

Survey Record

"ALTA/ACSM LAND TITLE SURVEY"
CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA

Survey of: PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 5 AND PART OF

FRACTIONAL SECTION SIX, ALSO KNOWN AS LOT 2 ALL IN T11 N, R 9 W, of the 6th P.M.

LEGAL DESCRIPTION

(SCHEDULE "A" TITLE REPORT)

That part of the Southwest Quarter (SW/4) of Section Five (5), Township Eleven (11) North, Range Nine (9) West and that part of Fractional Section Six (6), also known as Lot Two (2), Township Eleven (11) North, Range Nine (9) West, Hall County, Nebraska, all lying south of State Highway No. 2, except that portion of Fractional Section Six (6) deeded to the City of Grand Island, Nebraska recorded in Deed #84-004813 filed September 13, 1984.

LEGAL DESCRIPTION

(LOMA APPROVED LEGAL DESCRIPTION: CASE NO. 13-07-1667A, DATED MAY 28, 2013)

A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP ELEVEN (11) NORTH, RANGE NINE (9) WEST OF THE 6TH P.M. IN THE CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER (S1/4) CORNER OF SECTION 5-T11N-R9W; THENCE ON AN ASSUMED BEARING OF S89°13'55"W, ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 229.70 FEET; THENCE N00°46'05"W A DISTANCE OF 135.29 FEET TO THE POINT OF BEGINNING; THENCE S89°13'55"W A DISTANCE OF 2043.18 FEET; THENCE N01°17'32"W A DISTANCE OF 346.03 FEET; THENCE S89°13'55"W A DISTANCE OF 198.67 FEET; THENCE N43°07'44"W A DISTANCE OF 233.31 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 5; THENCE N01°17'32"W, ALONG SAID WEST LINE, A DISTANCE OF 826.84 FEET; THENCE S55°50'41"E A DISTANCE OF 426.33 FEET; THENCE N59°09'41"E A DISTANCE OF 605.80 FEET; THENCE N84°48'52"E A DISTANCE OF 374.23 FEET; THENCE S87°28'37"E A DISTANCE OF 752.80 FEET; THENCE S86°18'05"E A DISTANCE OF 249.37 FEET; THENCE S74°09'24"E A DISTANCE OF 157.10 FEET; THENCE S01°17'32"E A DISTANCE OF 1328.04 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 3,085,075.21 SQUARE FEET OR 70.82 ACRES MORE OR LESS.

SCHEDULE B - II EXCEPTIONS

ITEMS 1, 2, 3, 4, 5, 6, AND 9 DO NOT AFFECT SURVEY DRAWING. (NOT PLOTTABLE)

7. Easements, Reservations, and Restrictions:

Easements, Reservations, and Restrictions filed of record in the office of the Register of Deeds-County Clerk and indexed against the property are:
Easement recorded January 19, 1945 in Book U, Page 486 between the Board of Control of the State of Nebraska and the Department of Roads and Irrigation of the State of Nebraska. (5-11-9 and 6-11-9) (NOT PLOTTABLE)

Right-of-Way Grant recorded December 19, 1956 in book 4, Page 281 from the Board of Control, State of Nebraska to Kansas-Nebraska Natural Gas Company, Inc., a Kansas Corp. (5-11-9 and 6-11-9) (NOT PLOTTABLE)

Assignment of Right-of-Way Grant recorded March 1, 1973 in book 24, Page 322 to Northwestern Public Service Company, a Delaware Corporation, its successors and assigns forever. (5-11-9 and Lot 2611-9) (NOT PLOTTABLE)

Assignment of Right-of-Way Grant recorded March 1, 1973 in Book 24, page 325 to Northwestern Public Service Company, a Delaware Corporation, its successors and assigns forever. (6-11-9) (NOT PLOTTABLE)

Right-of-Way Agreement between AT&T Communications of the Midwest, Inc. and State of Nebraska, Department of Public Institution recorded November 13, 1987 as instrument #87-106608 and re-recorded March 22, 1988 as instrument #88-101382. (5-11-9) (NOT PLOTTABLE)

8. Other Liens of Record:
Ordinance No. 4487, recorded February 1, 1968, in Book W-1, Page 77 extending the boundaries and include within the corporate limits of and to annex to the City of Grand Island, Nebraska. (5-11-9 and 6-11-9) (NOT PLOTTABLE)

Ordinance No. 4489, recorded February 1, 1968 in Book W-1, Page 84 extending the boundaries and include within the corporate limits of and to annex to the City of Grand Island, Nebraska (5-11-9 and 6-11-9) (NOT PLOTTABLE)

Agreement with Northwestern Bell Telephone Company recorded October 17, 1975 in Book W-2, Page 30. (5-11-9) (NOT PLOTTABLE)

Farm Lease Agreement by and between Department of Administrative Services, State Building Division, an agency of the State of Nebraska as Lessor and Gary Houdek, Donald Houdek and Leroy Houdek, all individual persons acting in their own right as Lessees, recorded June 3, 2010 as instrument #201003815. (5-11-9 and 6-11-9) (NOT PLOTTABLE)

Survey recorded June 3, 2010 as instrument #201003814. (5-11-9 and 6-11-9) (NOT PLOTTABLE)

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED LAND SURVEYOR (HEREIN THE "SURVEYOR") HEREBY CERTIFIES TO (I) STATE OF NEBRASKA, ITS SUCCESSORS AND/OR ASSIGNS
(II) ADVANTAGE TITLE SERVICES, LLC, ITS SUCCESSORS AND/OR ASSIGNS, AS FOLLOWS:

1. THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a), 13, 16 AND 17 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEBRASKA, THE RELATIVE POSITION ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

2. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN ADVANTAGE TITLE SERVICES, LLC TITLE INSURANCE COMPANY, TITLE REPORT FILE NO. G1094LS, DATED MAY 10, 2013 AT 8:00 A.M., AND THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING PARCELS, ROADS, HIGHWAYS, STREETS OR ALLEYS AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

3. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, ALL SETBACK PROVISIONS, RESTRICTIONS AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AS LISTED IN THE ABOVE REFERENCED TITLE REPORT FILE NO. G1094LS, DATED MAY 10, 2013 AT 8:00 A.M., HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE REPORT.

4. THIS SURVEY WAS MADE ON THE GROUND ON MAY 15, 2013 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY. AT DATE OF SURVEY.

5. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.

6. EXCEPT AS SHOWN ON THE SURVEY THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENTS, (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.

7. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.

8. EXCEPT AS SHOWN ON THE SURVEY THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.

9. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

10. SUBJECT PROPERTY LIES WITHIN FLOOD DESIGNATION "X" AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, Case No. 13-07-1667A, DATED MAY 28, 2013 AND ZONE AE BASE FLOOD ELEVATIONS DETERMINED MAP NUMBER 31079C0178D EFFECTIVE DATE SEPTEMBER 26, 2008 AND MAP NUMBER 31079C159C EFFECTIVE DATE SEPTEMBER 26, 2008.

11. ALL UTILITIES, VEHICULAR ACCESS, AND DRAINAGE NECESSARY FOR THE OPERATION OF THE SUBJECT PROPERTY ACCESS THE SUBJECT PROPERTY DIRECTLY THROUGH CONTIGUOUS PUBLIC RIGHTS OF WAY OF CONTIGUOUS PUBLICLY DEDICATED EASEMENT AREAS WITHOUT RELIANCE ON PRIVATE ACCESS/EASEMENT AGREEMENTS OF ACCESS THROUGH PRIVATE PROPERTY.

*THE PARTIES ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFIES AS BEING TRUE AND ACCURATE.

SIGNED THIS 5th DAY OF June 2013.

NAME: Jesse E. Hurt
JESSE E. HURT, REGISTERED LAND SURVEYOR

SURVEYOR'S LICENSE NO. L.S. 674



GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED: (RO) Residential Office Zone

Front Yard (10 feet) - Rear Yard (10 feet) - Side Yard (5 feet) - Street Side Yard (10 feet)

2. TOTAL AREA OF SUBJECT PROPERTY IS A CALCULATED AREA OF 3,085,075.21 SQUARE FEET OR 70.82 ACRES.

3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

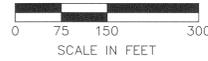
4. TREE SIZES ARE THE TRUNK SIZE AT APPROX. 3' FROM GROUND LEVEL. TREE CANOPY SIZES ARE NOT INCLUDED.

LEGEND

- POWER POLE W/ LIGHT
- POWER POLE
- ELECTRICAL RISER
- ELECTRICAL BOX
- ELECTRIC CABINET
- TELEPHONE RISER
- GUY POLE
- CABLE BOX
- LIGHT POLE
- GUY WIRE
- WATER VALVE
- FIRE HYDRANT

- MONITORING WELL
- WATER MANHOLE
- SIGN
- STEEL POST
- BOLLARD
- WOOD POST
- FLAG POLE
- STORM DRAIN MANHOLE
- DRAIN GATE
- BILLBOARD
- GAS METER
- SANITARY SEWER CLEANOUT
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE

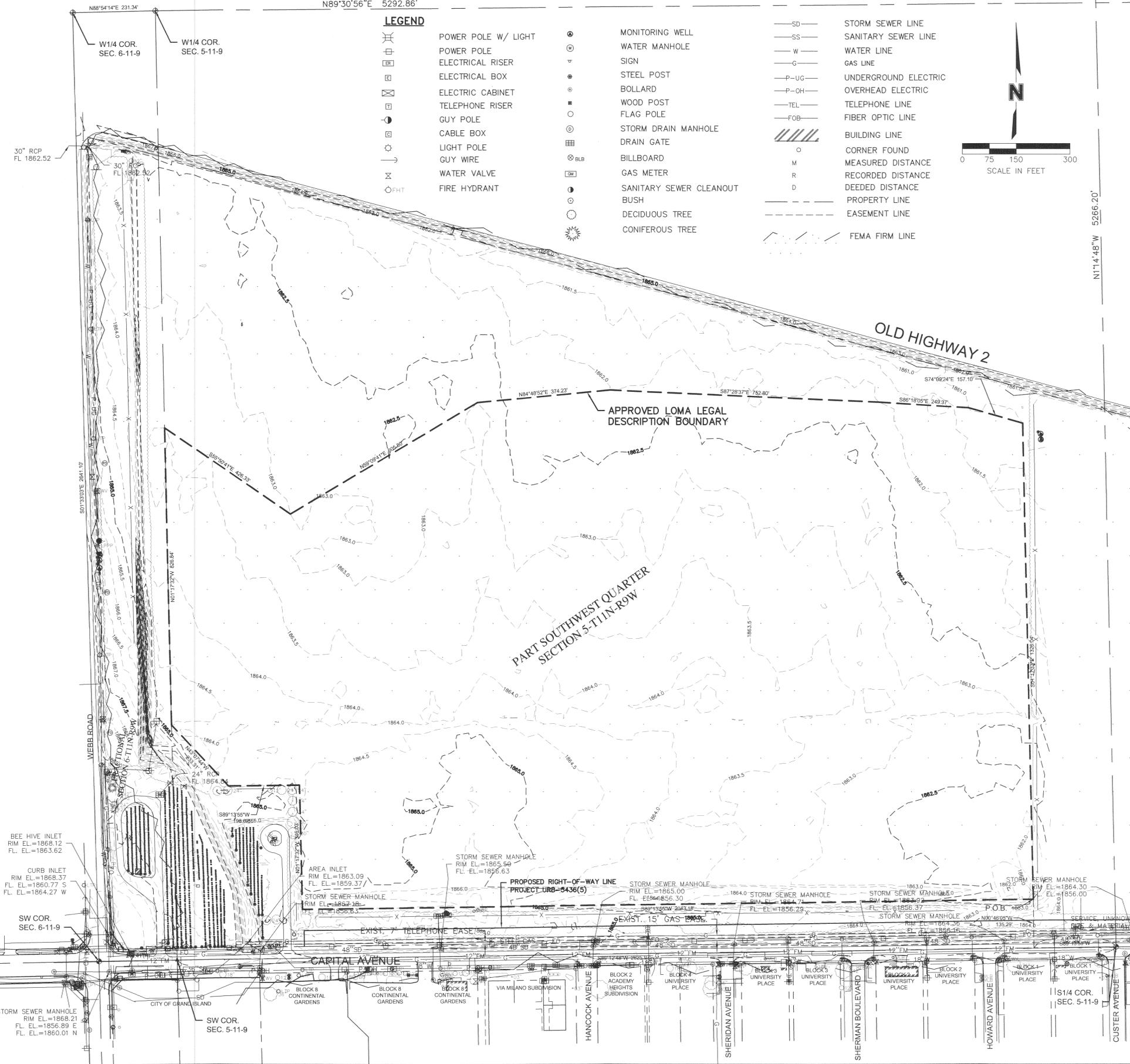
- SD - STORM SEWER LINE
- SS - SANITARY SEWER LINE
- W - WATER LINE
- G - GAS LINE
- P-UG - UNDERGROUND ELECTRIC
- P-OH - OVERHEAD ELECTRIC
- TEL - TELEPHONE LINE
- FOB - FIBER OPTIC LINE
- BUILDING LINE
- CORNER FOUND
- M - MEASURED DISTANCE
- R - RECORDED DISTANCE
- D - DEEDED DISTANCE
- PROPERTY LINE
- EASEMENT LINE
- FEMA FIRM LINE



N1/4 COR. SEC. 5-11-9

E1/4 COR. SEC. 5-11-9

N1/4 48" W 5266.20



BEE HIVE INLET
RIM EL.=1868.12
FL. EL.=1863.62

CURB INLET
RIM EL.=1868.37
FL. EL.=1860.77 S
FL. EL.=1864.27 W

STORM SEWER MANHOLE
RIM EL.=1868.21
FL. EL.=1856.89 E
FL. EL.=1860.01 N

SW COR. SEC. 5-11-9

S1/4 COR. SEC. 5-11-9

DWG: F:\projects\013-014_SRVY\ALTA\13014_ALTA.dwg
DATE: Jun 05, 2013 8:59am
USER: jmenz
XREFS: 03D14_X10P

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