and Improvement District as to the existence of any pending special assessments not currently certified to in the Office of the County Treasurer, which may affect subject property.

AFFECTS PROPERTY – BLANKET IN NATURE

5: Permanent Controlled Advertising Easement as contained in Return of Appraisers dated September 24, 1964 and recorded October 26, 1964 as in Book 34 at Page 261 of the Records of Sarpy County, Nebraska.

AFFECTS PROPERTY AS SHOWN ON DRAWING

6. Restriction as contained in Deed dated May 21, 1970 and recorded in Book 145 at Page 1004 of the Records of Sarpy County, Nebraska, that there will be no ingress or egress over the above described tract onto the remainder of said Southwest Quarter (that portion not deeded to the State of Nebraska for highway purposes) except over one drive as set forth therein.

. Easements and restrictions contained in the Dedication of the Plat of Valley Ridge Business Park, dated August 26, 1998 and recorded August 26, 1998 as Instrument No. 98-024044 of the Records of Sarpy County, Nebraska, including the following:

a. Perpetual easement to Omaha Public Power District and U.S. West Communications, Inc., and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, on over through under and across a five (5') foot wide strip of land abutting all front and side boundary lot lines; an eight (8') foot wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen (16') wide strip of land abutting the rear boundary lines of all exterior lots, with provision to reduction to eight (8') foot.

AFFECTS PROPERTY AS SHOWN - SEE GENERAL NOTES ALSO

8. Terms and provisions of the covenants, conditions and restrictions set forth in the Declaration of Covenants, dated June 6 and recorded on August 24, 1998 as Instrument No. 1998-023637 of the Records of Sarpy County, Nebraska.

a. Terms and provisions of the covenants, conditions and restrictions set forth in the Amendment to Declaration of Covenants dated May 5, 2010 and recorded November 5, 2010 as Instrument No. 2010-31393 in the Records of Sarpy County, Nebraska, establishing an "Architectual Committee" as set forth therein.

AFFECTS PROPERTY – BLANKET IN NATURE

9. NOT A SURVEY MATTER

10. Right-of-Way Easement, dated March 18, 2019 and recorded March 26, 2019 as Instrument No. 2019-05532 of the Records of Sarpy County, Nebraska, granted to Omaha Public Power District, and other terms conditions and restrictions as set forth therein.

a. Disclaimer and Release by Omaha Public Power District, dated May 23, 2019 and recorded May 24, 2019 as Instrument No. 2019-10613 of the Records of Sarpy County Nebraska, releasing the easement recorded as Instrument No. 2019-05532 of the Records of Sarpy County, Nebraska.

12. Right-of-Way Easement, dated May 15, 2019 and recorded May 15, 2019 as Instrument No. 2019-09716 of the Records of Sarpy County, Nebraska, granted to Omaha Public Power District, and other terms conditions and restrictions as set forth therein.

AFFECTS PROPERTY AS SHOWN ON DRAWING

## STATEMENT OF APPARENT ENCROACHMENTS:

## E1 - Parking lot encroaches into OPPD eaesment (963.3 sq ft)

SITE RESTRICTIONS:

ZONING INFORMATION MUST BE PROVIDED BY THE INSURER

<u>LEGEND</u>

G Gas\_Riser Hydrant ¢ • 5/8" Rebar Found Manhole Power\_Pole Storm\_Inlet Telephone\_Box/Cable\_Box Tree\_(Small)

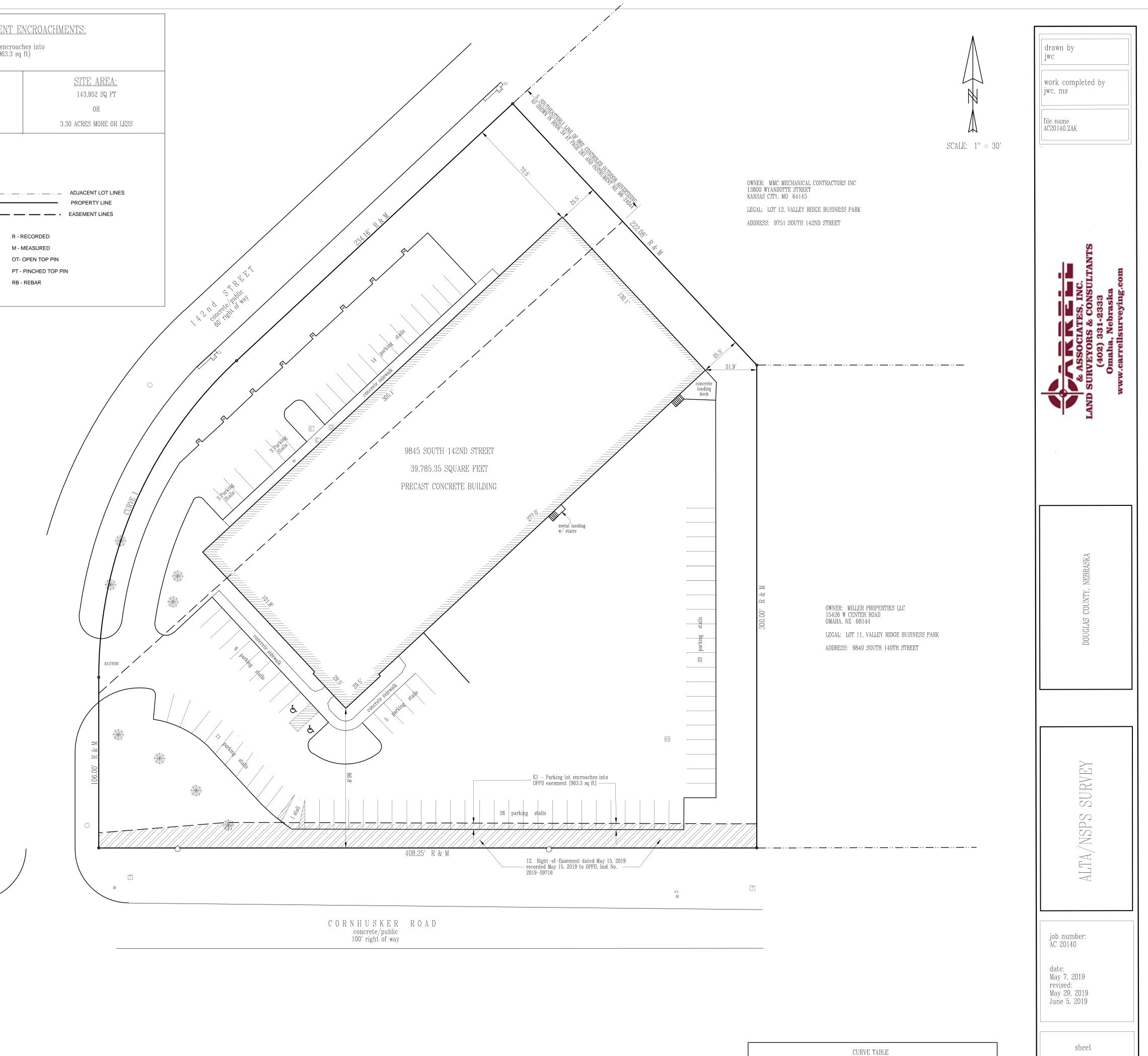
Valve\_Box

Electric\_Box

E

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R - RECORDED M - MEASURED OT- OPEN TOP PIN PT - PINCHED TOP PIN RB - REBAR



Curve Delta Angle 1 47.00'02''

Radius 268.98 arc 220.65

Tangent 116.96 Chord 214.51 1 OF 1