

EXCEPTIONS AS CONTAINED IN TITLE COMMITMENT FILE NO. 1137631 EFFECTIVE DATE: FEBRUARY 18TH, 2021, 8:00AM.

SUPPLIED BY STEWART TITLE GUARANTY COMPANY:

ITEM 1. NOT A SURVEY ITEM.

STANDARD EXCEPTIONS:

- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
ITEM 1. (AFFECTS SUBJECT PROPERTY)
EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
ITEM 2. (AFFECTS SUBJECT PROPERTY)
ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY.
ITEM 3. (AFFECTS SUBJECT PROPERTY)
NOT A SURVEY ITEM.
ITEM 4. NOT A SURVEY ITEM.
ITEM 5. NOT A SURVEY ITEM.
ITEM 6. NOT A SURVEY ITEM.
ITEM 7. NOT A SURVEY ITEM.

SPECIAL EXCEPTIONS:

- SPECIAL EXCEPTIONS ARE THOSE DEFECTS DISCLOSED BY A SEARCH OF THE TITLE TO THIS PROPERTY FOR WHICH NO COVERAGE IS PROVIDED BY THIS POLICY.
ITEM 8. NOT A SURVEY ITEM.
ITEM 9. NOT A SURVEY ITEM.
ITEM 10. NOT A SURVEY ITEM.
ITEM 11. NOT A SURVEY ITEM.

ZONING

CURRENT SITE ZONING: CC-40-2 (P)

COMMUNITY COMMERCIAL DISTRICT

ZONING SITE RESTRICTIONS/REQUIREMENTS:

MINIMUM LOT AREA: 5,000.00 SQUARE FEET

MINIMUM LOT WIDTH: 50.00 FEET

MAXIMUM FLOOR AREA RATIO: 1.0

MINIMUM FRONT YARD: 25.00 FEET

MINIMUM STREET SIDE YARD: 15.00 FEET

INTERIOR SIDE YARD: NONE

REAR YARD: 15.00 FEET

MAXIMUM HEIGHT: 60 FEET; 45 FEET WHERE BUILDING IS WITHIN 100 FEET OF PROPERTY CLASSIFIED AS R6 OR LOWER INTENSITY DISTRICT

MAXIMUM BUILDING COVERAGE: 60%

MAXIMUM IMPERVIOUS COVERAGE: 85%

BLOCKS 3 & 4, BOYD'S ADDITION
CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA
PART OF THE SE 1/4, SECTION 4,
T-15-N, R-13-E

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED PER ONE-CALL LOCATE TICKETS #220590681, #220590695, #220590711, #220590724, #220590731, #220590736, #220590739 & #220590747 AND SHOWN FROM OBSERVED FIELD SURVEY INFORMATION AND RECORD LOCATIONS PROVIDED BY THOSE COMPANIES RESPONDING TO SAID LOCATE TICKET. SCHEMMER MAKES NO GUARANTEE, THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. SCHEMMER MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE LOCATION OF THE UNDERGROUND UTILITIES WHICH MAY OCCUR FROM THE USE OF THE UTILITY INFORMATION PROVIDED HEREON. CONTACT "DIGGERS HOTLINE OF NEBRASKA" (1-800-331-5666) PRIOR TO ANY EXCAVATION ON THIS SITE.



UTILITY SERVICE PROVIDERS

GREAT PLAINS COMMUNICATION

MC TELECOMMUNICATIONS

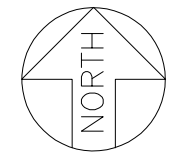
METROPOLITAN UTILITIES DIST.

CITY OF OMAHA - TRAFFIC & SEWER

OMAHA PUBLIC POWER DISTRICT

CTUL-CENTURYLINK

AT&T

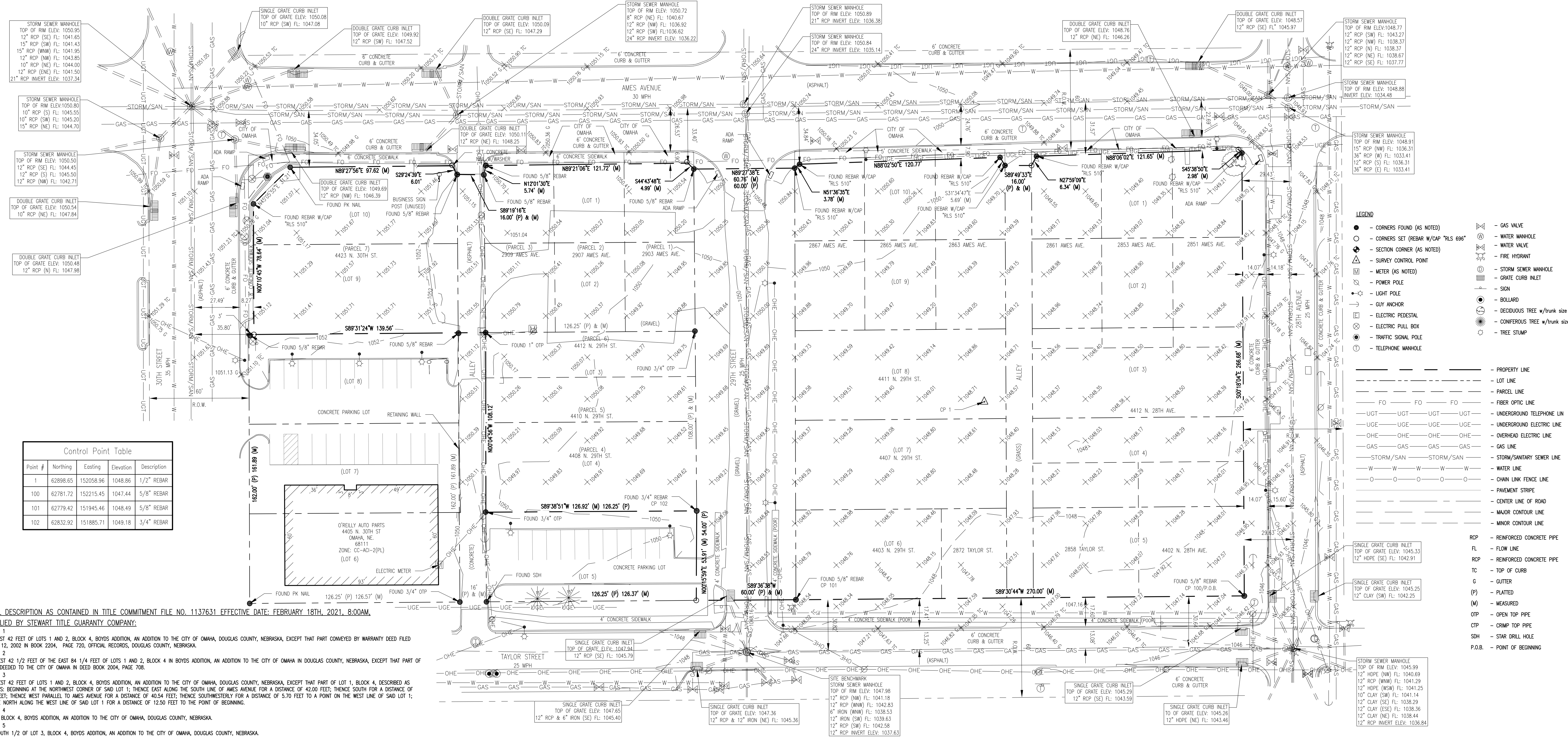
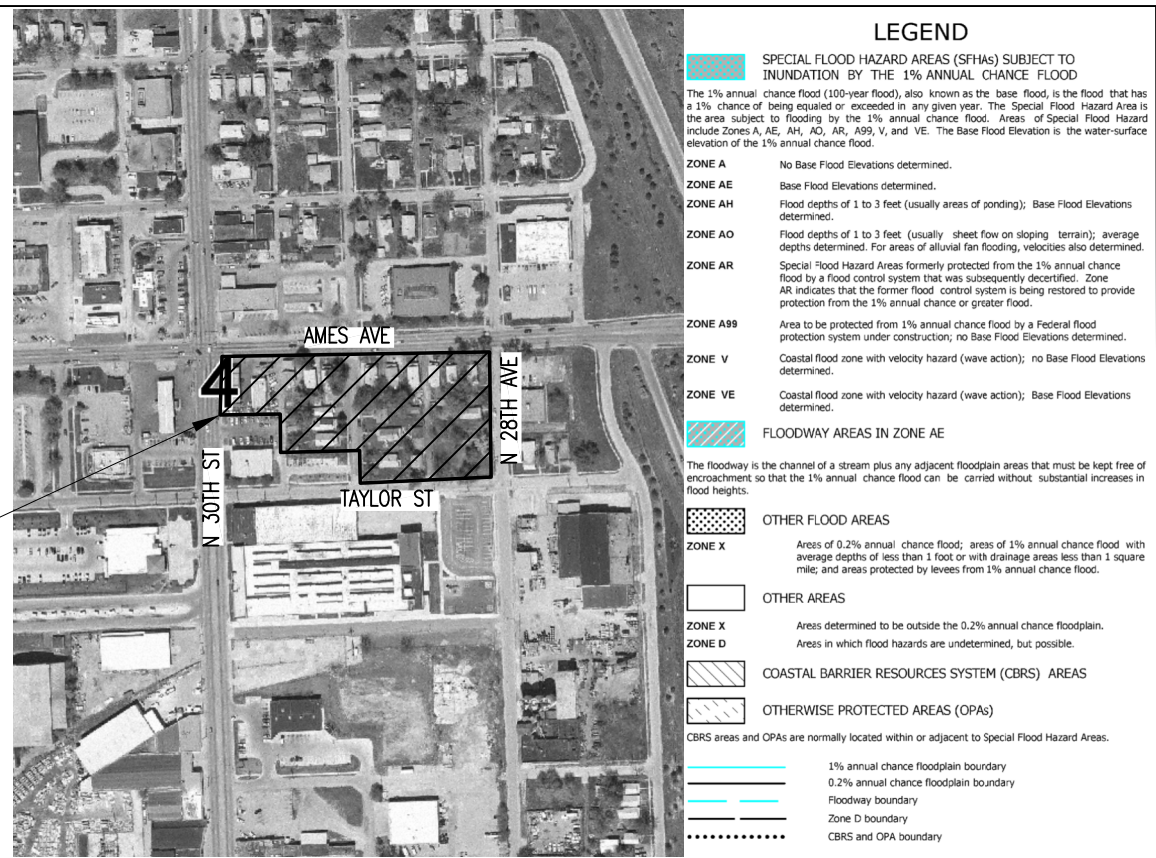
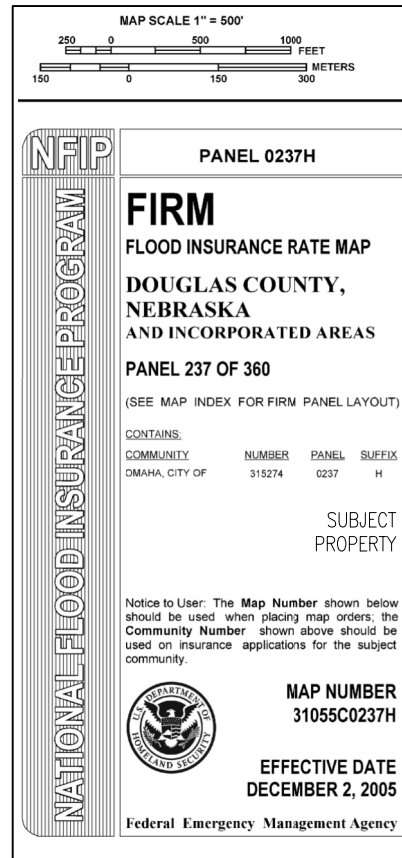


1 inch = 30 ft.

NOTE:
THE REFERENCE SYSTEM USED FOR HORIZONTAL CONTROL IS THE DOUGLAS COUNTY LDP 83, THE VERTICAL CONTROL IS NAVD 1988.
BENCHMARK: STORM MANHOLE LOCATED AT THE INTERSECTION OF 29TH STREET AND TAYLOR STREET. ELEV. 1047.98

CHURCHES/SCHOOLS AND OR WELLS NEARBY:
THERE ARE NO CHURCHES NEARBY.
DRUID ELEMENTARY SCHOOL: 4020 N. 30TH ST.
BROTHER PETROLEUM: 4414 N. 30TH ST. (MONITORING WELLS)
SPEED LIMITS:
AMES AVE. 30 MPH
N. 29TH AVE. 25 MPH
TAYLOR ST. 25 MPH
N. 30TH ST. 35 MPH
N. 29TH ST. 25 MPH

FLOOD ZONE:
SUBJECT PROPERTY IS IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
FLOOD INSURANCE RATE MAP NUMBER 31055C023TH, EFFECTIVE DATE: DECEMBER 2005.



LEGAL DESCRIPTION AS SURVEYED

A TRACT OF LAND BEING A PART OF BLOCK THREE AND BLOCK 4, BOYD'S ADDITION, SOUTHEAST QUARTER (SE/4) OF SECTION FOUR (4), TOWNSHIP FIFTEEN (15) NORTH, RANGE THIRTEEN (13) EAST, AN ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 5 OF SAID BLOCK 3, BOYD'S ADDITION, SAID CORNER ALSO BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 28TH AVE AND THE NORTH RIGHT-OF-WAY LINE OF TAYLOR STREET; THENCE S89°30'44"W (ASSUMED BEARING) ALONG SAID NORTH RIGHT-OF-WAY LINE OF TAYLOR STREET, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 5 AND LOT 6 SAID BLOCK 3, BOYD'S ADDITION, A DISTANCE OF 270.00 FEET TO THE SOUTHWEST CORNER OF LOT 6 SAID BLOCK 3, BOYD'S ADDITION, SAID CORNER ALSO BEING THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF TAYLOR STREET AND THE WEST RIGHT-OF-WAY LINE OF 29TH STREET; THENCE N00°15'59"E ALONG SAID EAST LINE OF LOT 5 BLOCK 4, BOYD'S ADDITION, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF 29TH STREET, A DISTANCE OF 53.91 FEET TO THE SOUTHEAST CORNER OF LOT 4 SAID BLOCK 4, BOYD'S ADDITION; THENCE S89°38'51"W, ALONG SAID LOT 4, BLOCK 4 BOYD'S ADDITION, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 5 BLOCK 4, BOYD'S ADDITION, A DISTANCE OF 126.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4 BLOCK 4, BOYD'S ADDITION, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 5 BLOCK 4, BOYD'S ADDITION, A DISTANCE OF 108.12 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 BLOCK 4, BOYD'S ADDITION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2 SAID BLOCK 4, BOYD'S ADDITION; THENCE S89°31'24"W, ALONG THE NORTH LINE OF LOT 8 SAID BLOCK 4, BOYD'S ADDITION, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 9 SAID BLOCK 4, BOYD'S ADDITION, A DISTANCE OF 139.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 8 BLOCK 4, BOYD'S ADDITION, SAID CORNER ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTH 30TH STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID LOT 9 AND LOT 10 SAID BLOCK 4, BOYD'S ADDITION, SAID CORNER ALSO BEING THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF 30TH STREET AND THE SOUTH RIGHT-OF-WAY LINE OF AMES AVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID LOT 10 AND LOT 11 SAID BLOCK 4, BOYD'S ADDITION, SAID CORNER ALSO BEING THE NORTH LINE OF SAID LOT 10 AND LOT 11 SAID BLOCK 4, BOYD'S ADDITION, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 10 AND LOT 11 SAID BLOCK 4, BOYD'S ADDITION, SAID CORNER ALSO BEING THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF AMES AVE AND SAID WEST RIGHT-OF-WAY LINE OF 29TH STREET; THENCE N89°27'38"E, A DISTANCE OF 60.78 FEET TO THE NORTHWEST CORNER OF SAID LOT 10 AND LOT 11 SAID BLOCK 4, BOYD'S ADDITION, SAID CORNER ALSO BEING THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF AMES AVE AND SAID EAST RIGHT-OF-WAY LINE OF 29TH STREET; THENCE ALONG SAID SOUTH LINE OF AMES AVE AND SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 10 AND LOT 11 SAID BLOCK 4, BOYD'S ADDITION, SAID CORNER ALSO BEING THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF AMES AVE AND SAID WEST RIGHT-OF-WAY LINE OF 28TH AVE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF 28TH AVE, SAID LINE ALSO BEING THE EAST PROPERTY LINE OF SAID LOTS 1 THROUGH SAID LOT 5 BLOCK 3, BOYD'S ADDITION, SAID CORNER ALSO BEING THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF AMES AVE AND SAID WEST RIGHT-OF-WAY LINE OF 28TH AVE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF 28TH AVE, SAID LINE ALSO BEING THE EAST PROPERTY LINE OF SAID LOTS 1 THROUGH SAID TRACT OF LAND CONTAINS 127179 SQUARE FEET, OR 2.92 ACRES, MORE OR LESS.

LAND SURVEYORS CERTIFICATION:

TO: STEWART TITLE GUARANTY COMPANY AND CASEY'S RETAIL COMPANY, AN IOWA CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 2, 3, 4, 5, 6b, 7b, 8, 11, 13, 14, 17, AND 19 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 POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

ANTHONY L. BRUCKNER, RLS 696

DATE

REVISED THE ALTA/NSPS YEAR FROM 2016 TO 2021	IN THE SURVEYOR'S CERTIFICATE	REVISED THE LINETYPE FOR COMBINED STORM/SANITARY LOCATIONS	DATE	BY	REVISIONS
7/13			7/13	WU	
				ALB	

DESIGNED	DRAWN	CHECKED	DATE	BY
			05/17/2022	756

THIS DRAWING IS BEING ASSIGNED TO THE PROJECT BY THE SURVEYOR'S CERTIFICATE	DATE	BY
	05/17/2022	756

SCHEMMER
Design with Purpose. Build with Confidence.

CASEY'S RETAIL COMPANY 30TH & AMES OMAHA, NEBRASKA	AMERICAN LAND TITLE ASSOCIATION (ALTA) SURVEY
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JOB NO.	06754.128
SHEET	1 of 1