

- A. COMMENCING AT A POINT WHICH IS THE INTERSECTION OF THE NORTH LINE OF 17-13-10 WITH THE PLATTE RIVER AS NOW LOCATED AND RUNNING THENCE EAST ALONG SAID SECTION LINE 100 FT., THENCE SOUTH 200 FT., THENCE WEST TO THE PLATTE RIVER. (42-324) 1.00 ACRES (IN THE NE $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF 17-13-10)
- B. SOUTH END OF ISLAND IN NE NW 0.93 ACRES
- C. ACCRETION LAND WEST OF MEANDER LINE OF 1856 IN NW $\frac{1}{4}$.

TAX LOT 1

A TRACT OF LAND LOCATED IN SECTION 17, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P. M., SARPY COUNTY, NEBRASKA, CONSISTING OF 204.89 ACRES, MORE OR LESS, BEING A PART OF THE EAST $\frac{3}{4}$ OF THE NORTH EAST $\frac{1}{4}$, PART OF THE WEST $\frac{1}{2}$ OF THE WEST $\frac{1}{4}$ OF THE NORTH EAST $\frac{1}{4}$, PART OF THE SOUTH EAST $\frac{1}{4}$ OF THE NORTH WEST $\frac{1}{4}$, PART OF GOVERNMENT LOT 1, AND PART OF GOVERNMENT LOT 2, ALL IN SAID SECTION 17 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID SECTION 17 AS THE POINT OF BEGINNING; THENCE DUE SOUTH (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 2645.06 FT. TO THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 89 DEGREES, 52 MINUTES, 30 SECONDS WEST 4267.73 FT.; THENCE NORTH 12 DEGREES, 46 MINUTES EAST 862.78 FT.; THENCE NORTH 31 DEGREES, 53 MINUTES EAST 718.97 FT.; THENCE NORTH 77 DEGREES, 48 MINUTES EAST 639.50 FT.; THENCE NORTH 49 DEGREES, 33 MINUTES EAST 1074.15 FT.; THENCE NORTH 62 DEGREES, 19 MINUTES, 30 SECONDS EAST 257.92 FT.; THENCE NORTH 34 DEGREES, 11 MINUTES EAST 280.00 FT.; THENCE NORTH 89 DEGREES, 59 MINUTES EAST 1869.04 FT. TO THE POINT OF BEGINNING.

TAX LOT 2

A TRACT OF LAND LOCATED IN SECTION 17, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P. M., SARPY COUNTY, NEBRASKA, BEING A PART OF THE EAST $\frac{3}{4}$ OF THE NORTH EAST $\frac{1}{4}$, PART OF THE WEST HALF OF THE WEST HALF OF THE NORTH EAST $\frac{1}{4}$, PART OF THE SOUTH EAST $\frac{1}{4}$ OF THE NORTH WEST $\frac{1}{4}$, PART OF GOVERNMENT LOT 1, AND PART OF GOVERNMENT LOT 2, TOGETHER WITH ACCRETION THERETO, DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTH EAST CORNER OF SAID SECTION 17; THENCE SOUTH 89 DEGREES, 59 MINUTES WEST 3485.18 FT. TO THE POINT OF BEGINNING ON THE EAST BANK OF THE PLATTE RIVER; THENCE NORTH 89 DEGREES, 59 MINUTES EAST 1616.14 FT.; THENCE SOUTH 34 DEGREES, 11 MINUTES WEST 280.00 FT.; THENCE SOUTH 62 DEGREES, 19 MINUTES, 30 SECONDS WEST 257.92 FT.; THENCE SOUTH 49 DEGREES, 33 MINUTES WEST 1074.15 FT.; THENCE SOUTH 77 DEGREES, 48 MINUTES WEST 639.50 FT.; THENCE SOUTH 31 DEGREES, 53 MINUTES WEST 718.97 FT.; THENCE SOUTH 12 DEGREES, 46 MINUTES WEST 862.78 FT.; THENCE NORTH 89 DEGREES, 52 MINUTES, 30 SECONDS WEST 1012 FT., MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID SECTION 17; THENCE NORTHERLY ALONG SAID WEST LINE A DISTANCE OF 816 FT., MORE OR LESS, TO A POINT ON THE EAST BANK OF THE PLATTE RIVER; THENCE NORTHEASTERLY ALONG THE EAST BANK OF THE PLATTE RIVER TO THE POINT OF BEGINNING. ALL BEARINGS IN THIS DESCRIPTION ARE BASED ON THE EAST LINE OF SECTION 17, WHICH IS ASSUMED TO BEAR DUE NORTH AND SOUTH.

82.47 ACRES, \pm

2/27/2004

SECTION 17, T13N, R10E

Tax Lot 1A

All of Tax Lot 1 not taken into the taking of the condemnation filed under instrument number 2003-16349.

Contains 198.47 Ac±

Tax Lot 1B

All of Tax Lot 1 condemned. 2003-16349

Contains 6.42 Ac±

17-13-10

Tax Lot 3

Being all of the South 1/2 of Section 17, T13N, R10 E, of the 6th PM, Sarpy County, Nebraska, and containing 320 acres \pm .

Tax Lot 3A

All of Tax Lot 3 except Tax Lot 3B in the Southwest 1/4 of Section 17, T13N, R10E, of the 6th PM, Sarpy County, Nebraska.

Tax Lot 3B

That part of Tax Lot 3 in the Southwest 1/4 of Section 17, T13N, R10E, of the 6th PM, Sarpy County, Nebraska, more particularly described as follows:

Beginning at the West 1/4 corner of said Section 17: thence N 87°49'33"E along the North line of said Southwest 1/4 for 940.00 feet to the centerline of a levee; thence Southwesterly along the centerline of said levee on the following 9 courses; thence S 28°00'00"W for 660.00 feet;

thence S 36°00'00"W for 51.00 feet;

thence S 51°00'00"W for 105.00 feet;

thence S 38°00'00"W for 92.00 feet;

thence S 19°30'00"W for 84.00 feet;

thence S 6°00'00"E for 63.00 feet;

thence S 9°30'00"W for 50.00 feet;

thence S 28°00'00"W for 653.00 feet;

thence S 31°00'00"W for 110.58 feet; to the West line of said Southwest 1/4; thence N 2°26'18"W along said West line for 1590.60 feet to the point-of beginning and containing 16.93 acres \pm .