



LEGAL DESCRIPTION

*SWSW*

*SWPW*

THAT PART OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 86°40'10" WEST (BEARINGS REFERENCED TO THE FINAL PLAT OF INDIAN CREEK BUSINESS PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA) FOR 32.99 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY #31 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 02°31'52" WEST FOR 95.77 FEET ALONG THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY #31; THENCE NORTH 86°40'10" EAST FOR 377.05 FEET; THENCE SOUTH 03°19'50" EAST FOR 100.00 FEET; THENCE NORTH 86°40'10" EAST FOR 297.23 FEET; THENCE SOUTH 45°32'08" WEST FOR 118.30 FEET; THENCE SOUTH 19°20'40" WEST FOR 199.25 FEET; THENCE SOUTH 30°55'26" WEST FOR 247.13 FEET; THENCE SOUTH 03°47'50" EAST FOR 226.50 FEET; THENCE SOUTH 10°56'32" EAST FOR 152.78 FEET; THENCE SOUTH 05°32'23" WEST FOR 300.40 FEET; THENCE SOUTH 00°35'37" EAST FOR 193.01 FEET; THENCE SOUTH 56°04'13" EAST FOR 198.86 FEET; THENCE SOUTH 61°25'37" WEST FOR 65.08 FEET; THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 175.00 FEET AND A LONG CHORD BEARING SOUTH 74°04'37" WEST FOR 76.65 FEET) FOR AN ARC LENGTH OF 77.27 FEET; THENCE SOUTH 86°43'37" WEST FOR 53.49 FEET; THENCE NORTH 2°23'43" WEST FOR 25.00 FEET; THENCE SOUTH 86°43'37" WEST FOR 290.63 FEET TO THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY #31; THENCE NORTH 0°51'28" EAST FOR 333.73 FEET ALONG SAID EAST RIGHT OF WAY; THENCE NORTH 4°49'22" WEST FOR 715.26 FEET ALONG SAID EAST RIGHT OF WAY; THENCE NORTH 13°21'42" WEST FOR 86.35 FEET ALONG SAID EAST RIGHT OF WAY; THENCE NORTH 3°13'12" WEST FOR 344.32 FEET ALONG SAID EAST RIGHT OF WAY TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 86°40'10" WEST FOR 9.42 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING.

CONTAINS 619,125 SQUARE FEET OR 14.2 ACRES, MORE OR LESS.