



BK 2176 PG 287-289



DEED 2001 03299

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EXHIBIT A  
59 acres with easement

**Legal Description:**

That part of the South Half of the Southeast Quarter of Section 24, Township 16 North, Range 10 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska, described as follows:

Beginning at the southwest corner of the South Half of the Southeast Quarter, of Section 24;

Thence North 00°06'50" East (assumed bearings) for 773.04 along the west line of the said South Half of the Southeast Quarter, of Section 24;

Thence North 56°41'11" East for 176.21 feet;

Thence North 33°54'55" East for 127.14 feet;

Thence North 10°35'06" East for 83.37 feet;

Thence North 00°36'53" East for 231.47 feet to an existing fence line;

Thence North 89°11'51" East for 519.46 feet along said fence line;

Thence North 89°18'28" East for 1411.85 feet along said fence line;

Thence South 00°01'26" East for 475.50 feet;

Thence South 63°40'19" East for 67.55 feet;

Thence South 89°59'23" East for 347.13 feet to the west right of way of Nebraska State Highway # 31;

Thence South 01°39'13" East for 808.17 feet along the west right of way of Nebraska State Highway # 31 to the south line of the said South Half of the Southeast Quarter of Section 24;

Thence North 89°59'37" West for 747.40 feet along the south line of the said South Half of the Southeast Quarter of Section 24;

Thence North 49°11'19" West for 1360.75 feet;

Thence South 00°13'11" East for 614.64 feet;

Thence South 41°25'46" West for 15.15 feet;

Thence South 89°59'35" West for 8.34 feet;

Thence South 00°52'40" West for 76.05 feet;

Thence South 89°45'28" West for 66.23 feet;

Thence South 00°00'23" West for 186.91 feet to the south line of the said South Half of the Southeast Quarter of Section 24;

Thence North 89°59'37" West for 739.14 feet to the POINT OF BEGINNING.

Contains 59.33 acres

And

A permanent easement for construction and maintenance of water line located in the Southeast Quarter of Section 24, Township 16 North, Range 10 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska, being 5.00 feet on each side of the centerline as located, described as follows:

Commencing at the southwest corner of the said Southeast Quarter of Section 24;

Thence South 89°59'37" East (assumed bearings) for 739.14 feet along the south line of the Southeast Quarter of said Section 24;

Thence North 00°00'23" East for 186.91 feet;

Thence North 89°45'28" East for 25.08 feet to the TRUE POINT OF BEGINNING;

Thence North 05°25'19" West for 100.47 feet to the POINT OF TERMINUS said point being North 69°11'00" East for 807.46 feet from the southwest corner of the Southeast Quarter of said Section 24.