

4. THE ACCRETIONS TO THE LOWER END OF GLOVER ISLAND IN SECTION 10-12-10 AND EXTENDING DOWN SOME DISTANCE INTO SECTION 11-12-10. (SEE DECREE OF COURT 28-94) 72.50 ACRES
- B. ALL THAT PART OF GOVERNMENT LOT 2 LYING IN THE EAST HALF OF SEC. 10-12-10. 32.95 AC.
- C. ALL THAT PART OF GOVERNMENT LOT 2 LYING IN THE WEST HALF OF SEC. 10-12-10. 7.35 AC.
- A. THAT PART OF ACCRETION DESCRIBED IN 28-94 LYING IN SEC. 10-12-10. ABOUT 44.50 AC ±
- D. ACCRETION (UNSURVEYED) SOUTH OF THE GOVERNMENT LOT 3 AND TAX LOT A AND ADJACENT TO BOTH IN SE $\frac{1}{4}$ OF NW $\frac{1}{4}$, SW $\frac{1}{4}$ OF NE $\frac{1}{4}$, NE $\frac{1}{4}$ OF SW $\frac{1}{4}$, NW $\frac{1}{4}$ OF SE $\frac{1}{4}$ AND SE $\frac{1}{4}$ OF NE $\frac{1}{4}$. 48.00 AC. ±
- E. THAT PART OF AN ISLAND IN THE PLATTE RIVER LYING WEST OF THE EAST LINE OF SECTION 10-12-10 IN THE NE $\frac{1}{4}$ OF SE $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 12, RANGE 10. (UNSURVEYED) 7.00 AC. ±

H NOTE: THE ABOVE WAS CORRECTED 10/2/1958. COMPILED FROM AERIAL PHOTO #UN-IP-136 DATED 7/26/1955 IN COUNTY SURVEYOR'S OFFICE BY N.P. WHITNEY 10/2/58.

F A TRACT OF LAND LOCATED IN SEC. 10-12-10 AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 100 FT. EAST AND 732.1 FT. SOUTH OF THE NORTHWEST CORNER OF THE NE $\frac{1}{4}$ OF SAID SEC. 10; THENCE SOUTH 40 DEGREES 36 MINUTES EAST A DISTANCE OF 68.0 FT.; THENCE SOUTH 221.5 FT.; THENCE WEST 203.5 FT.; THENCE NORTH 412.9 FT. TO AN EXISTING FENCE; THENCE SOUTH 52 DEGREES 40 MINUTES EAST ALONG EXISTING FENCE A DISTANCE OF 144.9 FT.; THENCE SOUTH 40 DEGREES 36 MINUTES EAST A DISTANCE OF 67.5 FT. TO THE POINT OF BEGINNING.

G. REFERRING TO THE NORTH QUARTER CORNER OF SECTION 10, THENCE DUE EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF THE NORTH EAST QUARTER OF SECTION 10 A DISTANCE OF 109.14 FT., THENCE DUE SOUTH A DISTANCE OF 1856.98 FT., TO THE POINT OF BEGINNING., THENCE SOUTH 26 DEGREES- 02 MINUTES WEST 149.39 FT., THENCE SOUTH 67 DEGREES- 36 MINUTES EAST 378.00 FT., THENCE NORTH 45 DEGREES- 36 MINUTES EAST 140.42 FT., THENCE NORTH 40 DEGREES- 12 MINUTES WEST 242.57 FT., THENCE SOUTH 88 DEGREES- 41 MINUTES WEST 227.74 FT. TO THE POINT OF BEGGINNING. 1.78 ACRES ±

~~SECTION 3 T14N, R10E~~

~~TAX LOT 6~~

~~BEING ALL OF THE S $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF SECTION 3 T12N,
R10E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA EXCEPT
THAT PART THAT IS WEST OF INTERSTATE HIGHWAY #80,
THAT PART THAT IS INTERSTATE HIGHWAY #80
RIGHT-OF-WAY, TAX LOT 4 AND THE N $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE
NW $\frac{1}{4}$.~~

49.09 AC±

SECTION 10 T12N, R10E

TAX LOT H

BEING ALL OF THE FOLLOWING PARCELS COMBINED TAX LOT A
AND TAX LOT E (ISLAND) ALSO GOVERNMENT LOTS 3A AND 4:
ALL LOCATED IN SECTION 10 T12N, R10E OF THE 6TH P.M.
SARPY COUNTY, NEBRASKA.

CONTAINING 147.91 AC

SECTION 10 T12N R10E

TAX LOT F

A TRACT OF LAND CONSISTING OF 2.28 ACRES, LOCATED IN THE NORTH HALF OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 10 EAST OF THE 6TH P.M. SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE DUE EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 220.39 FT.; THENCE DUE SOUTH A DISTANCE OF 872.56 FT. TO THE POINT OF BEGINNING; THENCE SOUTH 39 DEGREES, 53 MINUTES WEST OF A DISTANCE OF 319.82 FT.; THENCE NORTH 33 DEGREES, 10 MINUTES WEST A DISTANCE OF 264.60 FT.; THENCE NORTH 09 DEGREES, 48 MINUTES EAST A DISTANCE OF 319.10 FT.; THENCE SOUTH 53 DEGREES, 01 MINUTE EAST A DISTANCE OF 164.24 FT.; THENCE SOUTH 40 DEGREES, 36 MINUTES EAST A DISTANCE OF 252.50 FT. TO THE POINT OF BEGINNING.

2.28 AC

LEGAL DESCRIPTION

Tax Lot F, Section 10, Township 12 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

Commencing at the northwest corner of the Northeast Quarter of said Section 10;

Thence North 87°00'09" East (assumed bearings) for 220.39 feet along the north line of said Section 10;

Thence South 03°00'41" East for 871.91 feet to the TRUE POINT OF BEGINNING;

Thence South 36°53'09" West for 309.82 feet to a witness corner;

Thence continuing South 36°53'09" West for 10.00 feet;

Thence North 36°09'51" West for 264.78 feet;

Thence North 06°53'50" East for 319.36 feet;

Thence South 55°51'31" East for 164.32 feet;

Thence South 43°34'00" East for 252.26 feet to the Point of Beginning;

Contains 2.28 acres.

SECTION 10 T12N R10E

GOVT. LOT 3A

BEING ALL OF GOVT. LOT 3 LOCATED IN THE SECTION 10 T12N, R10E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA, EXCEPT GOVT. LOT 3B.

38.59 AC

GOVT. LOT 3B

BEING A PART OF GOVT. LOT 3, LOCATED IN SECTION 10 T12N, R10E OF THE 6th P.M. SARPY COUNTY, NEBRASKA: MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTH QUARTER CORNER OF SAID SECTION 10 AND ASSUMING THE NORTH LINE OF THE NORTH EAST QUARTER OF SAID SECTION 10 TO HAVE A BEARING OF DUE EAST AND WEST: THENCE DUE SOUTH 1150.89 FT.; THENCE DUE WEST 767.91 FT. TO THE POINT OF BEGINNING: THENCE SOUTH 54 DEGREES, 12 MINUTES EAST 154.83 FT.; THENCE SOUTH 13 DEGREES, 39 MINUTES WEST 239.04 FT.; THENCE NORTH 42 DEGREES, 30 MINUTES WEST 103.90 FT.; THENCE NORTH 62 DEGREES, 43 MINUTES WEST 190.00 FT.; THENCE NORTH 25 DEGREES 45 MINUTES WEST 81.00 FT.; THENCE NORTH 27 DEGREES, 05 MINUTES WEST 128.82 FT.; THENCE SOUTH 83 DEGREES, 50 MINUTES EAST 265.26 FT.; TO THE POINT OF BEGINNING: TOGETHER WITH A NON-EXCLUSIVE APPURTENANT EASEMENT FOR VEHICULAR INGRESS AND EGRESS TO THE PUBLIC ROAD COMMONLY IDENTIFIED AS THE BOTTOM FISHERY ROAD ON AND OVER LAND OF THE GRANTOR DESCRIBED AS FOLLOWS: GOVERNMENT LOT 3 IN SECTION 10, T12N R10E OF THE 6TH P.M. AND GOVERNMENT LOT 1 AND THE NORTH $\frac{1}{2}$ OF THE SOUTH WEST $\frac{1}{4}$ IN SECTION 3, T12N, R10E OF THE 6TH P.M. ALL IN SARPY COUNTY, NEBRASKA.

NW 1/4 10-12-10

Gov. Lot 3A1

A part of Government Lot 3A in the Northwest 1/4 of Section 10, T12N, R10E, of the 6th PM, Sarpy County, Nebraska, more particularly described as follows:

All of Government Lot 3A except Government Lot 3A2 and except Government Lot 3A3 and containing 31.8 acres \pm , and including 44.5 acres \pm of accretion land.

Gov. Lot 3A2

A tract of land consisting of 3.40 acres abutting a 1.61 acre tract on it's East and all located in the Northwest 1/4 of Section 10, T12E, R10E, of the 6th PM, Sarpy County, Nebraska, more particularly described as follows:

Referring to the North 1/4 corner of said Section 10 and assuming the North line of the Northwest 1/4 of Section 10 to have a bearing of due East and West; thence South 1150.89 feet and thence due West 767.91 feet to the Northerly corner of neighboring tract on the West; thence S 54°-12'E 154.83 feet to the Northeast corner of neighboring tract and the point-of-beginning; thence N 13°-39'-00"E along the extension to the North of the neighbor's East line a distance of 178.7 feet; thence S 35°-57'-10"E along Southwesterly waters edge of lake a distance of 102.02 feet; thence S 44°-47'-10"E, again, along waters edge, a further distance of 168.65 feet; thence S 80°-40'-10"E along edge of lake a distance of 188.36 feet to the Northeast corner of tract to be conveyed; thence S 13°-39'-00"W on a line parallel to the neighbor's line on the West a distance of 390.97 feet to Northwesterly waters edge of Platte River; thence N 13°-51'-36"W along Platte River bank a distance of 424.66 feet to Southeast corner of neighbor on the West; thence N 13°-39'-00"E along neighbor's East line a distance of 239.04 feet to the point-of-beginning and containing 3.4 acres \pm .

TAX LOT 3B

12-02-94

A tract of land lying in the Northwest Quarter of Section 10, Township 12 North, Range 10 East of the 6th P.M. consisting of 3.43 acres and all lying in Sarpy County, Nebr, more particularly described as follows:

Referring to a point lying 1150.89 Ft. south and 767.91 Ft. West of the North Quarter of said Section 10, thence $54^{\circ}12'$ East a distance of 754.83 Ft. to the point of beginning,

thence south $13^{\circ}39'$ West a distance of 239.04 Ft. to water's edge,

thence north $42^{\circ}30'$ West along water's edge a distance of 103.9 Ft.

thence north $62^{\circ}43'$ West along water's edge a distance of 190 Ft.

thence North $25^{\circ}45'$ a distance of 81 Ft.

thence North $27^{\circ}05'$ West a distance of 128.8 Ft. to east edge of drainage ditch,

thence North $82^{\circ}50'11.2''$ East for a distance of 174.52 Ft.

thence North $18^{\circ}27'18.1''$ East for a distance of 339.71 Ft.

thence south $59^{\circ}30'40.5''$ East a distance of 158.78 Ft. to water's edge

thence South $03^{\circ}49'18.9''$ a distance of 209.31 Ft. over inlet water to water's edge

thence South $13^{\circ}13'39''$ West a distance of 178.7 Feet to the point of beginning, containing 3.43 acres more or less.

together with a non-exclusive appurtenant easement for vehicular ingress and egress to the public road commonly known as Fishery Road on and over land owned by the Grantor in Sections 3-12-10 and 10-12-10 East of the 6th P.M., all in Sarpy County, Nebraska.

NW 1/4 10-12-10

Gov. Lot 3A3

A tract of 3.40 acres abutting a 1.78 acre tract on it's West and all located in the Northwest 1/4 of Section 10, T12N, R10E, of the 6th PM, Sarpy County, Nebraska, more particularly described as follows:

Referring to the North 1/4 corner of said Section 10 and assuming the North line of the Northeast 1/4 of Section 10 to have a bearing of due East and West; thence due East along the North line of the Northeast 1/4 of Section 10 a distance of 109.14 feet and due South a distance 1856.98 feet to the Northwest corner of neighbor's land abutting on the East and the point-of-beginning; thence S 26°-02'W 149.39 feet long the neighbor's West line to the Northeasterly shore of the Platte River; thence N49°-10'-47"W along the Northeasterly shore of the Platte river a distance of 469.21 feet to an iron pin; thence N 76°-21'-00"W a distance of 16.8 feet to the Southeast corner of Bystrek tract (a 3.40 acre tract on the West)(which point is on the East bank of the Platte); thence N 13°-39'-00"E along the Easterly edge of Bystrek 3.4 acre tract a distance of 390.7 feet to waters edge of lake; thence S 76°-21'-00"E along waters edge a distance of 16.8 feet; thence S 84°-46'-52"E along Southerly waters edge of lake a distance of 107.24 feet to peninsula tip where waters edge starts diverting to the South; thence in a series of bearings and distances the following;

S 17°-45'-06"E a distance of 78.7 feet;

S 31°-22'-45"E a distance of 117.13 feet;

S 20°-18'-16"E a distance of 106.63 feet;

S 2°-44'-14"E a distance of 248.18 feet;

thence S 77°-18'-29"E along waters edge a distance of 89.92 feet to the neighbor's Northwest corner of 1.78 acre tract on the East which is the point-of-beginning. the above decription contains 3.4 acres ±.