

# SURVEY RECORD

Lot One Hundred Forty-Four (144), Chestnut Ridge, an addition to the City of Gretna and Taxlot 5B, located in Sec. 2, T13N, R10E of the 6th P.M. City of Gretna, Sarpy County, Nebraska

## SURVEYOR'S NOTES

- 1) THERE MAY BE SUPPLEMENTAL SITE DEVELOPMENT REGULATIONS THAT APPLY. PLEASE VERIFY WITH CITY OR COUNTY PLANNING.
- 2) SUBJECT PROPERTY IS DESIGNATED AS ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 31153 C 0150 G WITH AN EFFECTIVE DATE OF DECEMBER 2ND, 2005.
- 3) HORIZONTAL CONTROL IS BASED ON SARPY COUNTY GRID, SARPY COUNTY, NEBRASKA.
- 4) VERTICAL RELIEF IS BASED ON N.G.S GEOID18.
- 5) SUBJECT PROPERTY HAS DIRECT ACCESS TO JANSEN DRIVE, WHICH IS A PUBLIC RIGHT OF WAY.
- 6) SUBJECT PROPERTY(S) CONTAINS 467,567.09 SQ.FT. OR 10.73 ACRES MORE OR LESS.
- 7) DID NOT OBSERVE ANY DELINEATED WETLANDS ON SUBJECT SITE.
- 8) NO CHANGES IN RIGHT OF WAY WERE NOTED TO SURVEY AT TIME OF SURVEY.
- 9) THERE ARE NO VISIBLE ENCROACHMENTS ON SUBJECT SITE
- 10) DID NOT OBSERVE ANY RECENT EARTH MOVING WORK, STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, OR RECENT BUILDING CONSTRUCTION, OR ANY OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL, ETC. AT TIME OF SURVEY.
- 11) THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN TITLE COMMITMENT ON-033135 PREPARED BY OMAHA NATIONAL TITLE COMPANY, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JANUARY 28TH, 2022.
- 12) THE SUBJECT PROPERTIES ARE ZONED "MUC" (MIXED USE COMMERCIAL AND BUSINESS PARK DISTRICT).  
 FRONT YARD SETBACK : 25' (ACCESSORY BUILDINGS 35')  
 SIDE YARD SETBACK : 7.5' (ACCESSORY BUILDINGS 5')  
 REAR YARD SETBACK : 25' (ACCESSORY BUILDINGS 8')  
 STREET SIDE YARD SETBACK : 15'  
 MAX HEIGHT : 35' (ACCESSORY BUILDINGS 17') (MULTI-FAMILY DWELLINGS AND OTHER PERMITTED AND CONDITIONAL USES 45')

## LEGAL DESCRIPTION

LOT ONE HUNDRED FORTY-FOUR (144) OF CHESTNUT RIDGE, AN ADDITION TO THE CITY OF GRETNA IN SARPY COUNTY, NEBRASKA, AND TAXLOT 5B, EXCEPT THAT PART CONVEYED TO THE STATE OF NEBRASKA DEPARTMENT OF ROADS (WARRANTY DEED 2001-34337), ALL LOCATED IN SECTION 2, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., SARPY COUNTY NEBRASKA, BEING MORE PARTICULARLY DESCRIBED BELOW;

COMMENCING AT THE SE CORNER OF SAID SECTION 2; THENCE ON THE EAST LINE OF SAID SECTION 2, N02°34'34"W, A DISTANCE OF 80.62 FEET; THENCE S84°19'58"W, A DISTANCE OF 81.55 FEET TO THE WEST RIGHT OF WAY OF SOUTH 216TH STREET / US HIGHWAY 6, AND THE NORTH RIGHT OF WAY OF CAPEHART ROAD, AND THE POINT OF BEGINNING; THENCE ON THE SOUTH LINE OF SAID TAXLOT 5B AND THE NORTH RIGHT OF WAY OF CAPEHART ROAD, S84°19'58"W, A DISTANCE OF 422.16 FEET TO THE SW CORNER OF SAID TAXLOT 5B; THENCE ON THE WEST LINE OF SAID TAXLOT 5B, N02°34'34"W, A DISTANCE OF 579.67 FEET TO THE NW CORNER OF SAID TAXLOT 5B; THENCE ON THE NORTH LINE OF SAID TAXLOT 5B, N86°55'50"E, A DISTANCE OF 103.09 FEET TO THE SW CORNER OF SAID LOT 144; THENCE ON THE WEST LINE OF SAID LOT 144, N02°44'15"W, A DISTANCE OF 839.15 FEET TO THE SOUTH RIGHT OF WAY OF JANSEN DRIVE; THENCE ON THE SOUTH RIGHT OF WAY OF JANSEN DRIVE, ON A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 30.00 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF S36°52'34"E, AND A CHORD LENGTH OF 29.98 FEET; THENCE CONTINUING ON THE SOUTH RIGHT OF WAY OF JANSEN DRIVE, ON A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 365.35 FEET, A RADIUS OF 370.00 FEET, A CHORD BEARING OF S61°55'05"E, AND A CHORD LENGTH OF 350.69 FEET TO THE WEST RIGHT OF WAY OF SOUTH 216TH STREET / US HIGHWAY 6; THENCE ON THE WEST RIGHT OF WAY OF SOUTH 216TH STREET / US HIGHWAY 6 FOR THE FOLLOWING 8 COURSES, THENCE S02°58'48"E, A DISTANCE OF 290.68 FEET; THENCE S02°58'48"E, A DISTANCE OF 282.61 FEET; THENCE S02°58'47"E, A DISTANCE OF 59.52 FEET; THENCE S02°58'48"E, A DISTANCE OF 179.99 FEET; THENCE S17°49'46"E, A DISTANCE OF 85.03 FEET; THENCE S02°12'06"E, A DISTANCE OF 66.08 FEET; THENCE S10°07'00"W, A DISTANCE OF 100.41 FEET; THENCE S01°09'00"E, A DISTANCE OF 134.55 FEET TO THE NORTH RIGHT OF WAY OF CAPEHART ROAD AND THE POINT OF BEGINNING.

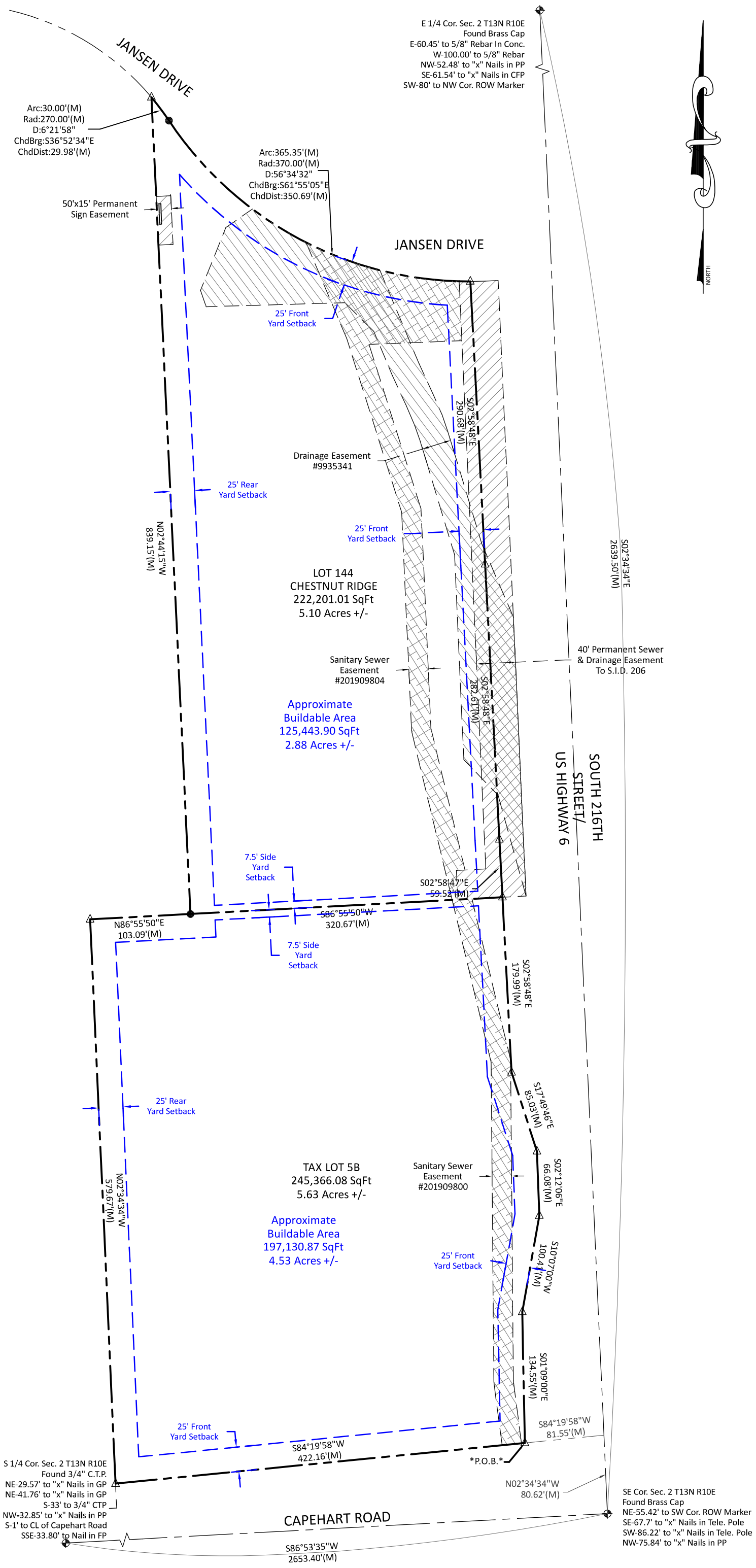
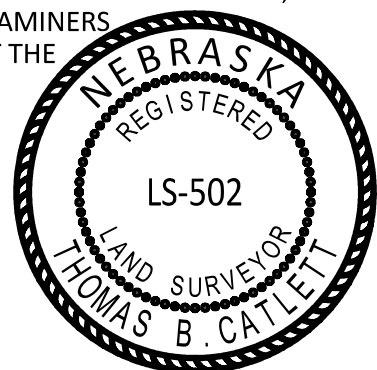
SAID TRACTS CONTAIN 467,567.09 SQUARE FEET OR 10.73 ACRES MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

## LAND SURVEYORS CERTIFICATE

To: BCG Enterprises, L.L.C., a Nebraska Limited Liability Company, United Republic Bank, its successors and/or assigns as their respective interests may appear, Chestnut Commons, L.L.C., a Nebraska Limited Liability Company, First American Title Insurance Company, and Omaha National Title Company, and each of their affiliates, successors and assigns:  
 THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY THE UNDERSIGNED, THAT THE SURVEY WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE NEBRASKA STATE BOARD OF EXAMINERS FOR REGISTERED LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITION TOLERANCE ARE IN ACCORDANCE WITH RURAL AREA SURVEYS.

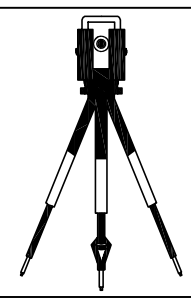
Date: 02/02/22

*Thomas B. Catlett*  
 THOMAS B. CATLETT LS-502



LEGEND	
△	SET SURVEY POINT AS INDICATED
●	FOUND SURVEY POINT AS INDICATED
○	CALCULATED SURVEY POINT
CTP	CRIMPED TOP PIPE
OTP	OPEN TOP PIPE
M	MEASURED DISTANCE
C	CALCULATED DISTANCE
P	PLAT DISTANCE
D	DEEDED DISTANCE
---	BOUNDARY LINE

**CATLETT LAND SURVEYING**  
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 tcatlett@catlettsurveying.com



Drawn By: PC  
 Checked By: PC  
 Crew: TC  
 Date: 01/18/2022  
 Job #: 2020-089  
 Scale: 1" = 120'  
 Sheet 1 of 1