

SECTION 11 T12N, R11E

LEGAL DESCRIPTION

TAX LOT K1A

BEING ALL OF THE TAX LOT K1, LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 11 T12N, R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA. EXCEPT TAX LOT K1B.

TAX LOT K1B

BEING A PART OF TAX LOT K1, LOCATED IN THE SW $\frac{1}{4}$  OF SECTION 11 T12N, R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 331.72' EAST OF AND 33.00' NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 11, AND ASSUMING THE SOUTH LINE OF SAID SECTION TO BEAR DUE EAST; THENCE DUE WEST, A DISTANCE OF 198.60'; THENCE DUE NORTH, A DISTANCE OF 749.19' $\pm$  TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE C.R.I. & P. RAILROAD; THENCE DUE EAST, 344.24' $\pm$  TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE MO. PACIFIC RAILROAD; THENCE SOUTHERLY ALONG SAID MO. PACIFIC RAILROAD RIGHT-OF-WAY LINE, A DISTANCE OF 426.00' $\pm$  TO A POINT BEARING NORTH 09°32'55" EAST, EAST FROM A DISTANCE OF 334.34' FROM THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 4.5 ACRES MORE OR LESS.

SECTION 10-12-11

LEGAL DESCRIPTION

TAX LOT K1A1

PART OF THE SW $\frac{1}{4}$  OF THE SW $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  OF SECTION 11-T12N-R11E. EXCEPT TAX LOT K1A2.

CONTAINING 12.76 ACRES  $\pm$ .

TAX LOT K1A2

A TRACT OF LAND LOCATED IN THE SE $\frac{1}{4}$  OF SECTION 10-T12N-R11E AND IN THE SW $\frac{1}{4}$  OF SECTION 11-T12N-R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SE CORNER OF SAID SECTION 10; THENCE NORTH 0°35'00" EAST, ALONG THE EAST LINE OF SAID SECTION 10, 33,00' TO A POINT ON THE NORTH RIGHT-OF-WAY OF STATE HIGHWAY NO. 31 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 90° WEST, 653.67' TO THE EASTERLY RIGHT-OF-WAY LINE OF THE NOW ABANDONED CHICAGO, ROCK ISLAND RAILROAD; THENCE FOLLOWING THE ARC OF A 5779.578' RADIUS CURVE TO THE LEFT, 898.50', (THE LONG CHORD BEARS NORTH 47°19'14" EAST, 897.59'), TO A POINT ON THE EAST LINE OF SAID SECTION 10; THENCE CONTINUING ON A 5779.578' RADIUS CURVE TO THE LEFT, 189.54', (THE LONG CHORD BEARS NORTH 41°55'38" EAST, 189.53'); THENCE SOUTH 0°00'16" WEST, 749.19' TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 31; THENCE SOUTH 89°52'13" WEST, 132.79' TO THE POINT OF BEGINNING AND CONTAINS 6.34 ACRES, MORE OR LESS.

SEC 10 T12N R11E

TAX LOT 10B

A TRACT OF LAND CONSISTING OF 10.00 ACRES, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF NORTHEAST QUARTER OF SAID SECTION 10 AS THE POINT OF BEGINNING; THENCE SOUTH  $02^{\circ}59'04''$  EAST (ASSUMED BEARING) ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 910.62'; THENCE NORTH  $86^{\circ}30'43''$  EAST 559.72' TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD ON THE FOLLOWING SEVEN COURSES:  $N32^{\circ}16'43''W$  165.54'; THENCE ALONG A 283.00' RADIUS CURVE TO THE RIGHT, CHORD BEARING  $N12^{\circ}17'52''W$ , A CHORD DISTANCE OF 193.56' AND AN ARC DISTANCE OF 197.55'; THENCE  $N07^{\circ}42'58''E$  147.54'; THENCE ALONG A 267.00' RADIUS CURVE TO THE LEFT, CHORD BEARING  $N00^{\circ}32'08''W$ , A CHORD DISTANCE OF 76.64' AND AN ARC DISTANCE OF 76.90'; THENCE  $N08^{\circ}47'13''W$  113.70'; THENCE ALONG A 283.00' RADIUS CURVE TO THE RIGHT, CHORD BEARING  $N07^{\circ}26'01''E$  A CHORD DISTANCE OF 158.10' AND AN ARC DISTANCE OF 160.23'; THENCE NORTH  $23^{\circ}39'14''E$  94.96' TO A POINT ON THE NORTH LINE OF THE NE $\frac{1}{4}$  OF SAID SECTION 10; THENCE  $S86^{\circ}30'43''W$  ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 A DISTANCE OF 537.75' TO THE POINT OF BEGINNING. THE NORTH 33' OF THIS TRACT IS RESERVED FOR COUNTY ROAD RIGHT-OF-WAY.

- A. ALL THAT PART OF GOVERNMENT LOT 1 IN 11-12-11 LYING WEST OF THE WEST LINE OF THE MO. PACIFIC R.R. RIGHT OF WAY. 0.20 ACRES - NOW IN HWY #50
- B. ALL THAT PART OF GOVERNMENT LOT 1 IN 11-12-11 LYING EAST OF THE C.R.I. & P. R.R. DEPOT GROUNDS AT NORTH LOUISVILLE, EXCEPT 1.20 ACRES IN TAX LOT J. 19.80 ACRES
- C. ALL THAT PART OF THE E $\frac{1}{2}$  OF NW $\frac{1}{4}$  OF 11-12-11 LYING WEST OF THE WEST LINE OF THE MO. PAC. RIGHT OF WAY, AND ~~NORTH OF TAX LOTS~~ except T.L.S. 38.8 ACRES  $\pm$
- D. ALL THAT PART OF GOVERNMENT LOT 2 IN 11-12-11 LYING EAST OF THE C.R.I. & P. R.R. DEPOT GROUNDS AT NORTH LOUISVILLE EXCEPT 1.68 ACRES IN TAX LOT J. 26.02 ACRES
- E. ALL THAT PART OF THE E $\frac{1}{2}$  OF NW $\frac{1}{4}$  OF 11-12-11 LYING EAST OF THE C.R.I. & P. R.R. RIGHT OF WAY DEPOT GROUNDS AT NORTH LOUISVILLE EXCEPT 1 ACRE IN TAX LOT J. 6.25 ACRES
- F. ALL THAT PART OF GOVERNMENT LOT 3 IN 11-12-11 LYING EAST OF THE C.R.I. & P. R.R. RIGHT OF WAY EXCEPT 12.20 ACRES IN TAX LOT I DESCRIBED BELOW. 35.66 ACRES
- G. 5 ACRES OFF THE SOUTH SIDE OF GOVERNMENT LOT 5 IN 11-12-11. 5.00 ACRES
- H. ALL OF GOVERNMENT LOT 5 IN 11-12-11 EXCEPT A STRIP OFF THE SOUTH SIDE THEREOF CONTAINING 5 ACRES. 28.30 ACRES 23 $\frac{1}{4}$
- GOV. LOT 5.  
TAX LOTS G AND H COMBINED INCLUDING ACCRETIONS. 75.00 ACRES
- I. BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE MO. PAC. R.R. R.O.W. AND THE SOUTH LINE OF 11-12-11, THENCE NORTHEASTERLY ALONG SAME 7.98 CHAINS, THENCE NORTH 39 $\frac{1}{2}$  DEGREES EAST 33.59 CHAINS, THENCE SOUTH 50 $\frac{1}{2}$  DEGREES EAST 465 FT. TO RIVER BANK, THENCE SOUTHWESTERLY ALONG SAME TO THE SOUTH LINE OF SECTION 11, THENCE WEST 6.82 CHAINS TO BEGINNING. 35.00 ACRES
- J. COMMENCING IN THE SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  OF 11-12-11 AT THE SOUTHERLY OR SOUTHWESTERLY CORNER OF THE C.R.I. & P. R.R. LAND KNOWN AS SAND PITS (SEE Z-88), THENCE NORTHEASTERLY ALONG SAID LAND 2050 FT., THENCE SOUTHEASTERLY AT RIGHT ANGLES 82 $\frac{1}{2}$  FT., THENCE SOUTHWESTERLY AT RIGHT ANGLES 2050 FT., THENCE NORTHWESTERLY AT RIGHT ANGLES 82 $\frac{1}{2}$  FT. TO PLACE OF BEGINNING. (40-72) 3.88 ACRES
- K. ALL OF THE SW $\frac{1}{4}$  OF SW $\frac{1}{4}$  OF SEC. 11-12-11 LYING WEST OF TAX LOT I EXCEPT R.R. RIGHT OF WAY. 27.10 ACRES (LESS 1.25 IN R.R. LEAVES 25.85)
- K2. THE NORTH 330 FT. OF K LYING WEST OF C.R.I. & P. RY. 2.43 ACRES
- K1. ALL OF K EXCEPT K2. 24.67 ACRES (LESS 1.25 IN R.R. LEAVES 23.42)
- O. BEGINNING AT SW CORNER NW SW, THENCE EAST 459.7 FT. TO R.R. RIGHT OF WAY, THENCE N 40 DEGREES 03 MINUTES ALONG R.R. R.O.W. 905.4 FT., THENCE N 34 DEGREES 05 MINUTES W 400 FT., THENCE S 57 DEGREES 35 MINUTES W 278.01 FT., THENCE S 73 DEGREES 35 MINUTES W 366.2 FT., THENCE SOUTH 673.7 FT., THENCE WEST 238.7 FT., THENCE SOUTH 70 FT. TO PLACE OF BEGINNING. 11.90 ACRES
- P. THE BALANCE OF NW SW NOT DESCRIBED IN O AND R.R. 22.10 ACRES
- F1. ALL OF F NOT DESCRIBED IN F2. 48-419 35.66 ACRES
- F2. COMMENCING AT NORTHERLY CORNER TAX LOT I AND RUNNING THENCE N 39 DEGREES 30 MINUTES E 160 FT., THENCE N 50 DEGREES 30 MINUTES W 434.3 FT. TO R.R. R.O.W., THENCE SOUTHWESTERLY ALONG R.R. RIGHT OF WAY TO SUB QUARTER LINE, THENCE SOUTH TO NORTH LINE TAX LOT I, THENCE N 39 DEGREES 30 MINUTES E TO BEGINNING. 8.60 ACRES (0.03 ACRES IN ROAD)

Section 11 Township 12 Range 11

70053-REDFIELD & COMPANY, INC., OMAHA

L. BLOCK 4 OF NORTH LOUISVILLE INCLUDING 2ND STREET AND LANDS SOUTHWEST OF BLK. 4 TO THE EASTERLY MARGIN OF COUNTY ROAD ON WEST END OF R.R. DEPOT GROUNDS. 5.30 ACRES

M. ALL THAT PART OF BLKS. 1, 2, 3 OF NORTH LOUISVILLE TOGETHER WITH ALL STREETS AND ALLEYS THEREIN AND SURROUNDING EXCEPT SECOND ST. 14.00 ACRES

Section 11 Township 12 Range 11

- M1. THE BALANCE OF M NOT DESCRIBED IN M2. 12.00 ACRES
- M2. A 33 FT STRIP OFF THE WEST AND SOUTH SIDES OF M. 2.00 ACRES
- N THAT STRIP OF LAND SOUTHWESTERLY FROM R.R. DEPOT GROUNDS AND BETWEEN THE C.R.I. & P. R.R. AND MO. PAC. R.R. EAST OF SAID R.R.'S CROSSING. 2.00 ACRES (LESS 1.00 ACRES STATE ROAD.) (58-477) 1.00 Ac. (THIS INCLUDES ABOUT .20 ACRES IN THE NE OF SW. H.S.D.P.)
- K1. EAST OF MO. PAC. RY. IS 4.15 ACRES LESS 1.22 ACRES OF ROAD. 2.93 ACRES
- K2. EXCEPT EAST OF MO. PAC. RY. 19.27 ACRES
- P1. EAST OF MO. PAC. RY. IS 5.40 ACRES LESS ROAD OF 1.40 ACRES. 4.00 ACRES
- P2. EXCEPT EAST OF MO PAC RY. 16.70 ACRES

Q A TRACT OF LAND IN THE NE 1/4 OF SEC. 11-12-11 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 550 FT. NORTHEASTERLY OF THE NORTH AND SOUTH CENTERLINE OF SECTION 11, AS MEASURED ALONG A LINE PARALLEL WITH AND 50 FT. NORTHWESTERLY AS MEASURED AT RIGHT ANGLES TO THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY'S MAIN TRACK CENTERLINE, THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE 260 FT., THENCE NORTHWESTERLY AT RIGHT ANGLES 125 FT., THENCE SOUTHWESTERLY PARALLEL TO SAID RAILROAD MAIN TRACK CENTERLINE 260 FT., THENCE SOUTHEASTERLY AT RIGHT ANGLES 125 FT. TO THE POINT OF BEGINNING. 0.75 AC. ±

R A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SEC. 11-12-11 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH-SOUTH CENTERLINE OF SEC. 11 WITH A LINE LYING 50 FT. SOUTHEASTERLY FROM, AND PARALLEL WITH THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY'S MAIN TRACK CENTERLINE; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED PARALLEL LINE 870 FT.; THENCE SOUTHEASTERLY AT RIGHT ANGLES 200 FT.; THENCE NORTHEASTERLY PARALLEL WITH AND 200 FT. SOUTHERLY FROM SAID RAILROAD MAIN TRACK CENTERLINE 3005 FT., MORE OR LESS, TO THE NORTH LINE OF SEC. 11; THENCE WESTERLY ALONG THE NORTH LINE OF SEC. 11 A DISTANCE OF 260 FT., MORE OR LESS, TO THE INTERSECTION WITH A LINE LYING 50 FT. SOUTHEASTERLY FROM AND PARALLEL WITH SAID MAIN TRACK CENTERLINE; THENCE SOUTHWESTERLY 1965 FT., MORE OR LESS, TO THE POINT OF BEGINNING. 13.41 AC. ±

S Beginning at a point on the West line of said Section 11 and 1034.31 feet South of the Northwest corner of said Section; thence South 72° 44' feet along the West line of said Section; thence North 20° 00' E. 412.25 feet; thence North 20° 00' E. 412.25 feet to North R. O. W. of County Road; thence N 52° 25' E, 471.50 feet along North R. O. W. of County Road to a point on West R. O. W. of State Highway No. 50; thence N 34° 36' 40" E, 88.45 feet along West R. O. W. of State Highway No. 50; thence N 30° 06' 40" E, 784.65 feet along West R. O. W. of State Highway No. 50; thence N 50° 30' 00" E, 200 feet along West R. O. W. of State Highway No. 50; thence N 36° 37' 40" W, 219.70 feet; thence N 54° 52' 40" W, 273.31 feet; thence S 56° 15' 20" W, 280.15 feet; thence S 19° 24' W, 356.38 feet; thence S 69° 11' 30" W, 311.03 feet; thence S 73° 38' W, 262.56 feet to the point of beginning. (The West line of said Section 11 assumed North-South in direction) 27.4 Ac.

~~T ALL THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11 LYING NORTH OF TAX LOT S. 55.6 ACRES ±~~

T ALL THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11 EXCEPT TAX LOT S AND EXCEPT HIGHWAY 50 RIGHT-OF-WAY. 55.6 ACRES ±

SECTION 11 T12N R11E

TAX LOT 1

BEING ALL THAT PART OF THE C.R.I. & P. RAILROAD RIGHT-OF-WAY, LOCATED IN THE SE $\frac{1}{4}$  OF SECTION 11, T12N, R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA.

4.75 AC

TAX LOT 2

BEING ALL THAT PART OF THE C.R.I. & P. RAILROAD RIGHT-OF-WAY, LOCATED IN THE E $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  OF SECTION 11 T12N, R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA.

10.18 AC

TAX LOT 3

BEING ALL THAT PART OF THE C.R.I. & P. RAILROAD RIGHT-OF-WAY LOCATED IN THE NE $\frac{1}{4}$  OF SECTION 11 T12N R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA.

16.29 AC

SECTION 11 T12N, R11E

TAX LOT 3A

BEING ALL OF TAX LOT 3 (FORMER C.R.I. & P. RAILROAD RIGHT-OF-WAY) LOCATED IN SECTION 11, T12N, R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA EXCEPT TAX LOT 3B.

14.00 AC

TAX LOT 3B

BEING A PART OF TAX LOT 3 (FORMER C.R.I. & P. RAILROAD RIGHT-OF-WAY) LOCATED IN SECTION 11 T12N, R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA: MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 11 AND THE WESTERLY LINE OF TAX LOT 3: THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF TAX LOT 3 TO THE NORTHEASTERLY CORNER OF TAX LOT Q THENCE DEFLECTING 90°00'00" LEFT A DISTANCE OF 100.00': THENCE DEFLECTING 90°00'00" LEFT TO A POINT ON THE NORTH LINE OF SECTION 11; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 11; TO THE POINT OF BEGINNING.

2.29 AC.

SEC 11 T12N R11E

TAX LOT 3A1

BEING ALL OF TAX LOT 3A, LOCATED IN SECTION 11, T12N, R11E OF THE 6th P.M. SARPY COUNTY, NEBRASKA EXCEPT TAX LOT 3A2.

**Tax Lot 1B**

A parcel of land situated in SW ¼ Section 11, T12N, R11E, of the 6<sup>th</sup> PM, Sarpy County, Nebraska, more particularly described as follows:

Commencing at the NW ¼ of the said SW ¼; Thence N 87°12'09"E a distance of 1549.81 feet to a point on the Easterly line of Tax Lot N; Thence S 37°28'38"W along the Easterly line of Tax Lot N a distance of 37.90 feet to the point of beginning; Thence S 66°05'43"E a distance of 50.27 feet; Thence S 26°54'31"E a distance 56.71 feet to the Northwesterly line of Tax Lot F2; Thence S 37°28'38"W along the Northwesterly line of Tax Lot F2 a distance of 44.36 feet; Thence N 26°54'31"W a distance of 53.78 feet; Thence N 66°05'43"W a distance of 52.98 feet to the Easterly line of Tax Lot N; Thence N 37°28'38"E along the Easterly line of Tax Lot N a distance of 46.26 feet to the point of beginning.

Contains 0.10 Ac±

**Tax Lot 1C**

All of Tax Lot 1 North of Tax Lot 1B.

Contains 0.62 Ac±



TAX LOT 3A2

BEING A PART OF TAX LOT 3A, LOCATED IN SECTION 11, T12N, R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF TAX LOT Q LOCATED IN THE NE $\frac{1}{4}$  SECTION 11-T12N-R11E SAID POINT BEING ON THE NORTHWESTERLY R.O.W. LINE OF ABANDONED ROCK ISLAND RAILROAD; THENCE PERPENDICULAR TO THE CENTERLINE OF ABANDONED ROCK ISLAND RAILROAD, A DISTANCE OF 100' TO THE SOUTHEASTERLY R.O.W. LINE OF ABANDONED ROCK ISLAND RAILROAD: THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY R.O.W. LINE, A DISTANCE OF 440' TO A POINT; THENCE PERPENDICULAR TO THE CENTERLINE OF ABANDONED ROCK ISLAND RAILROAD A DISTANCE OF 225.0' TO A POINT ON THE NORTHWESTERLY R.O.W. LINE OF ABANDONED ROCK ISLAND RAILROAD, THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY R.O.W. LINE OF SAID ABANDONED ROCK ISLAND RAILROAD A DISTANCE OF 180.00 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF ABANDONED ROCK ISLAND RAILROAD, A DISTANCE OF 125.00 FEET TO THE SOUTHEASTERLY CORNER OF TAX LOT Q LOCATED IN THE NE $\frac{1}{4}$  SECTION 11 T12N, R11E; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY R.O.W. LINE OF SAID ABANDONED ROCK ISLAND RAILROAD AND ALONG THE EASTERLY LINE OF TAX LOT Q LOCATED IN THE NE $\frac{1}{4}$  SECTION 11, T12N R11E, A DISTANCE OF 260.0 FEET TO THE POINT OF BEGINNING.

CONTAINS: 66,500 SQUARE FEET OR 1.53 ACRES MORE OR LESS

1/8/2002

**SECTION 11, T12N, R11E**

**Tax Lot F2A**

All of Tax Lot F2 except F2B

Contains 7.87 Ac±

**Tax Lot F2B**

That part of Tax Lot F2 taken in NRD right-of-way. See land transfer deed 2001-42019.

Contains 0.70 Ac±

**Tax Lot FA**

All of Tax Lot F except FB.

Contains 35.51 Ac±

**Tax Lot FB**

That part of Tax Lot F taken in NRD right-of-way. See land transfer deed 2001-42019.

Contains 0.15 Ac±

**Tax Lot IA**

All of Tax Lot I except IB, IC, ID.

Contains 31.32 Ac±

**Tax Lot IB**

That part of Tax Lot I taken in NRD right-of-way. See land transfer deed 2001-42019.

Contains 2.34 Ac±

**Tax Lot IC**

A parcel of land located in the SW ¼ Section 11, T12N, R11E of the 6<sup>th</sup> PM, more particularly described as follows:

Commencing at the SW corner of the NW ¼ of the said SW ¼; Thence N87°13'37"E along the South line of said quarter quarter a distance of 1619.71; Thence N02°46'23"W a distance of 363.48 feet to the point of beginning; Thence S78°28'45"E a distance of 95.18 feet; Thence S71°57'56"E a distance of 54.44 feet; Thence S52°36'59"E a distance of 163.60 feet; Thence S33°10'30"W a distance of 112.85 feet; Thence N54°34'14"W a distance of 86.22 feet; Thence N64°59'01"W a distance of 40.36 feet; Thence N69°09'09"W a distance of 58.41 feet; Thence N67°34'19"W a distance of 144.21 feet; Thence Northeasterly along the water's edge to the point of beginning.

Contains 0.88 Ac±

**Tax Lot ID**

A parcel of land located in the SW ¼ Section 11, T12N, R11E of the 6<sup>th</sup> PM, more particularly described as follows:

Commencing at the SW corner of the NW ¼ of the said SW ¼; Thence N87°13'37"E along the South line of said quarter quarter a distance of 1438.31; Thence N02°46'23"W a distance of 36.47 feet to the point of beginning; Thence S73°10'29"E a distance of 127.89 feet; Thence S30°59'00"E a distance of 24.42 feet; Thence S03°38'49"E a distance of 31.86 feet; Thence S19°33'22"W a distance of 26.23 feet; Thence S46°03'49"W a distance of 17.00 feet; Thence S53°42'44"W a distance of 25.00 feet; Thence S44°42'37"W a distance of 21.14 feet; Thence S63°49'02"W a distance of 71.39 feet; Thence S69°09'37"W a distance of 27.57 feet; Thence S77°54'51"W a distance of 55.73 feet; Thence Northeasterly along the water's edge to the point of beginning.

Contains 0.46 Ac±

5/20/2002

**SECTION 10, T12N, R11E**

**Tax Lot 13A**

A parcel of land located in the SE ¼ Section 11, T12N, R11E of the 6<sup>th</sup> PM, more particularly described as follows:

Beginning at the East Quarter corner of said Section 10; Thence S89°39'22"W along the North line of said SE ¼ for 1020.08 feet; Thence S25°47'33"E for 758.04 feet; Thence S00°35'55"E for 187.29 feet to the Norhterly ROW line of Riha Road; Thence N69°28'00"E along said ROW for 733.17 feet to the East line of said Section 10; Thence N00°09'20"E along said East line for 618.76 feet to the point of beginning.

Contains 14.39 Ac±

**Tax Lot 13B**

All of Tax Lot 13 except for Tax Lot 13A

Contains 10.87 Ac±

SECTION 11-T12N-R11E

TAX LOT R-1

LEGAL DESCRIPTION

TAX LOT R-1 IS ALL THAT PART OF THE FORMER MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, BEING 100.00 FEET IN WIDTH, LOCATED IN THE WEST  $\frac{1}{2}$  OF SECTION 11, T12N, R11E.

CONTAINING 13.15 ACRES  $\pm$

SW 11-12-11

T.L. S2

All of tax lots; except tax lot S1

containing 6.30 Ac ±

T.L. S1

THAT PART OF THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 11 EAST, SAID POINT BEING 1,634.31 FEET SOUTH OF THE NORTHWEST ONE-QUARTER OF SECTION 11; THENCE SOUTH  $63^{\circ}37'30''$  EAST, A DISTANCE OF 242.32 FEET; THENCE SOUTH  $33^{\circ}02'25''$  EAST, A DISTANCE OF 189.20 FEET; THENCE SOUTH  $69^{\circ}10'35''$  EAST, A DISTANCE OF 529.89 FEET; THENCE NORTH  $19^{\circ}23'51''$  EAST, A DISTANCE OF 356.03 FEET; THENCE NORTH  $56^{\circ}15'07''$  EAST, A DISTANCE OF 280.09 FEET; THENCE SOUTH  $54^{\circ}52'04''$  EAST, A DISTANCE OF 273.77 FEET; THENCE SOUTH  $38^{\circ}57'03''$  EAST, A DISTANCE OF 279.69 FEET, TO A POINT ON A CURVE NON-TANGENT TO THE PREVIOUSLY DESCRIBED LINE, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF EXISTING NEBRASKA STATE HIGHWAY NO. 50; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID WESTERLY RIGHT-OF-WAY LINE: THENCE ALONG A 2,914.79 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING OF SOUTH  $35^{\circ}57'32''$  WEST A CHORD DISTANCE OF 15.93 FEET, TO A POINT OF TANGENCY; THENCE SOUTH  $36^{\circ}06'53''$  WEST, A DISTANCE OF 784.78 FEET, TO A POINT OF CURVATURE; THENCE ALONG A 1,687.02 FOOT RADIUS CURVE TO THE LEFT, A CHORD BEARING OF SOUTH  $34^{\circ}36'53''$  WEST, A CHORD DISTANCE OF 88.46 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF AN EXISTING 66 FOOT WIDE COUNTY ROAD; THENCE SOUTH  $52^{\circ}25'13''$  WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EXISTING 66 FOOT WIDE COUNTY ROAD, A DISTANCE OF 170.99 FEET; THENCE NORTH  $51^{\circ}06'03''$  WEST, A DISTANCE OF 563.04 FEET; THENCE NORTH  $46^{\circ}46'13''$  WEST, A DISTANCE OF 645.79 FEET, TO A POINT ON THE WEST LINE OF SECTION 11; THENCE NORTH  $00^{\circ}00'00''$  EAST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 366.34 FEET, TO THE POINT OF BEGINNING.

NOTE: FOR THIS LEGAL DESCRIPTION THE WEST LINE OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SARPY COUNTY, NEBRASKA, IS ASSUMED TO BEAR NORTH  $00^{\circ}00'00''$  EAST.

SUBJECT PROPERTY CONTAINS: 919,561 SQUARE FEET OR 21.1 ACRES MORE OR LESS.

## LEGAL DESCRIPTION

A part of Tax Lot S1 in the Southwest  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of Section 11, T12N, R11E of the 6<sup>th</sup> PM, Sarpy County, Nebraska and more particularly described as follows:

Beginning at the intersection of the Northwesterly ROW of Riha Road and the Northwesterly ROW of Nebraska State Highway 50; thence N30°29'26"W for 525.90 feet; thence N54°47'24"W for 357.74 feet; thence S19°10'27"W for 321.33 feet to a point on the Southwesterly line of said Tax Lot S1; thence S45°34'06"E for 135.00 feet; thence S49°52'56"E for 563.04 feet to the Northwesterly ROW of Riha Road; thence N53°38'20"E along said ROW for 170.99 feet to the point-of-beginning and containing 5.04 Acres  $\pm$ .

And including a twenty foot wide ingress-egress easement across and over said Tax Lot S1, the centerline of which is more particularly described as follows:

Commencing at the intersection of the Northwesterly ROW of Riha Road and the Northwesterly ROW of Nebraska State Highway 50; thence N30°29'26"W along the Northeasterly line of the above described parcel for 490.17 feet to the point-of-beginning; thence S81°27'07"E for 49.89 feet to a point-of-curve; thence Northeasterly on a 763.00 foot radius curve to the left (chord bearing N78°38'46"E, chord distance of 472.28 feet) for 480.17 feet; thence N53°21'43"E for 201.57 feet to a point-of-curve; thence Northeasterly on a 234.32 foot radius curve to the right (chord bearing of N60°43'00"E, chord distance of 101.86 feet) for 102.68 feet to a point on the Northwesterly ROW of Nebraska State Highway 50 being the point-of-termination.

**RECEIVED**

By Sarpy County Public Works Survey Office at 1:38 pm, Mar 23, 2015

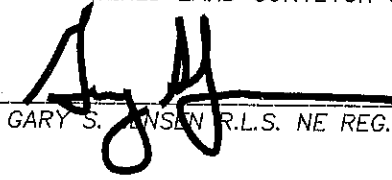
TAX LOT N1

**LEGAL DESCRIPTION**

TAX LOT N1, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 11 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID TAX LOT N1; THENCE S89°04'30"W (ASSUMED BEARING) 66.36 FEET TO THE SOUTHWESTERLY CORNER OF SAID TAX LOT N1; THENCE N27°08'22"E 763.25 FEET; TO THE NORTHWESTERLY CORNER OF SAID TAX LOT N1; THENCE S50°39'30"E 211.96 FEET TO THE NORTHEASTERLY CORNER OF SAID TAX LOT N1; THENCE S39°20'30"W 703.12 FEET TO THE SOUTHEASTERLY CORNER OF SAID TAX LOT N1 AND POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 2.22 ACRES, MORE OR LESS.

I HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DATE: MARCH 19, 2007

  
GARY S. JENSEN R.L.S. NE REG. NO. 478



SURVEY RECORD REPOSITORY  
RECEIVED  
APR 05 2007  
\$ 5  
County SARPY  
807-023

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PF  
07  
SF  
1C



12/12/2001

**SECTION 11, T12N, R11E**

**Tax Lot R1A**

All of Tax Lot R1 except R1B

Contains 9.97 Ac±

**Tax Lot R1B**

A parcel of land situated in SW ¼ Section 11, T12N, R11E, of the 6<sup>th</sup> PM, Sarpy County, Nebraska, more particularly described as follows:

Commencing at the NW ¼ of the said SW ¼; Thence N 87°12'09"E a distance of 1404.16 feet to the point of beginning; Thence continuing N 87°12'09"E a distance of 63.66 feet; Thence S 66°05'43"E a distance of 13.61 feet to the Westerly line of Tax Lot N; Thence S 25°16'01"W along the Westerly line of Tax Lot N a distance of 44.98 feet; Thence N 66°05'43"W a distance of 31.31 feet; Thence N 42°50'56"W a distance of 41.46 feet to the point of beginning.

Contains 0.05 Ac±

**Tax Lot N1**

All of Tax Lot N North of Tax Lot N2.

Contains 0.80 Ac±

**Tax Lot N2**

A parcel of land situated in SW ¼ Section 11, T12N, R11E, of the 6<sup>th</sup> PM, Sarpy County, Nebraska, more particularly described as follows:

Commencing at the NW ¼ of the said SW ¼; Thence N 87°12'09"E a distance of 1483.24 to a point on the Westerly line of Tax Lot N; Thence S 25°16'01"W along the Westerly line of Tax Lot N a distance of 6.93 feet to the point of beginning; Thence S 66°05'43"E a distance of 50.74 feet to the Easterly line of Tax Lot N; Thence S 37°28'38"W along the Easterly line of Tax Lot N a distance of 46.26 feet; Thence N 66°05'43"W a distance of 40.96 feet to the Westerly line of Tax Lot N; Thence N 25°16'01"E along the Westerly line of Tax Lot N a distance of 44.98 feet to the point of the beginning.

Contains 0.05 Ac±

**Tax Lot N3**

All of Tax Lot N South of Tax Lot N2.

Contains 0.15 Ac±

**Tax Lot 1A**

All of Tax Lot 1 South of Tax Lot 1B.

Contains 4.03 Ac±