

#2454

EXHIBIT "A"

A tract of land being a portion of Lots Six (6) and Seven (7), located in the Northwest Quarter of Section 25, and a portion of Lot Fifty-Four (54), located in the Southwest Quarter of Section 24, all in Township 12 North, Range 13 East of the 6th P.M., Cass County, Nebraska and more fully described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 25; thence on the North line of the Northwest Quarter, North 88 degrees 40 minutes 30 seconds East (assumed bearing), a distance of 174.59 feet to a point on the East right of way line of Highway 75 and the point of beginning; said point also being the beginning of a non-tangent curve to the right; thence along said East right of way line and along said curve, having a radius of 11,299.16 feet and a chord bearing of North 00 degrees 46 minutes 47 seconds East, 61.58 feet, an arc length of 61.58 feet; thence North 88 degrees 58 minutes 37 seconds East, a distance of 238.15 feet; thence North 00 degrees 25 minutes 25 seconds West, a distance of 40.91 feet; thence North 89 degrees 34 minutes 35 seconds East, a distance of 66.00 feet; thence South 00 degrees 25 minutes 25 seconds East, 20.00 feet; thence South 45 degrees 25 minutes 25 seconds East, a distance of 14.14 feet; thence North 89 degrees 34 minutes 35 seconds East, a distance of 684.22 feet to the beginning of a curve to the right; thence along said curve, having a radius of 183.00 feet and a chord bearing of South 53 degrees 25 minutes 45 seconds East, 220.24 feet, an arc length of 236.32 feet; thence South 16 degrees 26 minutes 06 seconds East, 360.87 feet; thence South 61 degrees 26 minutes 06 seconds East, 14.14 feet; thence North 73 degrees 33 minutes 54 seconds East, 209.37 feet to the beginning of a curve to the left; thence along said curve, having a radius of 467.00 feet and a chord bearing North 61 degrees 26 minutes 25 seconds East, 196.18 feet, an arc length of 197.65 feet; thence South 40 degrees 41 minutes 04 seconds East, 66.00 feet to the beginning of a non-tangent curve to the right; thence along said curve, having a radius of 533.00 feet and a chord bearing South 61 degrees 26 minutes 25 seconds West, 223.90 feet, an arc length of 225.58 feet; thence South 73 degrees 33 minutes 54 seconds West, 54.73 feet; thence South 16 degrees 26 minutes 06 seconds East, 355.30 feet; thence South 01 degrees 14 minutes 58 seconds East, 161.33 feet to a point on the North right of way line of East Wiles Road; thence along said North right of way line, South 88 degrees 45 minutes 02 seconds West, a distance of 1,546.34 feet to a point on the East right of way line of said Highway 75; thence along said East right of way line, North 01 degrees 10 minutes 56 seconds West, a distance of 778.90 feet to the beginning of a curve to the right; thence continuing along said East right of way line and along said curve, having a radius of 11,299.16 feet and a chord bearing of North 00 degrees 10 minutes 17 seconds East, 178.36 feet, an arc length of 178.36 feet to the point of beginning.