NW 04-14-13

LEGAL DESCRIPTION (READY MIXED CONCRETE COMPANY PROPERTY)

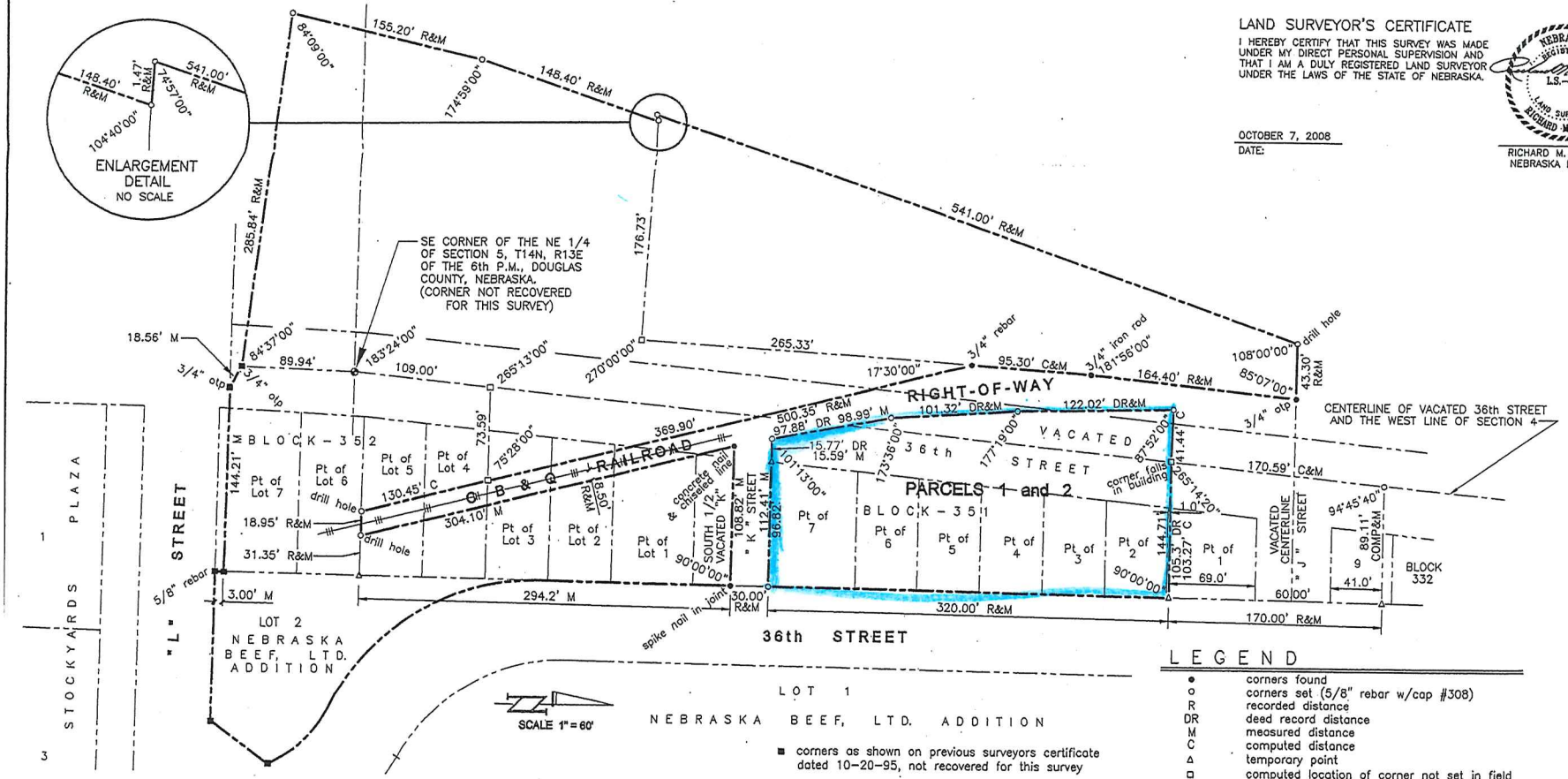
LOT 2, NEBRASKA BEEF LTD. ADDITION, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE ¼ NE ¼) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE ¼ SE ¼) OF SECTION FIVE (5), AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW ¼ NW ¼) OF SECTION FOUR (4) ALL IN TOWNSHIP FOURTEEN (14) NORTH, RANGE THIRTEEN (13) EAST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN, IN THE CITY OF OMAHA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF SECTION FIVE (5), TOWNSHIP FOURTEEN (14) NORTH, RANGE THIRTEEN (13) EAST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN; THENCE NORTH ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION FIVE (5), A DISTANCE OF ONE HUNDRED NINE (109) FEET TO A POINT; THENCE EASTERLY ON AN INTERIOR ANGLE OF TWO HUNDRED SIXTY-FIVE DEGREES, THIRTEEN MINUTES (265°13'), WITH THE LAST PREVIOUSLY DESCRIBED COURSE A DISTANCE OF SEVENTY-THREE AND FIFTY-NINE HUNDREDTHS (73.59) FEET TO A POINT; THENCE NORTHWESTERLY ON AN INTERIOR ANGLE OF SEVENTY-FIVE DEGREES, TWENTY-EIGHT MINUTES (75°28'), WITH THE LAST PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF THREE HUNDRED NINETY-SIX AND NINETY HUNDREDTH (396.90) FEET TO A POINT; THENCE SOUTHEASTERLY ON AN INTERIOR ANGLE OF SEVENTEEN DEGREES, THIRTY MINUTES (17°30'), WITH THE LAST PREVIOUSLY DESCRIBED COURSE A DISTANCE OF TWO HUNDRED SIXTY FIVE AND THIRTY-THREE HUNDREDTH (265.33) FEET TO A POINT; THENCE NORTHWESTERLY ON AN INTERIOR ANGLE OF TWO HUNDRED SEVENTY DEGREES, NO MINUTES (270°00'), WITH THE LAST PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF ONE HUNDRED SEVENTY-SIX AND SEVENTY-THREE HUNDREDTHS (176.73) FEET TO A POINT; THENCE SOUTHWESTERLY ON AN INTERIOR ANGLE OF ONE HUNDRED FOUR DEGREES, FORTY MINUTES (104°40'), WITH THE LAST PREVIOUSLY DESCRIBED COURSE A DISTANCE OF ONE HUNDRED FORTY-EIGHT AND FOUR TENTHS (148.4) FEET TO A POINT; THENCE SOUTHWESTERLY ON AN INTERIOR ANGLE OF ONE HUNDRED SEVENTY-FOUR DEGREES, FIFTY-NINE MINUTES (174°59'), WITH THE LAST PREVIOUSLY DESCRIBED COURSE A DISTANCE OF ONE HUNDRED FIFTY-FIVE AND TWENTY HUNDREDTHS (155.20) FEET TO A POINT; THENCE SOUTHEASTERLY ON AN INTERIOR ANGLE OF EIGHTY-FOUR DEGREES, NINE MINUTES (84°09'), WITH THE LAST PREVIOUSLY DESCRIBED COURSE A DISTANCE OF TWO HUNDRED EIGHTY-FIVE AND EIGHTY-FOUR HUNDREDTHS (285.84) FEET TO A POINT IN THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE ¼ SE ¼) OF SAID SECTION FIVE (5);

THENCE NORTHERLY ON AN INTERIOR ANGLE OF EIGHT-FOUR DEGREES, THIRTY-SEVEN MINUTES (84°37'), WITH THE LAST PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF EIGHTY-NINE AND NINETY-FOUR HUNDREDTHS (89.94) FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF NINETY-SIX THOUSAND SIX HUNDRED TWO (96,602) SQUARE FEET MORE OR LESS RESERVING, HOWEVER, UNTO THE GRANTOR HEREIN AN EASEMENT IN PERPETUITY FOR LOCATION AND MAINTENANCE OF TWENTY-FOUR (24) INCH SEWER NOW CROSSING THE ABOVE DESCRIBED PROPERTY IN A NORTHERLY AND SOUTHERLY DIRECTION ALONG THE WESTERLY SIDE THEREOF; AND RESERVING UNTO THE CITY OF OMAHA AN EASEMENT IN PERPETUITY FOR LOCATION AND MAINTENANCE OF TWENTY-FOUR (24) INCH SEWER NOW CROSSING ABOVE DESCRIBED PROPERTY IN A NORTHWESTERLY AND SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY SIDE THEREOF; AND RESERVING UNTO THE METROPOLITAN UTILITIES DISTRICT AN EASEMENT IN PERPETUITY FOR LOCATION AND MAINTENANCE OF TWELVE (12) INCH GAS MAIN CROSSING THE ABOVE DESCRIBED PROPERTY IN A NORTHWESTERLY AND SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY SIDE THEREOF; AND RESERVING UNTO THE NORTHWESTERN BELL TELEPHONE COMPANY AN EASEMENT IN PERPETUITY FOR LOCATION AND MAINTENANCE OF AN UNDERGROUND TELEPHONE CABLE CROSSING THE ABOVE DESCRIBED PROPERTY IN A NORTHWESTERLY AND SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY SIDE THEREOF. THE GRANTORS HEREIN, IN ACCEPTANCE OF THIS DEED, AGREE TO FULLY PROTECT THE SAID SEWERS, GAS MAIN AND TELEPHONE CABLE DURING THE CONSTRUCTION OF ANY STRUCTURE WHICH MAY BE ERECTED ON THE ABOVE CONVEYED PREMISES.

LEGAL DESCRIPTION PARCELS 1 and 2 (UCG INVESTMENTS INC. PROPERTY)

PARCEL 1: THE SOUTH 1' OF LOT 1 AND ALL OF LOTS 2, 3, 4, 5, 6 AND 7, BLOCK 351, IN SOUTH OMAHA, DOUGLAS COUNTY, NEBRASKA (EXCEPT THE EAST 30' THEREOF). ALSO A PART OF OLD VACATED 36TH STREET, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF BLOCK THREE HUNDRED FIFTY-ONE (351), IN SOUTH OMAHA, NOW OMAHA; THENCE SOUTHEASTERLY THIRTY (30) FEET TO A POINT IN CENTER OF VACATED "K" STREET, TEN (10) FEET EAST OF THE WEST LINE OF BLOCKS THREE HUNDRED FIFTY-ONE (351) AND THREE HUNDRED FIFTY-TWO (352) IN SOUTH OMAHA, NOW OMAHA; THENCE EAST IN CENTER OF VACATED "K" STREET NINETY-TWO AND SEVEN TENTHS (92.7) FEET, MORE OR LESS, TO THE WEST LINE OF 36TH STREET, THENCE NORTH ON WEST LINE OF 36TH STREET THREE HUNDRED FIFTY (350) FEET; THENCE WEST ONE-HUNDRED FIVE AND THREE TENTHS (105.3) FEET TO THE WEST LINE OF SECTION FOUR (4), TOWNSHIP FOURTEEN (14), RANGE THIRTEEN (13), EAST OF THE 6TH P.M.; THENCE SOUTH ON WEST LINE OF SECTION FOUR (4), TOWNSHIP FOURTEEN (14) NORTH, RANGE THIRTEEN (13) EAST OF THE 6TH P.M., TO A POINT ONE HUNDRED FEET NORTH OF NORTH LINE OF VACATED "K" STREET; THENCE SOUTHEASTERLY TO THE PLACE OF BEGINNING IN DOUGLAS COUNTY EXCEPT THAT PART OF THE NORTH HALF OF VACATED WEST "K" STREET AS ABOVE DESCRIBED WHICH WAS DEEDED TO CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY IN QUIT CLAIM DEED 1095-609, FILED AUGUST 11, 1960.

PARCEL 2: A PARCEL OF TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 NW 1/4) OF SECTION FOUR (4) AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) OF SECTION FIVE (5) ALL IN TOWNSHIP FOURTEEN (14) NORTH, RANGE THIRTEEN (13) EAST OF THE SIXTH (6TH) PRINCIPAL MERIDIAN, CITY OF SOUTH OMAHA, NOW A PART OF THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED, BEING ALL THAT PART OF SAID QUARTER SECTIONS AND VACATED OLD 36TH STREET, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) OF SAID SECTION FIVE (5), THENCE NORTH ALONG THE SAID EAST LINE OF SAID QUARTER SECTION A DISTANCE OF THREE HUNDRED THIRTY-FOUR AND TWENTY-FOUR HUNDREDTHS (334.24) FEET, MORE OR LESS, TO THE POINT WHERE SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) OF SECTION FIVE (5) INTERSECTS THE WESTERLY PROLONGATION OF THE NORTH LINE OF VACATED WEST "K" STREET, THENCE EAST ON THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID VACATED WEST "K" STREET MAKING AN ANGLE OF EIGHTY-FIVE DEGREES, THIRTEEN MINUTES (85° 13') TO THE RIGHT WITH THE LAST DESCRIBED COURSE PRODUCED NORTHERLY A DISTANCE OF THIRTY-THREE AND TWELVE HUNDREDTHS (33.12) FEET, MORE OR LESS, TO A POINT IN THE WESTERLY BOUNDARY OF LAND OWNED BY THE GRANTEES HEREIN, AND THE TRUE POINT OF BEGINNING OF THE PARCEL OR TRACT OF LAND HEREIN CONVEYED; THENCE FROM SAID TRUE POINT OF BEGINNING NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LAND OWNED BY THE GRANTEES HEREIN MAKING AN ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE PRODUCED EASTERLY OF ONE HUNDRED THREE DEGREES FIFTY-EIGHT MINUTES (103° 58') A DISTANCE OF ONE HUNDRED TWO AND FIFTY-EIGHT HUNDREDTHS (102.58) FEET, MORE OR LESS TO A POINT IN THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) OF SECTION FIVE (5), SAID POINT BEING ONE HUNDRED (100) FEET NORTH OF THE POINT WHERE THE WESTERLY PROLONGATION OF THE NORTH LINE OF VACATED WEST "K" STREET INTERSECTS THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) OF SECTION FIVE (5); THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) OF SECTION FIVE (5) SAID LINE MAKING AN ANGLE TO THE RIGHT WITH THE LAST DESCRIBED COURSE PRODUCED NORTHWESTERLY OF EIGHTEEN DEGREES, FORTY-FIVE MINUTES (18° 45') A DISTANCE OF TWO HUNDRED NINETEEN AND NINETY-FOUR HUNDREDTHS (219.94) FEET, MORE OR LESS TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT TWO (2), BLOCK THREE HUNDRED FIFTY-ONE (351) OF THE CITY OF SOUTH OMAHA; NOW A PART OF THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED, SAID POINT BEING THE NORTHWEST CORNER OF LAND OWNED BY THE GRANTEES HEREIN, THENCE WEST ALONG THE WESTERLY PROLONGATION OF SAID NORTH LINE OF LOT TWO (2), BLOCK THREE HUNDRED FIFTY-ONE (351) MAKING AN ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE PRODUCED NORTHERLY OF NINETY-FOUR DEGREES, FORTY-SEVEN MINUTES (94° 47') A DISTANCE OF FORTY-ONE AND FORTY-FOUR HUNDREDTHS (41.44) FEET, MORE OR LESS, TO A POINT THAT IS NINE AND NO TENTHS (9.0) FEET NORMALLY DISTANT NORTHEASTERLY OF THE CENTER LINE OF THAT CERTAIN STANDARD GUAGE RAILROAD SIDE TRACK NUMBERED EIGHT (8) AND OWNED BY THE GRANTOR HEREIN, THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE MAKING AN ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE PRODUCED SOUTHERLY OF TWO DEGREES, FORTY-ONE MINUTES (02° 41') A DISTANCE OF ONE HUNDRED ONE AND THIRTY-TWO HUNDREDTHS (101.32) FEET TO A POINT, THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE MAKING AN ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE PRODUCED OF SIX DEGREES, TWENTY-FOUR MINUTES (06° 24') A DISTANCE OF NINETY-SEVEN AND EIGHTY-SIX HUNDREDTHS (97.86) FEET, MORE OR LESS, TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTH LINE OF VACATED WEST "K" STREET, SAID POINT BEING NINE AND NO TENTHS (9.0) FEET, NORMALLY DISTANT NORTHEASTERLY OF THE CENTER LINE OF SAID RAILROAD TRACK NUMBERED EIGHT (8), THENCE EAST ALONG SAID NORTH LINE OF VACATED WEST "K" STREET MAKING AN ANGLE TO THE LEFT WITH THE LAST DESCRIBED COURSE PRODUCED OF SEVENTY-EIGHT DEGREES, FORTY-SEVEN MINUTES (78° 47') A DISTANCE OF FIFTEEN AND SEVENTY-SEVEN HUNDREDTHS (15.77) FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AFORESAID; CONTAINING AN AREA OF SEVEN THOUSAND TWO HUNDRED SIXTY-TWO (7262) SQUARE FEET, MORE OR LESS.



■ corners as shown on previous surveyors certificate dated 10-20-95, not recovered for this survey

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

NEBRASKA REGISTERED L.S.-477 LAND SURVEYOR RICHARD M. BROYLES

OCTOBER 7, 2008
DATE:

RICHARD M. BROYLES
NEBRASKA RLS 477

LEGEND

•	corners found
o	corners set (5/8" rebar w/cap #308)
R	recorded distance
DR	deed record distance
M	measured distance
C	computed distance
Δ	temporary point
□	computed location of corner not set in field
ctp	crimped top pipe
otp	open top pipe

PREVIOUS TD2 JOB NO. 200-218-64
REFERENCE BOOK 95-26, PAGES 60-63

DATE 10/07/08
DRAWN BY RJR
CHECKED BY RMB
REVISION

SURVEYOR'S CERTIFICATE

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200-351-118
BOOK 08-13
PAGE 34-36

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