

A

PART OF AN ISLAND LYING IN THE NE $\frac{1}{4}$  OF NE $\frac{1}{4}$  OF SEC. 5-12-10. 6.0 AC.  $\pm$   
(NOTE: KNOWN AS JAMES ISLAND. ALSO, SEE SECTION 32-13-10)

**NW ¼ 10-12-10**

GOV. LOT 3A1

ALL OF GOVERNMENT LOT 3A IN THE NORTHWEST ¼ OF SECTION 10, T12N,  
R10E, OF THE 6<sup>TH</sup> P.M., SARPY COUNTY, NEBRASKA

THAT PART OF GOVERNMENT LOT 3A EXCEPT GOVERNMENT LOT 3A2 AND  
EXCEPT GOVERNMENT LOT 3A3 AND CONTAINING 31.8 ACRES +/- AND  
INCLUDING 44.5 ACRES +/- OF ACCRETION LAND.

NW ¼ 10-12-10

GOV. LOT 3A2

A TRACT OF LAND CONSISTING OF 3.40 ACRES ABUTTING A 1.61 ACRE TRACT ON ITS EAST AND ALL LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 10 EAST OF THE 6<sup>TH</sup> P.M., SARPY COUNTY, NEBRASKA, AND ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTH QUARTER CORNER OF SAID SECTION 10 AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER 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 SOUTH 54 DEGREES, 12 MINUTES EAST 154.83 FEET TO THE NORTHEAST CORNER OF NEIGHBORING TRACT AND THE POINT OF BEGINNING;

N13°39'00" ALONG THE EXTENSION TO THE NORTH OF THE NEIGHBOR'S EAST LINE A DISTANCE OF 178.7 FEET;

THENCE S35°57'10"E ALONG SOUTHWESTERLY WATERS EDGE OF LAKE DISTANCE OF 168.65 FEET;

THENCE S44°47'52"E, AGAIN, ALONG WATERS EDGE, A FURTHER DISTANCE OF 168.65 FEET;

THENCE S13°39'00"W ON A LINE PARALLEL TO NEIGHBOR'S LINE ON THE WEST A DISTANCE OF 390.97 FEET TO NORTHEASTERLY WATERS EDGE OF PLATTE RIVER;

THENCE N60°51'36"W ALONG PLATTE RIVER BANK A DISTANCE OF 424.66 FEET TO SOUTHEAST CORNER OF NEIGHBOR ON THE WEST;

THENCE N13°39'00"E ALONG NEIGHBOR'S EAST LINE A DISTANCE OF 239.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.4 ACRES MORE OR LESS.

NW ¼ 10-12-10

GOV. LOT 3A3

A TRACT OF 3.40 ACRES ABUTTING A 1.78 ACRE TRACT ON ITS WEST AND ALL LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 10 EAST OF THE 6<sup>TH</sup> P.M., SARPY COUNTY, NEBRASKA, AND ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTH QUARTER CORNER OF SAID SECTION 10 AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10 TO HAVE A BEARING OF DUE EAST AND WEST;

THENCE DUE EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10 A DISTANCE OF 109.14 FEET AND DUE SOUTH A DISTANCE OF 1856.98 FEET TO THE NORTHWEST CORNER OF NEIGHBOR'S LAND ABUTTING ON THE EAST AND THE POINT OF BEGINNING;

THENCE SOUTH 26 DEGREES 02 MINUTES WEST 149.39 FEET ALONG 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 A DISTANCE OF 469.21 FEET TO AN IRON PIN;

THENCE N76°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 IS ON THE EAST BANK OF THE PLATTE);

THENCE N13°39'00"E ALONG THE EASTERLY EDGE OF THE BYSTREK 3.4 ACRE TRACT A DISTANCE OF 390.7 FEET TO WATERS EDGE OF LAKE;

THENCE S76°21'00"E ALONG WATERS EDGE A DISTANCE OF 16.8 FEET;

THENCE S84°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 DISTANCE THE FOLLOWING:

S17°45'06"E A DISTANCE OF 78.7 FEET;  
S31°22'45"E A DISTANCE OF 117.13 FEET;  
S20°18'16"E A DISTANCE OF 106.63 FEET;  
S02°44'14"E A DISTANCE OF 248.18 FEET;

THENCE S77°18'29"E ALONG WATERS EDGE A DISTANCE OF 89.92 FEET TO NEIGHBOR'S NORTHWEST CORNER OF 1.78 ACRE TRACT ON THE EAST

WHICH ALSO IS THE POINT OF BEGINNING. THE ABOVE DESCRIPTION  
CONTAINS 3.4 ACRES MORE OR LESS.