

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

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:
ITEM 2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
(AFFECTS SUBJECT PROPERTY)

ITEM 3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
(AFFECTS SUBJECT PROPERTY)

ITEM 4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY.
(AFFECTS SUBJECT PROPERTY)

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-AC-2 (PL)
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 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%

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED PER ONE-CALL LOCATE TICKETS #22050451, #22050905, #22050711, #22050724, #22050725, #22050726 & #22050747, AND SHOWN FROM ASSURED FIELD SURVEY INFORMATION AND RECORD LOCATIONS PROVIDED BY THREE COMPANIES RESPONDING TO THE LOCATE TICKET. SOURCEBELL MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE LOCATION OF THE UNDERGROUND UTILITIES. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SOURCEBELL FOR ANY DAMAGE TO 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 PLANS COMMUNICATION
MCI TELECOMMUNICATIONS
METROPOLITAN UTILITIES DIST.
CITY OF OMAHA-TRAFFIC & SEWER
OMAHA PUBLIC POWER DISTRICT
CTC/L-CENTURYLINK
AT&T

CHURCHES/SCHOOLS AND OR WELLS NEARBY:
THERE ARE NO CHURCHES NEARBY.
DRIED ELEMENTARY SCHOOL: 4020 N 30TH ST.
BRITTON PETROLEUM: 4414 N. 30TH ST. (MONITORING WELLS)
SPEED: 30 MPH
N. 20TH AVE: 30 MPH
N. 22ND AVE: 25 MPH
TAYLOR ST: 25 MPH
N. 30TH ST: 35 MPH
N. 29TH ST: 25 MPH

NOTE:
THE REFERENCE SYSTEM USED FOR HORIZONTAL CONTROL IS THE DOUGLAS COUNTY LDP 63, THE VERTICAL CONTROL IS NAD 1983.
BENCHMARK: STORM MANHOLE LOCATED AT THE INTERSECTION OF 29TH STREET AND TAYLOR STREET.
ELEV. 1047.98

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THERE ARE NO CHURCHES NEARBY.

DRIED ELEMENTARY SCHOOL: 4020 N 30TH ST.

BRITTON PETROLEUM: 4414 N. 30TH ST. (MONITORING WELLS)

SPEED: 30 MPH

N. 20TH AVE: 30 MPH

N. 22ND 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.
APPROXIMATELY 0.25 ACRES TO BE DETERMINED.
0.25 ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
FLOOD INSURANCE RATE NUMBER
3105SC0237H, EFFECTIVE DATE: DECEMBER 2ND, 2005.

FEDERAL EMERGENCY MANAGEMENT AGENCY

MAP NUMBER
3105SC0237H

EFFECTIVE DATE
DECEMBER 2, 2005

Federal Emergency Management Agency

1 inch = 30 ft.

30 0 30

1 inch = 30 ft.

30 0 30