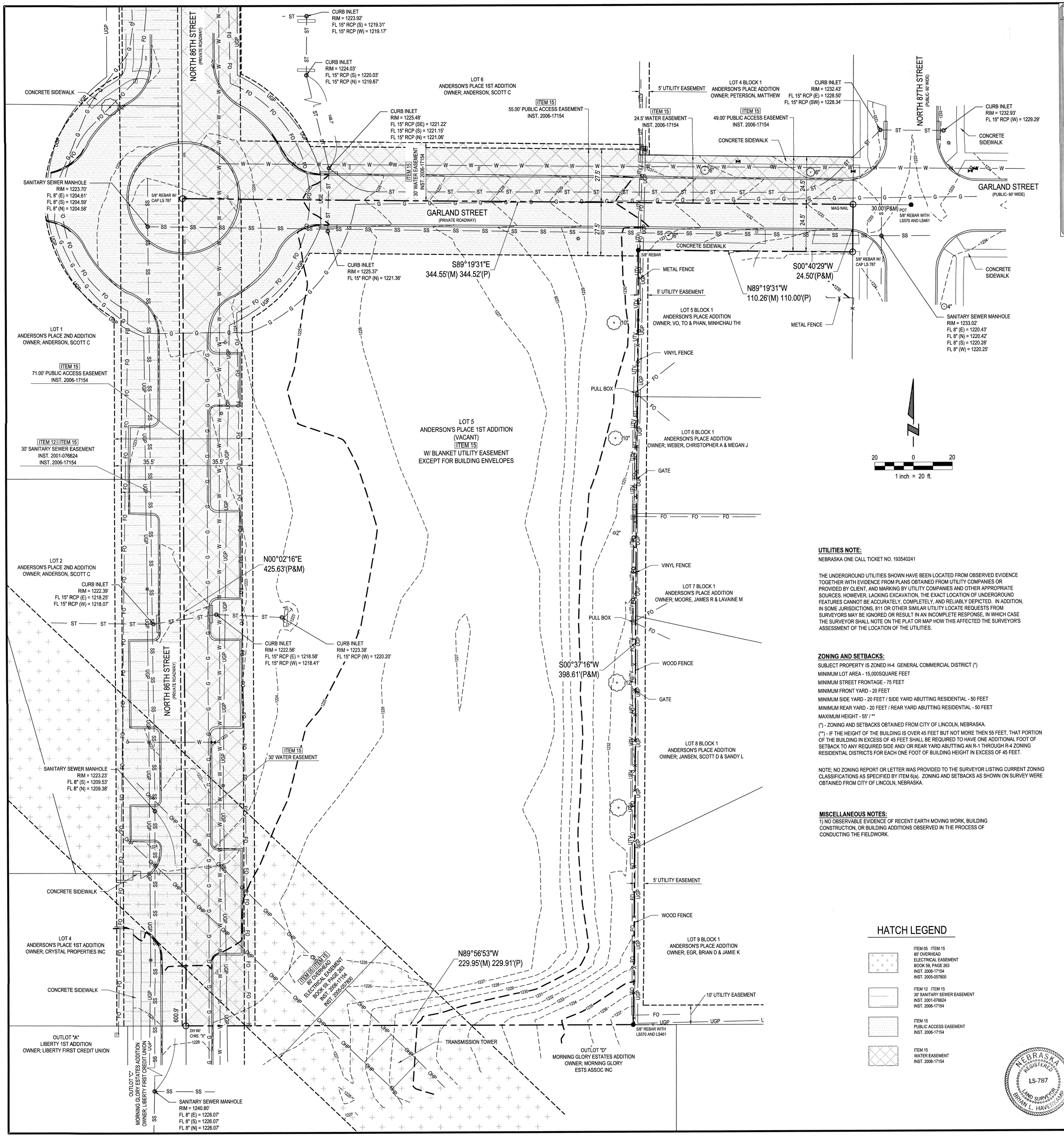

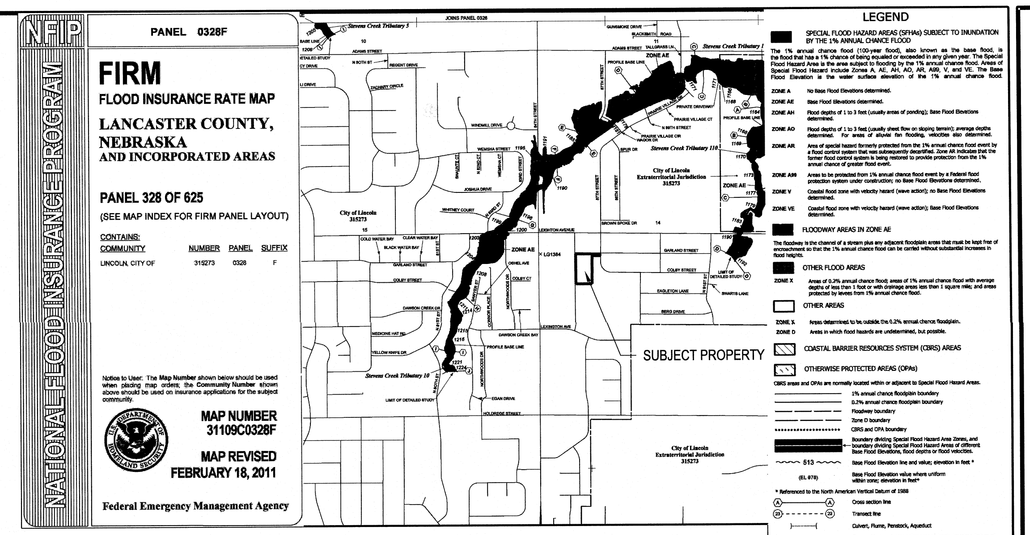

FLOOD PLAIN STATEMENT:
SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS SHOWN ON FIRM, FLOOD INSURANCE RATE MAP, LANCASTER COUNTY, NEBRASKA AND INCORPORATED AREAS PANEL NUMBER 328 OF 625, CONTAINS COMMUNITY LINCOLN, CITY OF, PANEL NUMBER 315273 0328 F, AND MAP NUMBER 31109C0328F, EFFECTIVE DATE FEBRUARY 18, 2020.

LEGAL DESCRIPTION
(AS CONTAINED IN TITLE COMMITMENT)

LOT 5, ANDERSON'S PLACE 1ST ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 101,200 SQUARE FEET OR 2.323 ACRES MORE OR LESS.

SCHEDULE B PART II "SPECIAL EXCEPTIONS" FROM TITLE COMMITMENT FILE NO. 41601C-19:

EASEMENT LOCATIONS SHOWN ON DRAWING WERE COMPILED FROM TITLE COMMITMENT FILE NO. 41601C-19, COMMITMENT DATE: DECEMBER 11, 2019 AT 8:00am, SUPPLIED BY TITLECORE NATIONAL, LLC., AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

ITEM 01 THRU ITEM 04 AND ITEM 18 CONTAINED IN TITLE COMMITMENT AND ARE NOT A SURVEY MATTER.

ITEM 05 — TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, RESERVATIONS AND RIGHTS INCIDENT AS SET FORTH IN REPORT OF APPRAISERS RECORDED MARCH 29, 1956 IN MISCELLANEOUS BOOK 59, PAGE 263 OF THE LANCASTER COUNTY REGISTER OF DEEDS, NEBRASKA. AFFECTS SUBJECT PROPERTY. AS SHOWN ON DRAWING.

ITEM 06 — EASEMENT AND RIGHTS INCIDENT THERETO AS SET FORTH IN EASEMENT RECORDED NOVEMBER 22, 1978 AS INSTRUMENT NO. 78-31140 OF THE LANCASTER COUNTY REGISTER OF DEEDS, NEBRASKA. DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 07 — TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, RESERVATIONS AND RIGHTS INCIDENT AS SET FORTH IN WARRANTY DEED RECORDED OCTOBER 4, 1990 AS INSTRUMENT NO. 90-30588 OF THE LANCASTER COUNTY REGISTER OF DEEDS, NEBRASKA. DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 08 — TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, RESERVATIONS AND RIGHTS INCIDENT AS SET FORTH IN PARTNERSHIP WARRANTY DEED RECORDED APRIL 5, 1993 AS INSTRUMENT NO. 93-12457 OF THE LANCASTER COUNTY REGISTER OF DEEDS, NEBRASKA. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.

ITEM 09 — TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS CONTAINED IN RESOLUTION NO. A-81003 AS DISCLOSED IN INSTRUMENT RECORDED AUGUST 30, 2001 AS INSTRUMENT NO. 2001-50235 OF THE LANCASTER COUNTY REGISTER OF DEEDS, NEBRASKA. DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 10 — TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS CONTAINED IN RESOLUTION NO. A-81001 AS DISCLOSED IN INSTRUMENT RECORDED AUGUST 30, 2001 AS INSTRUMENT NO. 2001-50236 OF THE LANCASTER COUNTY REGISTER OF DEEDS, NEBRASKA. DOES NOT AFFECT SUBJECT PROPERTY.

ITEM 11 — TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, RESERVATIONS AND RIGHTS INCIDENT AS SET FORTH IN CONDITIONAL ANNEXATION AND ZONING AGREEMENT RECORDED MARCH 11, 2005 AS INSTRUMENT NO. 2005-13163 OF THE LANCASTER COUNTY REGISTER OF DEEDS, NEBRASKA. AFFECTS SUBJECT PROPERTY. NOT AN EASEMENT.

ITEM 12 — EASEMENT AND RIGHTS INCIDENT THERETO AS SET FORTH IN EASEMENT RECORDED DECEMBER 19, 2001 AS INSTRUMENT NO. 2001-76624 OF THE LANCASTER COUNTY REGISTER OF DEEDS, NEBRASKA. AFFECTS SUBJECT PROPERTY. AS SHOWN ON DRAWING.

ITEM 13 — TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS CONTAINED IN RESOLUTION NO. A-83228 AS DISCLOSED IN INSTRUMENT RECORDED MARCH 16, 2005 AS INSTRUMENT NO. 2005-14177 OF THE LANCASTER COUNTY REGISTER OF DEEDS, NEBRASKA. AFFECTS SUBJECT PROPERTY. NOT AN EASEMENT.

ITEM 14 — TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, RESERVATIONS AND RIGHTS INCIDENT AS SET FORTH IN EXECUTIVE ORDER NO. 74247 RECORDED SEPTEMBER 28, 2005 AS INSTRUMENT NO. 2005-57801 OF THE LANCASTER COUNTY REGISTER OF DEEDS, NEBRASKA. AFFECTS SUBJECT PROPERTY. NOT AN EASEMENT.

ITEM 15 — EASEMENTS, RESTRICTIONS, DEDICATIONS AND SET-BACK LINES, IF ANY, WHICH ARE SHOWN ON ANDERSON'S PLACE 1 ST ADDITION PLAT RECORDED AS INSTRUMENT NO. 2006-17154 OF THE LANCASTER COUNTY REGISTER OF DEEDS, NEBRASKA, BUT OMITTING, IF ANY SUCH CONDITIONS, COVENANTS OR RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. AFFECTS SUBJECT PROPERTY. AS SHOWN ON DRAWING.

ITEM 16 — TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, RESERVATIONS AND RIGHTS INCIDENT AS SET FORTH IN AGREEMENT RECORDED APRIL 13, 2006 AS INSTRUMENT NO. 2006-17155 OF THE LANCASTER COUNTY REGISTER OF DEEDS, NEBRASKA. AFFECTS SUBJECT PROPERTY. NOT AN EASEMENT.

ITEM 17 — ALL MATTERS CONTAINED IN RESTRICTIVE COVENANTS RECORDED JUNE 16, 2006 AS INSTRUMENT NO. 2006-29152 OF THE LANCASTER COUNTY REGISTER OF DEEDS, NEBRASKA, SETTING FORTH: COVENANTS, CONDITIONS, RESTRICTIONS, LIABILITIES, OBLIGATIONS AND EASEMENTS, BUT OMITTING AND NOT REPUBLISHING, IF ANY, SUCH CONDITIONS, COVENANTS, RESTRICTIONS OR LIMITATION TO THE EXTENT THAT THE SPECIFIC COVENANT, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS OR NATIONAL RACE UNLESS AND ONLY TO THE EXTENT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.

UTILITIES NOTE:
NEBRASKA ONE CALL TICKET NO. 193540241

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, AND MARKING BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES.

ZONING AND SETBACKS:
SUBJECT PROPERTY IS ZONED H-4 GENERAL COMMERCIAL DISTRICT (*)
MINIMUM LOT AREA - 15,000SQUARE FEET
MINIMUM STREET FRONTAGE - 75 FEET
MINIMUM FRONT YARD - 20 FEET
MINIMUM SIDE YARD - 20 FEET / SIDE YARD ABUTTING RESIDENTIAL - 50 FEET
MINIMUM REAR YARD - 20 FEET / REAR YARD ABUTTING RESIDENTIAL - 50 FEET
MAXIMUM HEIGHT - 55' / **
(*) - ZONING AND SETBACKS OBTAINED FROM CITY OF LINCOLN, NEBRASKA.
(**) - IF THE HEIGHT OF THE BUILDING IS OVER 45 FEET BUT NOT MORE THEN 55 FEET, THAT PORTION OF THE BUILDING IN EXCESS OF 45 FEET SHALL BE REQUIRED TO HAVE ONE ADDITIONAL FOOT OF SETBACK TO ANY REQUIRED SIDE AND/ OR REAR YARD ABUTTING AN R-1 THROUGH R-4 ZONING RESIDENTIAL DISTRICTS FOR EACH ONE FOOT OF BUILDING HEIGHT IN EXCESS OF 45 FEET.

NOTE: NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR LISTING CURRENT ZONING CLASSIFICATIONS AS SPECIFIED BY ITEM 6(a). ZONING AND SETBACKS AS SHOWN ON SURVEY WERE OBTAINED FROM CITY OF LINCOLN, NEBRASKA.

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

HATCH LEGEND

- ITEM 05 ITEM 15 — 60' OVERHEAD ELECTRICAL EASEMENT — BOOK 59, PAGE 263 — INST. 2006-17154 — INST. 2005-057800
- ITEM 12 ITEM 15 — 30' SANITARY SEWER EASEMENT — INST. 2001-076824 — INST. 2006-17154
- ITEM 15 — PUBLIC ACCESS EASEMENT — INST. 2006-17154
- ITEM 15 — WATER EASEMENT — INST. 2006-17154

LEGEND

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

◆	SECTION CORNER	T	TELEPHONE RISER	— X — X —	FENCE LINE
●	PROPERTY CORNER FOUND (AS NOTED)	TV	CABLE TV RISER	— G — G —	GAS LINE
○	PROPERTY CORNER SET (AS NOTED)		FIRE HYDRANT	— W — W —	WATER LINE
P	POWER RISER		UTILITY VALVE (WATER)	– OHP – OHP –	POWER LINE (OVERHEAD)
■	POWER POLE		MANHOLE	– UGP – UGP –	POWER LINE (UNDER GROUND)
	GUY WIRE		FLARED END SECTION (SIZE NOTED)	– UTV – UTV –	COMMUNICATION LINE (TELEPHONE, TV)
	LIGHT POLE		CURB INLET	— SS — SS —	SANITARY SEWER LINE
			UTILITY VALVE (GAS)	— ST — ST —	STORM SEWER LINE
			SIGN	— FO — FO —	FIBER OPTICS LINE
					DECIDUOUS TREE

SURVEYOR'S CERTIFICATION:

TO; SCOTT C. ANDERSON, A SINGLE PERSON, aFIRM, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, TITLECORE NATIONAL, LLC., AS AGENT FOR 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, 5, 6(a), 8, 11, 13 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 07, 2020.

NEBRASKA REGISTERED LS-787 LAND SURVEYOR BRIAN L. HAVERKAMP

BRIAN L. HAVERKAMP L.S. 787

JANUARY 23, 2020
DATE:

BOOK- 3852

E & A CONSULTING GROUP, INC.
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E & A CONSULTING GROUP, INC.
Engineering Answers

2110 NORTH 86TH STREET
LOT 5, ANDERSON'S PLACE 1ST ADDITION
LANCASTER COUNTY; NEBRASKA

ALTA / NSPS
LAND TITLE SURVEY

No.	Revisions	Date	Description
1			

Proj No.:	P2019.330.002
Date:	01-08-2020
Designed By:	CdV
Drawn By:	CdV
Scale:	1"=20'
Sheet:	1 of 1

Brian Haverkamp 12/23/2020 9:17 AM K:\Projects\2019\330\pcd\dwg\ASSEALTA LS PLANET FITNESS-000.dwg