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Clay J. Douding

By: lam

REGISTER OF DEEDS



DEED

Upon execution please return to:
 Papio-Missouri River Natural Resources District
 8901 S. 154th St
 Omaha, Nebraska 68138-3621

**WARRANTY DEED, RESERVATION OF EASEMENTS,
 AND DECLARATION OF RESTRICTIVE COVENANTS**

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the sufficiency and adequacy of which is hereby acknowledged, **PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT**, a political subdivision of the State of Nebraska (“Grantor”) does convey to the **CITY OF PAPILLION, NEBRASKA**, a municipal corporation (“Grantee”) all right, title and interest of Grantor, in and to the real property in Sarpy County, Nebraska, more particularly described by the legal description on Exhibit A, attached hereto and incorporated herein by reference (the “Real Estate”), less and except the easements, reservations, covenants and restrictions of record, including, but not limited to, the Easements and Restrictive Covenants more particularly described herein below that are excepted and reserved by Grantor from such conveyance.

RESERVATION OF EASEMENTS; DECLARATION OF RESTRICTIVE COVENANTS

Grantor hereby reserves for itself, its successors, assigns, officers, agents, employees and contractors (the “Grantor Parties”), and excepts from the conveyance of the Real Estate, the following easements and restrictive covenants (collectively, the “Easements and Restrictive Covenants”) in, on, under, over and across the Real Estate:

- a) The permanent right and authority to enter the Real Estate during any time deemed to be a flood emergency by Grantor and during all other reasonable times and to use any and all roads in the Real Estate as Grantor deems reasonably necessary; and
- b) The permanent and exclusive right and authority to construct, operate, maintain, repair, replace, manage and regulate a multi-purpose flood control and recreational dam (the “Dam”) and reservoir (including two water quality basins and associated dams) (the “Reservoir”) constructed on the Real Estate as part of the West Papillion Creek Flood Control project, and the non-recreational appurtenances thereof, together with such future flood control improvements as Grantor deems necessary and that Grantee approves in writing (such approval to not be unreasonably withheld or

delayed); and

- c) The permanent right and authority to use any and all unimproved portions of the Real Estate for the borrow and fill of earthen material for use in operation, maintenance, repair, replacement of the Dam, Reservoir and/or the non-recreational appurtenances thereto; provided, however, Grantor shall be responsible for restoring and monitoring the reestablishment of vegetation in the borrowed areas through the vegetation's establishment period; and
- d) The permanent right and authority to periodically flow and overflow waters, sediment, and flood debris detained by the Dam and/or the Reservoir, upon all areas within the Real Estate located within the watershed of the Dam and having a ground surface elevation lower than 1,086.5 feet above mean sea level, referenced to the North American Vertical Datum of 1988 (the "NAVD") (such areas constituting the "Regulated Flood Pool"). The Regulated Flood Pool may not be used for the construction or maintenance of structures, fixtures or other improvements without the prior written approval of Grantor; provided, however, the Regulated Flood Pool may be used for the following activities:
 - i) Dredging or other removal of silt from the Regulated Flood Pool from time to time;
 - ii) Excavation or filling of earth or rock in the Regulated Flood Pool in order to construct, operate and maintain sheet-pilings, revetments or other temporary or permanent shoreline erosion prevention and bank protection devices or methods within the Regulated Flood Pool; or
 - iii) Installation of landscaping, low-voltage lighting, boat ramps, decks, docks or boat lifts in the Regulated Flood Pool; and
- e) The permanent right and authority to periodically flow and overflow waters, sediment, and flood debris detained by the Dam and/or the Reservoir, upon all areas within Real Estate located within the watershed of the Dam and having a ground surface elevation lower than 1,092.0 feet above mean sea level, NAVD (such areas constituting the "Maximum Pool"). No part of the Maximum Pool may be used for the placement of any earthen fill or other fill in any area of the Maximum Pool, except for limited filling in the Regulated Flood Pool as set forth and permitted in Section d(ii); and
- f) The right to periodically adjust the elevation of the permanent pool of the Reservoir in order to perform necessary operation, maintenance, repair, or replacement of the Dam and/or Reservoir.

The parties intend that the Real Estate shall be conveyed subject to the Easements and Restrictive Covenants set forth herein, which Easements and Restrictive Covenants shall run with the Real Estate and be binding upon all parties having any right, title or interest in the Real Estate or any part thereof, their successors and assigns, and shall inure to their benefit.

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Grantee may, with Grantor's prior written approval in each instance with respect to any particular trail or other improvement, construct a public pedestrian and bicycle trail and other recreational improvements (collectively, the "Grantee Improvements") in, on, over and across the Dam at Grantee's sole cost and expense. After any such construction, Grantee may operate and maintain such improvement. Upon reasonable request by Grantor, Grantee shall relocate and/or remove, at Grantee's sole cost and expense, any and all Grantee Improvements that Grantor reasonably deems to interfere with the Grantor's operation, maintenance, repair, replacement, management or regulation of the Dam, Reservoir, and/or the non-recreational appurtenances thereto.

Grantor covenants with Grantee that Grantor:

(1) is lawfully seized of such Real Estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record, including, but not limited to, the Easements and Restrictive Covenants;

(2) has good right and lawful authority and power to convey the same; and

(3) warrants and will defend the title to such Real Estate against the lawful claims of all persons whatsoever.

[SIGNATURE PAGE FOLLOWS]

D

**EXHIBIT A
LEGAL DESCRIPTIONS**

PARCEL 1

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STAR DRILL HOLE WITH CHISELED "X" AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE SOUTH 88°10'21" WEST (BEARINGS REFERENCED TO THE NEBRASKA STATE PLANE COORDINATE SYSTEM) FOR 49.96 FEET ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25 TO A 5/8" REBAR ON THE WEST RIGHT OF WAY LINE OF SOUTH 132ND STREET AND THE TRUE POINT OF BEGINNING;

THENCE ON THE WEST RIGHT OF WAY LINE OF SOUTH 132ND STREET THE FOLLOWING FOUR (4) COURSES;

1. THENCE SOUTH 02°41'02" EAST FOR 651.20 FEET;
2. THENCE SOUTH 23°17'39" WEST FOR 70.97 FEET;
3. THENCE SOUTH 01°12'45" EAST FOR 70.13 FEET;
4. THENCE SOUTH 07°40'12" EAST FOR 34.25 FEET;

THENCE SOUTH 87°07'35" WEST FOR 345.92 FEET;

THENCE NORTH 78°44'24" WEST FOR 323.57 FEET;

THENCE SOUTH 83°00'28" WEST FOR 354.47 FEET;

THENCE SOUTH 73°54'37" WEST FOR 123.68 FEET;

THENCE SOUTH 68°19'31" WEST FOR 217.19 FEET;

THENCE NORTH 37°54'27" WEST FOR 151.97 FEET;

THENCE NORTH 57°04'51" WEST FOR 408.84 FEET;

THENCE NORTH 56°25'17" WEST FOR 347.93 FEET;

THENCE NORTH 71°22'06" WEST FOR 604.32 FEET TO THE WEST LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE NORTH 02°30'51" WEST FOR 114.93 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, SAID POINT IS WITNESSED BY A TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692, 60.00 FEET SOUTH OF SAID NORTHWEST CORNER ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, AND BY A 5/8" REBAR WITH 2" PINK PLASTIC CAP STAMPED "SCHABEN LS 608", 34.99 FEET EAST OF SAID NORTHWEST CORNER AND ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE NORTH 88°03'43" EAST FOR 2632.49 FEET TO THE POINT OF BEGINNING.

CONTAINS 37.318 ACRES.

NOTE: ALL CORNERS ARE MONUMENTED WITH A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 UNLESS OTHERWISE STATED.

PARCEL 2

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 2" BRASS CAP STAMPED "SARPY COUNTY 2000" AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE NORTH 87°08'03" EAST (BEARINGS REFERENCED TO THE NEBRASKA STATE PLANE COORDINATE SYSTEM) FOR 764.38 FEET ON THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 30 TO THE TRUE POINT OF BEGINNING;

8

THENCE NORTH 87°08'03" EAST FOR 942.58 FEET CONTINUING ON SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30 TO THE SOUTH RIGHT OF WAY LINE OF LINCOLN ROAD;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 1089.00 FEET AND A LONG CHORD BEARING SOUTH 80°18'00" EAST FOR 184.66 FEET) FOR AN ARC LENGTH OF 184.88 FEET ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF THE ABANDONED MISSOURI PACIFIC RAILROAD;

THENCE SOUTH 10°57'06" WEST FOR 1108.24 FEET ON SAID EAST RIGHT OF WAY LINE;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 5679.25 FEET AND A LONG CHORD BEARING SOUTH 06°38'21" WEST FOR 854.12 FEET) FOR AN ARC LENGTH OF 854.92 FEET CONTINUING ON SAID EAST RIGHT OF WAY LINE;

THENCE SOUTH 02°19'36" WEST FOR 498.55 FEET CONTINUING ON SAID EAST RIGHT OF WAY LINE TO A 5/8" REBAR AT THE NORTH RIGHT OF WAY LINE OF THE STATE OF NEBRASKA HIGHWAY 370;

THENCE NORTH 81°14'00" WEST FOR 100.31 FEET ON SAID NORTH RIGHT OF WAY LINE TO A 5/8" REBAR;

THENCE NORTH 81°15'39" WEST FOR 429.47 FEET CONTINUING ON SAID NORTH RIGHT OF WAY LINE TO A 5/8" REBAR;

THENCE SOUTH 82°02'07" WEST FOR 103.97 FEET CONTINUING ON SAID NORTH RIGHT OF WAY LINE;

THENCE NORTH 19°09'32" WEST FOR 311.05 FEET;

THENCE NORTH 44°01'20" WEST FOR 127.03 FEET;

THENCE SOUTH 84°47'35" WEST FOR 271.64 FEET;

THENCE SOUTH 66°53'30" WEST FOR 336.60 FEET TO THE EAST RIGHT OF WAY LINE OF 132ND STREET;

THENCE NORTH 07°15'31" WEST FOR 154.53 FEET ON SAID EAST RIGHT OF WAY LINE TO A 5/8" REBAR;

THENCE NORTH 02°40'27" WEST FOR 599.52 FEET CONTINUING ON SAID EAST RIGHT OF WAY LINE PARALLEL WITH AND 50.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 30;

THENCE NORTH 60°48'26" EAST FOR 451.52 FEET;

THENCE NORTH 33°50'38" EAST FOR 606.99 FEET;

THENCE NORTH 03°13'22" EAST FOR 478.45 FEET;

THENCE NORTH 32°33'47" WEST FOR 201.47 FEET TO THE POINT OF BEGINNING.

CONTAINS 61.224 ACRES.

NOTE: ALL CORNERS ARE MONUMENTED WITH A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 UNLESS OTHERWISE STATED.

PARCEL 3

THAT PART OF THE NORTHEWEST QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 2" BRASS CAP STAMPED "SARPY COUNTY 2000" AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE NORTH 87°08'03" EAST (BEARINGS REFERENCED TO THE NEBRASKA STATE PLANE COORDINATE SYSTEM) FOR 764.38 FEET ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 36°45'52" WEST FOR 158.29 FEET;

THENCE NORTH 37°14'49" WEST FOR 155.19 FEET;

THENCE NORTH 60°53'14" EAST FOR 344.34 FEET TO THE SOUTH RIGHT OF WAY LINE OF LINCOLN ROAD;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 989.00 FEET AND A LONG CHORD BEARING SOUTH 65°11'22" EAST FOR 16.94 FEET) FOR AN ARC LENGTH OF 16.94 FEET ON THE SOUTH RIGHT OF WAY LINE OF LINCOLN ROAD;

THENCE SOUTH 64°41'56" EAST FOR 688.30 FEET CONTINUING ON THE SOUTH RIGHT OF WAY

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LINE OF LINCOLN ROAD;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 1089.00 FEET AND A LONG CHORD BEARING SOUTH 70°04'03" EAST FOR 203.79 FEET) FOR AN ARC LENGTH OF 204.09 FEET CONTINUING ON THE SOUTH RIGHT OF WAY LINE OF LINCOLN ROAD TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE SOUTH 87°08'03" WEST FOR 942.58 FEET TO THE POINT OF BEGINNING.
CONTAINS 5.512 ACRES.

NOTE: ALL CORNERS ARE MONUMENTED WITH A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 UNLESS OTHERWISE STATED.

PARCEL 4

THAT PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30;

THENCE SOUTH 02°31'08" EAST (BEARINGS REFERENCED TO THE NEBRASKA STATE PLANE COORDINATE SYSTEM) FOR 2557.65 FEET ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 TO THE NORTH RIGHT OF WAY LINE OF LINCOLN ROAD;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF LINCOLN ROAD THE FOLLOWING FIVE (5) COARSES;

1. THENCE SOUTH 88°25'01" WEST FOR 0.56 FEET;
2. THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 59.82 FEET AND A LONG CHORD BEARING SOUTH 23°45'44" WEST FOR 43.49 FEET) FOR AN ARC LENGTH OF 44.50 FEET;
3. THENCE SOUTH 87°08'03" WEST FOR 551.77 FEET;
4. THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 989.00 FEET AND A LONG CHORD BEARING NORTH 78°46'56" WEST FOR 481.32 FEET) FOR AN ARC LENGTH OF 486.20 FEET;
5. THENCE NORTH 64°41'56" WEST FOR 683.82 FEET;
THENCE NORTH 19°12'08" EAST FOR 556.50 FEET;
THENCE NORTH 11°58'58" WEST FOR 34.63 FEET;
THENCE NORTH 68°38'10" WEST FOR 649.60 FEET;
THENCE NORTH 00°46'30" EAST FOR 116.41 FEET;
THENCE NORTH 60°48'12" EAST FOR 509.08 FEET;
THENCE NORTH 38°53'18" EAST FOR 87.30 FEET;
THENCE NORTH 32°12'19" EAST FOR 62.84 FEET;
THENCE NORTH 04°05'26" WEST FOR 321.47 FEET;
THENCE NORTH 16°38'42" WEST FOR 10.06 FEET;
THENCE NORTH 69°26'10" WEST FOR 257.17 FEET;
THENCE NORTH 02°41'45" WEST FOR 77.66 FEET;
THENCE NORTH 29°42'08" EAST FOR 436.61 FEET TO NORTH LINE OF THE NORTHWEST

QUARTER OF SAID SECTION 30;

THENCE NORTH 87°02'24" EAST FOR 1497.86 FEET TO THE POINT OF BEGINNING.
CONTAINS 93.061 ACRES.

NOTE: ALL CORNERS ARE MONUMENTED WITH A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 UNLESS OTHERWISE STATED.

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PARCEL 5

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 2" BRASS CAP STAMPED "SARPY COUNTY GOVT." AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24;

THENCE SOUTH 02°39'34" EAST (BEARINGS REFERENCED TO THE NEBRASKA STATE PLANE COORDINATE SYSTEM) FOR 211.48 FEET ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 TO A SURVEY SPIKE WITH WASHER STAMPED LS 692;

THENCE SOUTH 87°20'26" WEST FOR 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH 132ND STREET AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02°39'34" EAST FOR 739.62 FEET ON SAID WEST RIGHT OF WAY;

THENCE SOUTH 76°38'44" WEST FOR 255.15 FEET;

THENCE SOUTH 53°00'35" WEST FOR 282.58 FEET;

THENCE NORTH 90°00'00" WEST FOR 772.18 FEET;

THENCE NORTH 00°00'00" EAST FOR 231.80 FEET;

THENCE NORTH 52°29'10" EAST FOR 1206.39 FEET;

THENCE NORTH 89°42'03" EAST FOR 254.90 FEET TO THE POINT OF BEGINNING.

CONTAINS 17.715 ACRES.

NOTE: ALL CORNERS ARE MONUMENTED WITH A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 UNLESS OTHERWISE STATED.

PARCEL 6

THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT A SURVEY SPIKE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE NORTH 87°02'24" EAST (BEARINGS REFERENCED TO THE NEBRASKA STATE PLANE COORDINATE SYSTEM) FOR 50.00 FEET ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO THE EAST RIGHT OF WAY LINE OF SOUTH 132ND STREET AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 87°02'24" EAST FOR 2028.97 FEET CONTINUING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO THE WEST RIGHT OF WAY LINE OF THE ABANDONED MISSOURI PACIFIC RAILROAD;

THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES;

1. THENCE NORTH 00°58'54" WEST FOR 118.31 FEET;
2. THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 1959.88 FEET AND A LONG CHORD BEARING NORTH 16°07'51" EAST FOR 1153.38 FEET) FOR AN ARC LENGTH OF 1170.71 FEET;
3. THENCE NORTH 33°14'36" EAST FOR 140.14 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE SOUTH 87°00'06" WEST FOR 2486.14 FEET ON SAID NORTH LINE TO A STAR DRILL HOLE WITH CHISELED "X" AT THE WEST RIGHT OF WAY LINE OF SOUTH 132ND STREET;

THENCE SOUTH 02°39'34" WEST FOR 1319.63 FEET ON A LINE PARALLEL WITH AND 50.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO THE POINT OF BEGINNING.

CONTAINS 65.777 ACRES.

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NOTE: ALL CORNERS ARE MONUMENTED WITH A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 UNLESS OTHERWISE STATED.

PARCEL 7

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
COMMENCING AT A 2" BRASS CAP STAMPED "SARPY COUNTY GOVT" THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE NORTH 86°58'47" EAST (BEARINGS REFERENCED TO THE NEBRASKA STATE PLANE COORDINATE SYSTEM) FOR 50.00 FEET ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 86°58'47" EAST FOR 2526.00 FEET CONTINUING ON SAID NORTH LINE TO THE WEST RIGHT OF WAY LINE OF SOUTH 126TH STREET;

THENCE SOUTH 02°35'48" EAST FOR 244.17 FEET ON SAID WEST RIGHT OF WAY LINE;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 97.00 FEET AND A LONG CHORD BEARING SOUTH 32°45'46" WEST FOR 105.53 FEET) FOR AN ARC LENGTH OF 111.58 FEET CONTINUING ON SAID WEST RIGHT OF WAY LINE;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 103.00 FEET AND A LONG CHORD BEARING SOUTH 19°59'11" EAST FOR 205.42 FEET) FOR AN ARC LENGTH OF 308.15 FEET CONTINUING ON SAID WEST RIGHT OF WAY LINE;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 103.00 FEET AND A LONG CHORD BEARING SOUTH 62°00'06" EAST FOR 43.90 FEET) FOR AN ARC LENGTH OF 44.24 FEET CONTINUING ON SAID WEST RIGHT OF WAY LINE TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE SOUTH 02°35'40" EAST FOR 704.93 FEET ON SAID EAST LINE TO THE WEST LINE OF OUTLOT A PINK INDUSTRIAL PARK 2, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA;

THENCE SOUTH 33°14'36" WEST FOR 133.83 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE SOUTH 87°00'06" WEST FOR 2486.14 FEET ON SAID SOUTH LINE TO A STAR DRILL HOLE WITH CHISELED "X" AT THE EAST RIGHT OF WAY LINE OF SOUTH 132ND STREET;

THENCE NORTH 02°39'34" WEST FOR 1319.61 FEET ON A LINE PARALLEL WITH AND 50.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO THE POINT OF BEGINNING.

CONTAINS 76.649 ACRES.

NOTE: ALL CORNERS ARE MONUMENTED WITH A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 UNLESS OTHERWISE STATED.

PARCEL 8

TAX LOT R4, BEING THAT PART OF THE ABANDONED MISSOURI PACIFIC RAILROAD RIGHT OF WAY LOCATED IN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

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COMMENCING AT A 5/8" REBAR AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 19;

THENCE SOUTH 87°02'24" WEST (BEARING REFERENCED TO NEBRASKA STATE PLANE NAD83-2008) FOR 433.26 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 19 TO THE EAST RIGHT OF WAY LINE OF THE ABANDONED MISSOURI PACIFIC RAILROAD AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 87°02'24" WEST FOR 100.06 FEET CONTINUING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO THE WEST RIGHT OF WAY LINE OF THE ABANDONED MISSOURI PACIFIC RAILROAD;

THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES;

1. THENCE NORTH 00°58'54" WEST FOR 118.31 FEET;
2. THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 1959.88 FEET AND A LONG CHORD BEARING NORTH 16°07'51" EAST FOR 1153.38 FEET) FOR AN ARC LENGTH OF 1170.71 FEET;
3. THENCE SOUTH 33°14'36" EAST FOR 140.14 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 19;

THENCE NORTH 87°00'06" EAST FOR 78.36 FEET TO A 5/8" REBAR AT THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 19;

THENCE NORTH 87°00'54" EAST FOR 45.62 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19 TO THE EAST RIGHT OF WAY LINE OF THE ABANDONED MISSOURI PACIFIC RAILROAD;

THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES;

1. THENCE SOUTH 33°14'36" WEST FOR 213.43 FEET;
2. THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 1859.88 FEET AND A LONG CHORD BEARING SOUTH 16°07'51" WEST FOR 1094.54 FEET) FOR AN ARC LENGTH OF 1110.98 FEET;
3. THENCE NORTH 00°58'54" EAST FOR 114.86 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 19 AND THE TRUE POINT OF BEGINNING;

CONTAINS 3.293 ACRES.

NOTE: ALL CORNERS ARE MONUMENTED WITH A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 UNLESS OTHERWISE STATED.

PARCEL 9

THAT PART OF TAX LOT 1 TOGETHER WITH THAT PART OF TAX LOT 8 ALL LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER, RESPECTIVELY, OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 19;

THENCE SOUTH 87°02'24" WEST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE NAD83-2008) FOR 149.20 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 19 TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 87°02'24" WEST FOR 284.06 FEET CONTINUING ALONG SAID SOUTH LINE TO THE EAST RIGHT OF WAY LINE OF THE ABANDONED MISSOURI PACIFIC RAILROAD;

THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES;

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1. THENCE NORTH 00°58'54" WEST FOR 114.86 FEET;
2. THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 1859.88 FEET AND A LONG CHORD BEARING NORTH 16°07'51" EAST FOR 1094.54 FEET) FOR AN ARC LENGTH OF 1110.98 FEET;
3. THENCE NORTH 33°14'36" EAST FOR 213.43 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 19;
THENCE NORTH 87°00'54" EAST FOR 694.75 FEET ALONG SAID NORTH LINE;
THENCE SOUTH 00°06'10" WEST FOR 838.48 FEET;
THENCE NORTH 90°00'00" WEST FOR 827.76 FEET;
THENCE SOUTH 00°00'00" EAST FOR 527.82 FEET TO THE POINT OF BEGINNING.
CONTAINS 20.545 ACRES INCLUDING 0.215 ACRES OF COUNTY ROAD EASEMENT.

NOTE: ALL CORNERS ARE MONUMENTED WITH A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 UNLESS OTHERWISE STATED.

PARCEL 10

OUTLOT A, PINK INDUSTRIAL PARK 2, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.
CONTAINS 11.846 ACRES.

PARCEL 11

THAT PART OF LOT TWO (2), SARPY COUNTY INDUSTRIAL PARK REPLAT 1, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, TOGETHER WITH PART OF VACATED SOUTH 126TH STREET RIGHT OF WAY, THE ENTIRE PARCEL IS DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, PINK INDUSTRIAL PARK REPLAT 3, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA;
THENCE SOUTH 57°46'28" WEST FOR 199.00 FEET ON THE SOUTH LINE OF LOT 2, SARPY COUNTY INDUSTRIAL PARK REPLAT 1 EXTENDED TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA;
THENCE NORTH 02°35'40" WEST FOR 82.40 FEET ON SAID WEST LINE TO SOUTH 126TH STREET RIGHT OF WAY;
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 103.00 FEET AND A LONG CHORD BEARING NORTH 22°33'57" EAST FOR 90.73 FEET) FOR AN ARC LENGTH OF 93.95 FEET ON SAID RIGHT OF WAY LINE TO THE WEST LINE OF LOT 2, SARPY COUNTY INDUSTRIAL PARK REPLAT 1;
THENCE NORTH 55°11'22" EAST FOR 293.38 FEET;
THENCE SOUTH 84°19'05" EAST FOR 221.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, PINK INDUSTRIAL PARK REPLAT 3.
THENCE SOUTH 57°46'28" WEST FOR 384.32 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 1.328 ACRES.

NOTE: ALL CORNERS ARE MONUMENTED WITH A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 UNLESS OTHERWISE STATED.

