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2014-27322
2014 Dec 05 03:30:06 PM
Lloyd J. Davidson
REGISTER OF DEEDS



WARRANTY DEED

Return to: TitleCore, LLC, 9140 West Dodge Road, Suite 380, Omaha, Nebraska 68114

BARRY R. GOTTSCH, ALSO KNOWN AS BARRY GOTTSCH, AND CARLA GOTTSCH, Husband and Wife, GRANTORS, in consideration of ONE DOLLAR and other good and valuable consideration received from GRANTEE, SARPY RETREAT PROPERTY, LLC, a Nebraska limited liability company, conveys to GRANTEE, the following described real estate, (as defined in Neb. Rev. Stat. § 76-201):

SEE ATTACHED EXHIBIT "A"

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;
2. has legal power and lawful authority to convey the same; and
3. warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: Dec 4, 2014

[Signature]

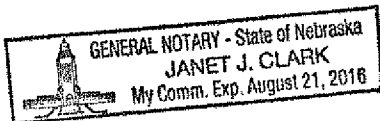
Barry R. Gottsch, also known as Barry Gottsch

[Signature]

Carla Gottsch

State of Nebraska)
County of Douglas) -- ss.

The foregoing Warranty Deed was acknowledged before me on DECEMBER 4, 2014, by Barry R. Gottsch, also known as Barry Gottsch, and Carla Gottsch.



[Signature]

NOTARY PUBLIC

My commission expires. 8-21-2016

1141534

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1: The Southeast Quarter (SE $\frac{1}{4}$) of Section 3; AND the North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 2; AND ALSO the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 2; AND ALSO the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$), EXCEPT Tax Lots "F" and "G", in Section 11, all in Township 12 North, Range 10 East of the 6th P.M., in Sarpy County, Nebraska, the entire tract described as follows:

Beginning at the Southeast corner of the Southeast Quarter of said Section 3; thence South 87°00'09" West (assumed bearings), for 2,650.83 feet, to the Southwest corner of the Southeast Quarter of said Section 3; thence North 01°25'43" West, for 2,663.22 feet, to the Northwest corner of the Southeast Quarter of said Section 3; thence North 87°15'23" East, for 2,649.67 feet, to the Northeast corner of the Southeast Quarter of said Section 3; thence North 86°53'38" East, for 2,638.21 feet, to the Northeast corner of the Southwest Quarter of said Section 2; thence South 01°13'48" East, for 2,641.14 feet, to the Southeast corner of the Southwest Quarter of said Section 2; thence South 01°33'02" East, for 354.44 feet, along the East line of the Northeast Quarter of the Northwest Quarter of said Section 11, to the Northeast corner of Tax Lot "G"; thence North 82°37'31" West, for 576.15 feet, along the North line of Tax Lots "G" and "F", to the Northwest corner of Tax Lot "F"; thence South 07°30'43" West, for 271.11 feet, to the Southwest corner of Tax Lot "F"; thence South 66°48'47" East, for 673.70 feet, along the South line of Tax Lots "F" and "G", to the East line of the Northeast Quarter of the Northwest Quarter of said Section 11; thence South 01°33'02" East, for 517.18 feet, to the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 11; thence South 86°54'24" West, for 1,314.14 feet, to the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 11; thence North 01°32'54" West, for 1,326.28 feet, to the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 11; thence North 01°20'20" West, for 1,323.15 feet, to the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 2; thence South 86°46'42" West, for 1,316.68 feet, to the Southwest corner of the North Half of the Southwest Quarter of said Section 2; thence South 01°26'51" East, for 1,325.73 feet, to the Point of Beginning;

Subject to public roads and/or highways.

PARCEL 2: The Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 2, Township 12 North, Range 10 East of the 6th P.M., in Sarpy County, Nebraska; subject to public roads and/or highways.

PARCEL 3: The West Half of the West Three-Fourths of the Northeast Quarter of the Northwest Quarter (W $\frac{1}{2}$ W $\frac{3}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$) (also known as the West Half of the West Three-Fourths of Government Lot 3), and that part of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) (also known as Government Lot 4) that lies East of the County Road (the entire afore named parcel is known as Tax Lot 1);

Together with,

The East Half of the West Three-Fourths of the Northeast Quarter of the Northwest Quarter (E $\frac{1}{2}$ W $\frac{3}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$) (also known as the East Half of the West Three-Fourths of Government Lot 3), said East Half is known as Tax Lot 2, and the North Half of the Southeast Quarter of the Northwest Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$), all in Section 3, Township 12 North, Range 10 East of the 6th P.M., in Sarpy County, Nebraska, the entire tract described as follows:

Beginning at the Northwest corner of said Tax Lot 1, said point also is the Northwest corner of said Section 3; thence South 01°35'54" East (assumed bearings), for 795.44 feet, along the West line of said Tax Lot 1 and the West line of said Section 3, to the center line of a sixty-six foot (66') wide County Roadway easement; thence along the centerline of said sixty-six foot (66') wide

County Roadway easement for the following 3 courses; 1) thence South 37°57'14" East, for 221.12 feet; 2) thence South 46°51'44" East, for 356.89 feet; 3) thence South 33°04'17" East, for 418.64 feet, to the South line of said Tax Lot 1, Section 3; thence North 87°12'58" East, for 718.72 feet, to the Northwest corner of the said North Half of the Southeast Quarter of the Northwest Quarter of Section 3; thence South 01°30'49" East, for 661.45 feet, to the Southwest corner of the said North Half of the Southeast Quarter of the Northwest Quarter of Section 3; thence North 87°14'11" East, for 1,321.03 feet, to the Southeast corner of the said North Half of the Southeast Quarter of the Northwest Quarter of Section 3; thence North 01°25'43" West, for 661.94 feet, to the Northeast corner of the said North Half of the Southeast Quarter of the Northwest Quarter of Section 3; thence South 87°12'58" West, for 330.51 feet, along the North line of the said North Half of the Southeast Quarter of the Northwest Quarter of Section 3, to the Southeast corner of said Tax Lot 2; thence North 01°27'00" West, for 1,586.44 feet, to the Northeast corner of said Tax Lot 2, Section 3; thence South 87°24'41" West, for 2,317.49 feet, to the Point of Beginning.

PARCEL 4: That part of Tax Lot 1 lying South and West of the center line of a sixty-six foot (66') wide County Roadway easement and East of Interstate Highway 80 right-of-way, and Tax Lots 5 and 6 lying East of Interstate Highway 80 right-of-way, all in Section 3, Township 12 North, Range 10 East of the 6th P.M., in Sarpy County, Nebraska;

Together with,

That part of Government Lot 1, lying East of the Interstate Highway right-of-way in Section 9, Township 12 North, Range 10 East of the 6th P.M., in Sarpy County, Nebraska;

Also together with,

Tax Lots H and E (now combined as Tax Lot H) in Section 11, Township 12 North, Range 10 East of the 6th P.M., in Sarpy County, Nebraska;

Also together with,

Tax Lot H, EXCEPT Tax Lots F and G, AND ALSO EXCEPT Government Lots 3B, 3A2 and 3A3, (now Tax Lots H1B and H1C) all in Section 10, Township 12 North, Range 10 East of the 6th P.M., in Sarpy County, Nebraska, the entire tract described as follows:

Commencing at the Northwest corner of said Tax Lot 1, said point also is the Northwest corner of said Section 3; thence South 01°35'54" East (assumed bearings), for 795.44 feet, along the West line of said Tax Lot 1 and Section 3, to the center line of a sixty-six foot (66') wide County Roadway easement; thence along the center line of said sixty-six foot (66') wide County Roadway easement for the following 3 courses; 1) thence South 37°57'14" East, for 221.12 feet; 2) thence South 46°51'44" East, for 356.89 feet; 3) thence South 33°04'17" East, for 418.64 feet, to the South line of said Tax Lot 1, Section 3; thence North 87°12'58" East, for 718.72 feet, to the Northwest corner of the North Half of the Southeast Quarter of the Northwest Quarter of Section 3; thence South 01°30'49" East, for 661.45 feet, to the Southwest corner of the said North Half of the Southeast Quarter of the Northwest Quarter of Section 3; thence North 87°14'11" East, for 1,321.03 feet, to the Southeast corner of the said North Half of the Southeast Quarter of the Northwest Quarter of Section 3; thence South 01°25'43" East, for 661.94 feet, to the Northeast corner of the Southwest Quarter of said Section 3; thence South 01°25'43" East, for 1,826.28 feet, along the East line of the said Southwest Quarter of Section 3, to the center line of the said sixty-six foot (66') wide County Roadway easement; thence South 01°25'43" East, for 836.94 feet, to the Southeast corner of the Southwest Quarter of said Section 3; thence South 87°40'26" West, for 593.38 feet, along the North line of said Section 10, said line also being the North line of Tax Lot C, to the Northwest corner thereof; thence South 05°42'35" West, for 188.01 feet, to the Southwest corner of said Tax Lot C; thence North 70°23'43" West, for 426.13 feet; thence South 03°14'51"

West, for 292.94 feet; thence South 01°06'39" East, for 107.29 feet; thence South 05°45'13" East, for 117.72 feet; thence South 09°00'54" East, for 586.18 feet, to the North line of said Government Lot 3B; thence along said Government Lot 3B for the following 5 courses; 1) thence South 79°45'38" West, for 48.59 feet; 2) thence South 29°39'47" East, for 130.79 feet; 3) thence South 29°04'21" East, for 78.94 feet; 4) thence South 65°42'43" East, for 189.75 feet; 5) thence South 45°26'16" East, for 103.83 feet, to the Southwest corner of said Government Lot 3A2; thence South 63°49'50" East, for 426.70 feet, to the Southwest corner of said Government Lot 3A3; thence South 79°31'21" East, for 16.55 feet, to an angle point in the South line of said Government Lot 3A3; thence South 52°03'56" East, for 468.77 feet, to the Southwest corner of said Tax Lot G; thence South 70°35'51" East, for 378.00 feet, to the Southeast corner of said Tax Lot G; thence North 42°53'31" East, for 32.96 feet, along the East line of said Tax Lot G, to the intersection with the North bank of the Platte River; thence along said North bank for the following 4 courses; 1) thence South 80°07'38" East, for 48.65 feet; 2) thence South 67°19'13" East, for 395.98 feet; 3) thence North 89°58'03" East, for 116.00 feet; 4) thence South 74°30'58" East, for 107.92 feet; thence North 12°54'59" East, for 786.00 feet, to the existing barbed wire fence as named in Book 53, Page 674 of the Miscellaneous Records of Sarpy County, Nebraska; thence along said barbed wire fence for the following 9 courses; 1) thence South 70°09'09" East, for 540.63 feet; 2) thence South 82°45'25" East, for 17.89 feet; 3) thence South 66°19'25" East, for 684.76 feet; 4) thence North 80°41'00" East, for 793.40 feet; 5) thence South 89°15'15" East, for 768.07 feet; 6) thence South 79°15'46" East, for 663.00 feet; 7) thence South 55°28'36" East, for 408.88 feet; 8) thence South 27°56'13" West, for 605.00 feet, to a witness corner; 9) thence South 27°56'13" West, for 11.98 feet, to the North bank of the Platte River; thence South 13°42'23" West, for 108.69 feet, to the center line of the channel between the North bank of the Platte River and the island known as Tax Lot E; thence South 77°54'21" East, for 407.45 feet, along said center line, downstream to a point opposite the East end of said island; thence South 25°40'13" West, for 168.16 feet, to the Eastern most tip of said island; thence South 03°09'43" East, for 640.06 feet, to the center line of the Platte River; thence along said centerline for the following 7 courses; 1) thence South 78°54'55" West, for 707.29 feet; 2) thence North 88°39'08" West, for 1,311.57 feet; 3) thence North 68°39'52" West, for 1,681.38 feet; 4) thence North 75°37'20" West, for 1,276.84 feet; 5) thence North 73°04'01" West, for 1,225.89 feet; 6) thence North 59°15'42" West, for 1,614.86 feet; 7) thence North 57°58'38" West, for 737.49 feet; thence North 65°16'37" West, for 477.18 feet, to the intersection with the East right-of-way of Interstate Highway 80; thence North 33°04'10" East, for 608.02 feet, along said right-of-way, to the North bank of the Platte River; thence North 33°04'10" East, for 620.09 feet, along said East right-of-way, to the North line of Section 9 and Government Lot 1; thence North 87°40'26" East, for 54.08 feet, along the said North line of Section 9 and Government Lot 1, to the Northeast corner thereof; thence North 01°35'54" West, for 77.51 feet, along the West line of said Section 3, to the East right-of-way of Interstate Highway 80; thence along said East right-of-way for the following 5 courses; 1) thence North 33°04'10" East, for 122.45 feet; 2) thence North 31°47'10" East, for 311.40 feet; 3) thence along a nontangent curve to the left (having a radius of 2,466.80 feet and a long chord bearing North 08°11'35" East, for 1,776.67 feet), for an arc length of 1,817.51 feet; 4) thence North 15°24'00" West, for 311.40 feet; 5) thence North 16°41'00" West, for 1,801.57 feet, to the West line of said Section 3 and Tax Lot 1; thence North 01°35'54" West, for 533.69 feet, to the Point of Beginning;

EXCEPTING therefrom the parcel known as Tax Lot 4, described as follows:

Commencing at the Northwest corner of said Tax Lot 1, said point also is the Northwest corner of said Section 3; thence South 01°35'54" East (assumed bearings), for 795.44 feet, along the West line of said Tax Lot 1 and Section 3, to the center line of a sixty-six foot (66') wide County Roadway easement; thence along the center line of said sixty-six foot (66') wide County Roadway easement for the following 3 courses; 1) thence South 37°57'14" East, for 221.12 feet; 2) thence South 46°51'44" East, for 356.89 feet; 3) thence South 33°04'17" East, for 418.64 feet, to the South line of said Tax Lot 1, Section 3; thence South 32°51'42" East, for 107.51 feet, to the

Northeast corner of said Tax Lot 4 and the true Point of Beginning; thence North $86^{\circ}59'58''$ West, for 246.87 feet; thence South $34^{\circ}31'37''$ East, for 557.23 feet; thence North $68^{\circ}12'15''$ East, for 211.82 feet; thence North $26^{\circ}51'34''$ West, for 135.59 feet; thence North $39^{\circ}42'19''$ West, for 320.46 feet, to the Point of Beginning.

PARCEL 5: That part of Government Lot 1 lying West of the Interstate Highway 80 right-of-way in Section 9, Township 12 North, Range 10 East of the 6th P.M., in Sarpy County, Nebraska, described as follows:

Commencing at the Northeast corner of said Government Lot 1, Section 9; thence South $87^{\circ}40'26''$ West (assumed bearings), for 483.44 feet, along the North line of said Section 9 and Government Lot 1, to the West right-of-way of Interstate Highway 80 and the true Point of Beginning; thence South $87^{\circ}40'26''$ West, for 351.34 feet, continuing along said North line of Section 9, to a No. 5 rebar, witness corner; thence continuing South $87^{\circ}40'26''$ West, for 48.94 feet, to the North bank of the Platte River; thence South $25^{\circ}01'26''$ West, for 785.91 feet, to the center line of the Platte River; thence South $64^{\circ}59'00''$ East, for 218.45 feet, along said center line, to the intersection with the West right-of-way of Interstate Highway 80; thence North $33^{\circ}04'10''$ East, for 642.01 feet, along said West right-of-way, to the North bank of the Platte River; thence North $33^{\circ}04'10''$ East, for 337.41 feet, to the Point of Beginning.

NOTE: The Interstate Highway 80 Right-of-Way was established by locating the inside edge of paving of both East and West bound lanes on both tangents. The mid point of lanes was then calculated and the tangents were intersected creating the PI. Then using State right-of-way plans the right-of-way was mathematically established. This method was recommended by Curt Svaboda with the State of Nebraska Department of Roads Right-of-Way Division.

NOTE: The Southwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of Section 3, Township 12 North, Range 10 East of the 6th P.M., in Sarpy County, Nebraska, was originally monumented with a 1/2" rebar by A. Vincent Hiatt in 1959 under application No. 1089. It was found to be in error by him and remonumented with a 2" iron pipe in 1966 under Application No. 1288, moving the location 83.3 feet South Southwest. Both monuments were found at the time of the survey. The 2" pipe set under Application No. 1288 was used in this survey.

EXCEPT that part thereof described as follows:

Referring to the Northeast corner of said Section 9; thence Westerly, a distance of 62.99 feet, along the North line of said Section, to a point on the Southerly existing Interstate 80 right-of-way line, to the Point of Beginning; thence Westerly, deflection $00^{\circ}00'00''$, a distance of 791.41 feet, along the North line of said Section, to a point on the Northerly existing Interstate 80 right-of-way line; thence Southeasterly, deflecting $110^{\circ}44'52''$ left, a distance of 294.44 feet, along said right-of-way line; thence Southwesterly, deflecting $57^{\circ}02'00''$ right, a distance of 664.47 feet, to a point on the West line of the property owned by the Grantor, also known as the centerline of the Platte River; thence Southeasterly, deflecting $84^{\circ}19'09''$ left, a distance of 41.11 feet, along said line; thence Easterly, deflecting $16^{\circ}50'06''$ left, a distance of 356.74 feet, along said line, to a point on the Southerly existing Interstate 80 right-of-way line; thence Northeasterly, deflecting $78^{\circ}50'45''$ left, a distance of 1,228.11 feet, along said right-of-way line, to a point on the North line of said Section, to the Point of Beginning.

PARCEL 6: Tax Lot 4 in the Northwest Quarter (NW $\frac{1}{4}$) of Section 3, Township 12 North, Range 10 East of the 6th P.M., in Sarpy County, Nebraska, described as follows:

Referring to the Northwest corner of said Section 3; thence East (assumed bearing), along the North line of said Section 3, a distance of 636.52 feet; thence due South, 1,685.22 feet, to the Point of Beginning; thence South $37^{\circ}10'$ East, 320.46 feet; thence South $24^{\circ}23'$ East, 135.58 feet; thence South $70^{\circ}41'$ West, 211.68 feet; thence North $32^{\circ}02'$ West, 557.23 feet; thence South $84^{\circ}32'$ East, 246.87 feet, to the Point of Beginning;

Subject to public roads and/or highways.

PARCEL 7: A tract of land lying in the Northwest Quarter (NW¼) of Section 10, Township 12 North, Range 10 East of the 6th P.M., in Sarpy County, Nebraska, more particularly described as follows:

Referring to a point lying 1,150.89 feet South and 767.91 feet West of the North Quarter Corner of said Section 10; thence South 54°12' East, a distance of 154.83 feet, to the Point of Beginning; thence South 13°39' West, a distance of 239.04 feet, to water's edge; thence North 42°30' West, along water's edge, a distance of 103.9 feet; thence North 62°43' West, along water's edge, a distance of 190 feet; thence North 25°45' West, 81 feet; thence North 27°05' West, a distance of 128.8 feet, to east edge of drainage ditch; thence North 82°50'11" East, for a distance of 174.52 feet; thence North 18°27'18" East, for a distance of 339.71 feet; thence South 59°30'41" East, a distance of 158.78 feet, to water's edge; thence South 03°49'19" East, a distance of 209.21 feet, over inlet water to water's edge; thence South 13°39' West, a distance of 178.7 feet, to the Point of Beginning.

NOTE: The above premises is also described as Government Lot 3B in the Northwest Quarter (NW¼) of Section 10, Township 12 North, Range 10 East of the 6th P.M., in Sarpy County, Nebraska.

PARCEL 8: Tax Lots B and C and Government Lot 1 in Section 10, Township 12 North, Range 10 East of the 6th P.M., in Sarpy County, Nebraska; subject to public roads and/or highways.

PARCEL 9: Government Lot 4 in Section 11, Township 12 North, Range 10 East of the 6th P.M., in Sarpy County, Nebraska; subject to public roads and/or highways.

PARCEL 10: That part of Government Lot 3 known as Tax Lot F in the North Half (N½) of Section 10, Township 12 North, Range 10 East of the 6th P.M., in Sarpy County, Nebraska, more specifically described as follows:

Beginning at a point 220.39 feet East and 872.56 feet South of the Northwest corner of the Northeast Quarter of Section 10, T12N, R10E of the 6th P.M.; thence South 39°53' West, a distance of 319.82 feet; thence North 33°10' West, a distance of 264.60 feet; thence North 09°48' East, a distance of 319.10 feet; thence South 53°01' East, along existing fence, a distance of 164.24 feet; thence South 40°36' East, along the fence, to the Point of Beginning.

NOTE: In this description the North line of the Northeast Quarter (NE¼) of Section 10-12-10 is assumed to lie North 90°00' East.

PARCEL 11: Tax Lot F in the Northeast Quarter of the Northwest Quarter (NE¼ NW¼) of Section 11, Township 12 North, Range 10 East of the 6th P.M., in Sarpy County, Nebraska, described as follows:

Referring to the North Quarter Corner of said Section 11; thence South 01°51' West (assumed bearing), 814.7 feet, to a point on the center-line of existing county road; thence North 63°28' West, along the center-line of existing county road, 485.5 feet, to the Point of Beginning; thence North 63°28' West, 187.5 feet; thence North 10°47' East, 271.75 feet; thence South 79°13' East, 118.25 feet; thence South 00°08' East, 328.58 feet, to the Point of Beginning;

Subject to public roads and/or highways.

PARCEL 12: Tax Lot G in the Northeast Quarter of the Northwest Quarter (NE¼ NW¼) of Section 11, Township 12 North, Range 10 East of the 6th P.M., in Sarpy County, Nebraska, described as follows:

Referring to the North Quarter Corner of said Section 11; thence South 01°51' West (assumed bearing), 354.7 feet, to the Point of Beginning; thence South 01°51' West, 460 feet, to a point on the center-line of existing county road; thence North 63°28' West, along the center-line of existing county

road, 485.5 feet; thence North 00°08' West, 328.58 feet; thence South 79°13' East, 458.05 feet, to the Point of Beginning;

Subject to public roads and/or highways.

PARCEL 13: A portion of the North Half of the Northeast Quarter (N½ NE¼) of Section 4, Township 12 North, Range 10 East of the 6th P.M., in Sarpy County, Nebraska, lying between the East edge of the Interstate Highway 80 right-of-way and the West edge of the County Road right-of-way (Fishery Road), known as Tax Lot E, and more particularly described as follows:

Referring to the Northeast corner of said Section 4; thence South 00°50'59" West, along the East line of Section 4, a distance of 1,366.3 feet, to the East right-of-way line of Interstate Highway 80, and the Point of Beginning; thence backsiting the Section corner and turning an angle to the left of 14°47'00", and proceeding North 13°56'01" West, along the East right-of-way line of Interstate Highway 80, a distance of 885.70 feet; thence Northwesterly, on a curve to the right, a chord bearing of North 22°27'08" West, chord distance of 338.56 feet; thence North 78°34'00" East, a distance of 10.4 feet, to a point lying 33 feet West of the center line of the County Road, which point also is 33 feet West of the common corner between Lots 1 and 2, of Dillon's Subdivision One; thence South 11°26'00" East, along the West edge of the County Road, a distance of 76.4 feet; thence South 29°32'00" East, parallel to the West edge of Lot 2, Dillon's Subdivision One, and 33 feet equidistant therefrom, and proceeding for a distance of 659.39 feet, to the East line of Section 4, to a point which lies 840.23 feet South of the Northeast corner of Section 4; thence South 00°50'59" West, along the East line of Section 4, a distance of 526.06 feet, to the Point of Beginning; subject to public roads and/or highways. (In this description the North line of Section 4 in the valley where it crosses the Interstate is assumed to lie South 89°57'00" West.)