

Section 31 Township 14 Range 12

70653—REDFIELD & COMPANY, INC., OMAHA

- 1 THE WEST 23.75 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, EXCEPT HIGHWAY RIGHT-OF-WAY. 23.03 ACRES ±
- 2 THE EAST 16.25 ACRES OF THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, EXCEPT HIGHWAY RIGHT-OF-WAY. 15.82 ACRES ±
- 3 THE WEST 3.75 ACRES OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, EXCEPT HIGHWAY RIGHT-OF-WAY. 3.66 ACRES ±
- 4 THE EAST 16.25 ACRES OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, EXCEPT HIGHWAY RIGHT-OF-WAY. 15.90 ACRES ±
- 5 THE WEST 3.75 ACRES OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, EXCEPT HIGHWAY RIGHT-OF-WAY. 3.68 ACRES ±
- 6 THE EAST 16.25 ACRES OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, EXCEPT HIGHWAY RIGHT-OF-WAY. 15.98 ACRES ±
- 1A THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, EXCEPT HIGHWAY RIGHT-OF-WAY. 19.39 ACRES ±
- 1B THE WEST 3.75 ACRES OF THE EAST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, EXCEPT HIGHWAY RIGHT-OF-WAY. 3.64 ACRES ±

BlueBC den
100% LINEN LEDGER

SECTION 31 - T14N - R12E

TAX LOT R1

That part of the N.W. 1/4 of Section 31, T14N, R12E of the 6th P.M. Sarpy County, Nebraska described as follows:

Beginning at the intersection of the South line of the N.W. 1/4 and the Westerly Right-of-Way line of abandoned 100.00 foot wide Missouri Pacific Railroad; thence Northwesterly along the Westerly Right-of-Way line of said abandoned 100.00 foot wide Missouri Pacific Railroad a distance of 1821.20 feet to a point of curvature; thence North and East along a 5780.00 foot radius curve to the right and along said Westerly Right-of-Way line an arc distance of 496.00 feet to a point of tangency; thence Northeasterly along the Westerly Right-of-Way of abandoned 100.00 foot wide Missouri Pacific Railroad a distance of 226.20 feet more or less to a point of intersection with the Southerly Right-of-Way of existing Nebraska State Highway # 370; thence East along the Southerly Right-of-Way line of said existing Nebraska State Highway # 370 a distance of 100.20 feet to a point of intersection with the Easterly Right-of-Way line of abandoned 100.00 foot wide Missouri Pacific Railroad; thence Southwesterly along the Easterly Right-of-Way line of said abandoned 100.00 wide Missouri Pacific Railroad a distance of 232.84 feet more or less to a point of curvature; thence South and East along a 5680.00 foot radius curve to the left and along said Easterly Right-of-Way line an arc distance of 487.40 feet to a point of tangency; thence Southeasterly along the Easterly Right-of-Way line of abandoned 100.00 foot wide Missouri Pacific Railroad a distance of 1821.80 feet to a point of intersection with the South line of the N.W. 1/4; thence West along the South line of said N.W. 1/4 a distance of 100.00 feet to the Point of Beginning.

Contains: 265,900 Sq. Ft. Or 6.10 acres more or less.

SECTION 31, T14N, R12E

TAX LOT 7

A parcel of land situated in the Northwest ¼ of Section 31, T14N, R12E, of the 6th PM, Sarpy County, Nebraska, more particularly described as follows:

Beginning at the NW corner of said NW1/4; Thence South 83.20 feet on the West line of said NW1/4 to the NW corner of Masters Addition and the point of beginning; Thence South along the West line of Said NW1/4 1600.88 feet; Thence East 217.70 feet; Thence Southeasterly on a non-tangent 325.00 foot radius curve to the left, chord bearing S53°01'29"E, chord distance 41.50 feet, an arc distance of 41.53 feet; Thence S28°54'11"W 8.40 feet on a non-tangent line; Thence Southwesterly on a 175.00 foot radius curve to the left, chord bearing S14°27'06"W, chord distance 87.35 feet, an arc distance of 88.28 feet; Thence South 90.00 feet; Thence East 275.07 feet; Thence N69°46'14"E 211.36 feet; Thence N20°13'46"W 125.00 feet; Thence N69°46'14"E 24.11 feet; Thence N20°13'46"W 230.00 feet; Thence N82°56'03"E 95.93 feet; Thence N21°43'16"W 295.45 feet; Thence N27°17'06"W 280.00 feet; Thence N70°00'44"E 92.34 feet; Thence N04°00'00"W 240.00 feet; Thence S86°00'00"W 35.15 feet to the SE corner of Lot 2, Block 1, of Masters Addition; Thence N23°48'07"W 316.52 feet on the Easterly line of said Masters Addition; Thence North 293.17 feet on the East line of said Masters Addition; Thence N88°55'18"W 363.06 feet on the Northerly line of said Masters Addition to the point of beginning.

Contains 20.77 Ac. ±.

TAX LOT 8

A parcel of land situated in the Northwest ¼ of Section 31, T14N, R12E, of the 6th PM, Sarpy County, Nebraska, more particularly described as follows:

All of the East ½ of the said NW except Masters Addition, Tax Lot 7 and Highway Right – Of – Way.

Contains 52.69 Ac. ±.

SECTION 31 T14N, R12E

TAX LOT R2

THE WEST 1/2 OF THE FOLLOWING DESCRIBED PREMISES:

THE WEST 1/2 OF THAT PART OF ABANDONED 100 FOOT WIDE MISSOURI PACIFIC RAILROAD LYING THE SW $\frac{1}{4}$ OF SECTION 31-T14N-R12E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH LINE OF THE SW $\frac{1}{4}$ AND THE WESTERLY RIGHT-OF-WAY LINE OF ABANDONED 100 FOOT WIDE MISSOURI PACIFIC RAILROAD, SAID POINT BEING 1001.7 FEET EAST OF THE SOUTHWEST CORNER OF THE SW $\frac{1}{4}$; THENCE NORTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ABANDONED 100 FOOT WIDE MISSOURI PACIFIC RAILROAD A DISTANCE OF 1705.8 FEET TO A POINT OF CURVATURE; THENCE NORTH AND WEST ALONG THE ARC OF A 5679.3 FOOT RADIUS CURVE TO THE LEFT AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 746.7 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID ABANDONED 100 FOOT WIDE MISSOURI PACIFIC RAILROAD A DISTANCE OF 201.9 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SW $\frac{1}{4}$; THENCE EAST ALONG THE NORTH LINE OF SAID SW $\frac{1}{4}$ A DISTANCE OF 100 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ABANDONED 100 FOOT WIDE MISSOURI PACIFIC RAILROAD; THENCE SOUTHEASTERLY ALONG THE EASTERLY RIGHT-OF-WAY OF SAID ABANDONED 100 FOOT WIDE MISSOURI PACIFIC RAILROAD A DISTANCE OF 201.3 FEET TO A POINT OF CURVATURE; THENCE SOUTH AND WEST ALONG A 5779.3 FOOT RADIUS CURVE TO THE RIGHT AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 759.9 FEET TO A POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID ABANDONED 100 FOOT WIDE MISSOURI PACIFIC RAILROAD A DISTANCE OF 1694.4 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SW $\frac{1}{4}$; THENCE WEST ALONG THE SOUTH LINE OF SAID SW $\frac{1}{4}$ A DISTANCE OF 100.7 FEET TO THE POINT OF BEGINNING.

2.80 AC.