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INST NO 2003

075652

LANCASTER COUNTY, NE

WARRANTY DEED

BLOCK 20  
CODE 4721  
CHECKED [initials]  
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Ridge Development Company, a Nebraska corporation ("Grantor"), in consideration of One Dollar (\$1.00) and other valuable consideration received from City of Lincoln, Nebraska, a municipal corporation ("Grantee"), conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

See Exhibit "A" attached hereto and incorporated herein by this reference.

Grantor covenants with Grantee that Grantor:

1. Is lawfully seised of such real estate and that it is free from encumbrances except easements, covenants, and restrictions of record;
2. Has the legal power and lawful authority to convey the same;
3. Warrants and will defend title to the real estate against the lawful claims of all persons.

Executed this 25 day of June, 2003.

NEBRASKA DOCUMENTARY  
STAMP TAX  
AUG 01 2003  
\$ 12 BY JSC

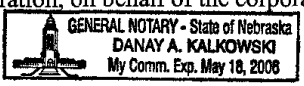
RIDGE DEVELOPMENT COMPANY, a  
Nebraska corporation

By: Thomas E. White  
Thomas E. White  
President of Development

By: John C. Brager  
John C. Brager  
President of Construction

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

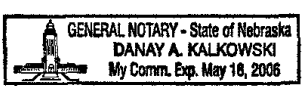
The foregoing was acknowledged before me this 25 day of June, 2003, by Thomas E. White, President of Development of Ridge Development Company, a Nebraska corporation, on behalf of the corporation.



Danay A. Kalkowski  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

The foregoing was acknowledged before me this 25 day of June, 2003, by John C. Brager, President of Construction of Ridge Development Company, a Nebraska corporation, on behalf of the corporation.



Danay A. Kalkowski  
Notary Public

Seacrest + Kalkowski

**LEGAL DESCRIPTION  
PUBLIC RIGHT-OF-WAY  
(RIDGE DEVELOPMENT COMPANY)**

**PARCEL 1**

A TRACT OF LAND COMPOSED OF A PORTION OF LOTS 3, 5, 7, 9, AND 10 BLOCK 1, AND OUTLOT "A", ALL OF KING RIDGE ADDITION, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3, SAID POINT BEING **THE TRUE POINT OF BEGINNING**, THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 44 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 3 AND 5, SAID LINE BEING THE SOUTH LINE OF FOLKWAYS BOULEVARD RIGHT-OF-WAY, A DISTANCE OF 407.50 FEET TO A NORTH CORNER OF SAID LOT 5, THENCE NORTH 87 DEGREES 57 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 5 AND 7, SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 162.63 FEET TO A NORTH CORNER OF SAID LOT 7, THENCE SOUTH 89 DEGREES 44 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 7, SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 13.70 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 489.00 FEET, ARC LENGTH OF 313.09 FEET, DELTA ANGLE OF 36 DEGREES 41 MINUTES 06 SECONDS, A CHORD BEARING OF SOUTH 71 DEGREES 24 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 7 AND 9, SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 307.77 FEET TO A POINT, THENCE SOUTH 53 DEGREES 03 MINUTES 31 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID LOTS 9 AND 10 AND SAID OUTLOT "A", SAID LINE BEING THE SOUTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 409.15 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 579.12 FEET, ARC LENGTH OF 188.90 FEET, DELTA ANGLE OF 18 DEGREES 41 MINUTES 21 SECONDS, A CHORD BEARING OF SOUTH 62 DEGREES 24 MINUTES 10 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID OUTLOT "A", SAID LINE BEING THE SOUTHWEST LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 188.07 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "A", THENCE SOUTH 89 DEGREES 20 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 51.19 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 547.00 FEET, ARC LENGTH OF 153.16

Exhibit "A"

FEET, DELTA ANGLE OF 16 DEGREES 02 MINUTES 36 SECONDS, A CHORD BEARING OF NORTH 61 DEGREES 04 MINUTES 49 SECONDS WEST, AND A CHORD LENGTH OF 152.66 FEET TO A POINT OF TANGENCY, THENCE NORTH 53 DEGREES 03 MINUTES 31 SECONDS WEST, A DISTANCE OF 419.34 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 453.00 FEET, ARC LENGTH OF 289.49 FEET, DELTA ANGLE OF 36 DEGREES 36 MINUTES 53 SECONDS, A CHORD BEARING OF NORTH 71 DEGREES 21 MINUTES 58 SECONDS WEST, AND A CHORD LENGTH OF 284.59 FEET TO A POINT OF TANGENCY, THENCE NORTH 89 DEGREES 44 MINUTES 37 SECONDS WEST, A DISTANCE OF 43.07 FEET TO A POINT, THENCE SOUTH 04 DEGREES 15 MINUTES 23 SECONDS WEST, A DISTANCE OF 15.54 FEET TO A POINT, THENCE NORTH 89 DEGREES 44 MINUTES 37 SECONDS WEST, A DISTANCE OF 535.35 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 3, THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 31,810.00 SQUARE FEET MORE OR LESS.

**TOGETHER WITH:**

**PARCEL 2**

A TRACT OF LAND COMPOSED OF A PORTION OF OUTLOTS "D" AND "E", KING RIDGE 1<sup>ST</sup> ADDITION, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID OUTLOT "D", THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 44 MINUTES 37 SECONDS EAST ALONG THE SOUTH LINE OF SAID OUTLOT "D", SAID LINE BEING THE NORTH LINE OF FOLKWAYS BOULEVARD RIGHT-OF-WAY, A DISTANCE OF 290.10 FEET TO A SOUTH CORNER OF SAID OUTLOT "D", SAID POINT BEING **THE TRUE POINT OF BEGINNING**, THENCE SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST, A DISTANCE OF 172.12 FEET TO THE POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 549.12 FEET, ARC LENGTH OF 365.94 FEET, DELTA ANGLE OF 38 DEGREES 10 MINUTES 58 SECONDS, A CHORD BEARING OF SOUTH 70 DEGREES 32 MINUTES 47 SECONDS EAST, AND A CHORD LENGTH OF 359.21 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID OUTLOT "E", THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 561.00 FEET, ARC LENGTH OF 359.19 FEET, DELTA ANGLE OF 36 DEGREES 41 MINUTES 06 SECONDS, A CHORD BEARING OF

NORTH 71 DEGREES 24 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "E", SAID LINE BEING THE NORTH LINE OF FOLKWAYS BOULEVARD RIGHT-OF-WAY, AND A CHORD LENGTH OF 353.09 FEET TO A SOUTH CORNER OF SAID OUTLOT "E", THENCE NORTH 89 DEGREES 44 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "E", SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 13.70 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "E", THENCE NORTH 87 DEGREES 27 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "D", SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 162.63 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 2,123.14 SQUARE FEET MORE OR LESS.

**TOGETHER WITH:**

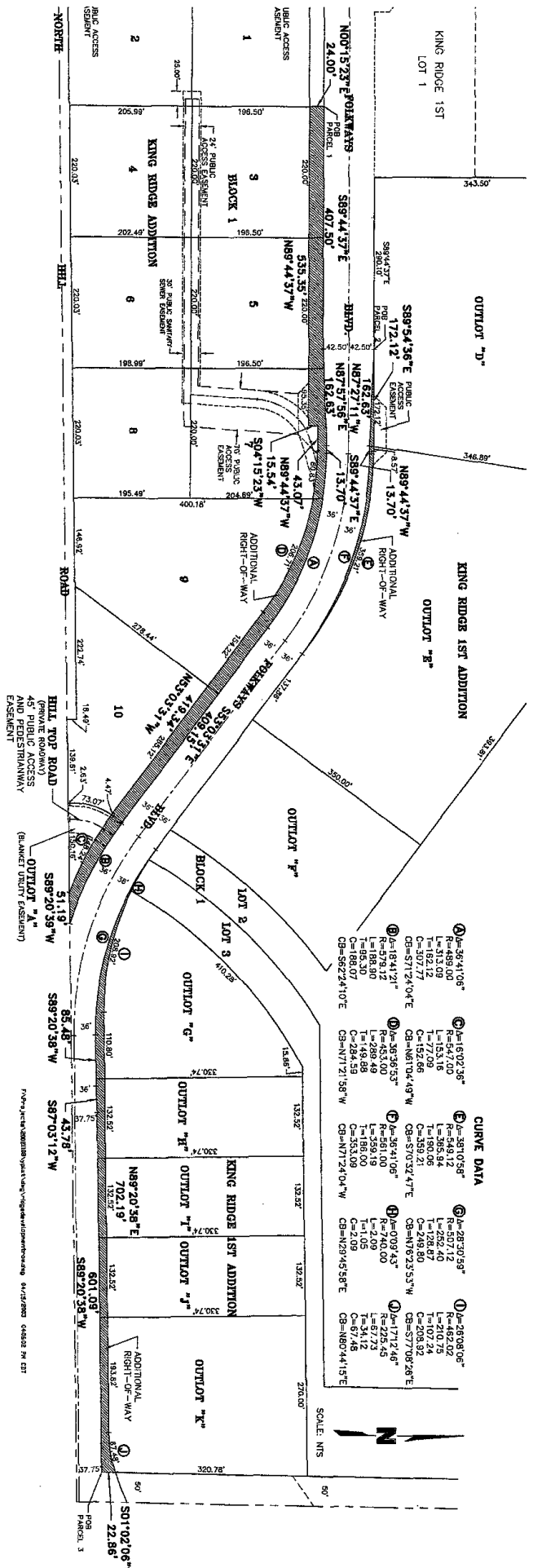
**PARCEL 3**

A TRACT OF LAND COMPOSED OF A PORTION OF OUTLOTS "G", "H", "I", "J", AND "K", KING RIDGE 1<sup>ST</sup> ADDITION, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT "K", SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 20 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOTS "K", "J", "I", AND "H", SAID LINE BEING THE NORTH LINE OF FOLKWAYS BOULEVARD RIGHT-OF-WAY, SAID LINE BEING 42.50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 601.09 FEET TO A SOUTH CORNER OF SAID OUTLOT "H", THENCE SOUTH 87 DEGREES 03 MINUTES 12 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "H", SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 43.78 FEET TO A SOUTH CORNER OF SAID OUTLOT "H", THENCE SOUTH 89 DEGREES 20 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOTS "H" AND "G", SAID LINE BEING 40.75 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 85.48 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 507.12 FEET, ARC LENGTH OF 252.40 FEET, DELTA ANGLE OF 28 DEGREES 30 MINUTES 59 SECONDS, A CHORD BEARING OF NORTH 76 DEGREES 23 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "G", SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, AND A CHORD LENGTH OF 249.80 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "G",

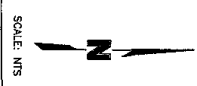
THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 740.00 FEET, ARC LENGTH OF 2.09 FEET, DELTA ANGLE OF 00 DEGREES 09 MINUTES 43 SECONDS, A CHORD BEARING OF NORTH 29 DEGREES 45 MINUTES 58 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID OUTLOT "G", AND A CHORD LENGTH OF 2.09 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 462.02 FEET, ARC LENGTH OF 210.75 FEET, DELTA ANGLE OF 26 DEGREES 08 MINUTES 06 SECONDS, A CHORD BEARING OF SOUTH 77 DEGREES 08 MINUTES 26 SECONDS EAST, AND A CHORD LENGTH OF 208.92 FEET TO A POINT OF TANGENCY, THENCE NORTH 89 DEGREES 20 MINUTES 38 SECONDS EAST ALONG A LINE 55.25 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 702.19 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 225.45 FEET, ARC LENGTH OF 67.73 FEET, DELTA ANGLE OF 17 DEGREES 12 MINUTES 46 SECONDS, A CHORD BEARING OF NORTH 80 DEGREES 44 MINUTES 15 SECONDS EAST, AND A CHORD LENGTH OF 67.48 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID OUTLOT "K", THENCE SOUTH 01 DEGREES 02 MINUTES 06 SECONDS WEST ALONG THE EAST LINE OF SAID OUTLOT "K", A DISTANCE OF 22.86 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 11,735.27 SQUARE FEET MORE OR LESS.

April 15, 2003  
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**CURVE DATA**

|                |                |                |                |                |                |                |              |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------|
| ①              | Δ=394°10'6"    | ②              | Δ=169°23'36"   | ③              | Δ=389°03'58"   | ④              | Δ=289°08'06" |
| L=413.09       | L=182.12       | L=153.18       | L=177.09       | L=365.94       | L=252.40       | L=410.73       |              |
| T=182.12       | T=177.09       | T=153.18       | T=182.12       | T=180.06       | T=128.67       | T=107.24       |              |
| C=307.77       | C=152.86       | C=161.04       | C=152.86       | C=359.21       | C=249.80       | C=208.92       |              |
| CB=571°24'04"E | CB=161°04'49"W | CB=571°24'04"E | CB=571°24'04"E | CB=370°52'47"E | CB=476°23'53"W | CB=571°08'28"E |              |
| ⑤              | Δ=184°12'      | ⑥              | Δ=35°36'53"    | ⑦              | Δ=56°41'06"    | ⑧              | Δ=709°43'    |
| L=118.01       | L=128.49       | L=148.88       | L=158.19       | L=186.00       | L=219.00       | L=171.46       |              |
| T=118.01       | T=128.49       | T=148.88       | T=158.19       | T=186.00       | T=219.00       | T=171.46       |              |
| C=188.07       | C=284.59       | C=353.09       | C=353.09       | C=171°21'58"W  | C=171°24'04"W  | C=219.00       |              |
| CB=188.07      | CB=562°24'10"E | CB=N71°21'58"W | CB=N71°24'04"W | CB=N71°24'04"W | CB=N29°45'58"E | CB=N80°44'15"E |              |



PLANNED BY: [unreadable] DATE: 04/15/2009 04:15:00 CAD: [unreadable] DWG: [unreadable]