

A AND B.

AN ISLAND IN THE PLATTE RIVER LYING IN THE SW OF SE AND SE OF SW OF SEC 8-13-10 CONTAINING 17.21 ACRES. (ADDITIONAL 0.93 ACRES OF THIS ISLAND LIES IN NE OF NW OF 17-13-10) LATER ON DYKE EXTENDING FROM GOVERNMENT LOT 7 TO ISLAND SHUTS OFF CHANNEL BETWEEN ISLAND AND GOVERNMENT LOT 7.

1

COMMENCING APPROXIMATELY 883.15 FT. WEST AND 1875.79 FT. NORTH OF THE SOUTH EAST CORNER OF SECTION 8 AS THE POINT OF BEGINNING; THENCE NORTH 62 DEGREES, 45 MINUTES WEST 271.19 FT.; THENCE NORTH 38 DEGREES, 41 MINUTES EAST ALONG THE EAST BANK OF THE PLATTE RIVER 843.33 FT.; THENCE SOUTH 89 DEGREES, 54 MINUTES EAST 116.88 FT.; THENCE SOUTH 27 DEGREES, 15 MINUTES WEST 879.89 FT. TO THE POINT OF BEGINNING.
3.62 ACRES.

2

COMMENCING APPROXIMATELY 883.15 FT. WEST AND 1875.79 FT. NORTH OF THE SOUTH EAST CORNER OF SECTION 8 AS THE POINT OF BEGINNING; THENCE SOUTH 25 DEGREES, 56 MINUTES, 30 SECONDS WEST 884.64 FT.; THENCE SOUTH 30 DEGREES, 32 MINUTES, 30 SECONDS WEST 121.46 FT.; THENCE NORTH 44 DEGREES, 52 MINUTES, 40 SECONDS WEST 481.17 FT.; THENCE NORTH 38 DEGREES, 41 MINUTES EAST ALONG THE EAST BANK OF THE PLATTE RIVER 875.37 FT.; THENCE SOUTH 62 DEGREES, 45 MINUTES EAST 271.19 FT. TO THE POINT OF BEGINNING.
8.03 ACRES.

3

COMMENCING APPROXIMATELY 1841.30 FT. WEST AND 106.20 FT. NORTH OF THE SOUTH EAST CORNER OF SECTION 8 AS THE POINT OF BEGINNING; THENCE NORTH 82 DEGREES, 00 MINUTES WEST 266.19 FT.; THENCE DUE NORTH 631.93 FT.; THENCE NORTH 38 DEGREES, 41 MINUTES EAST ALONG THE EAST BANK OF THE PLATTE RIVER 693.62 FT.; THENCE SOUTH 44 DEGREES, 52 MINUTES, 40 SECONDS EAST 481.17 FT.; THENCE SOUTH 30 DEGREES, 22 MINUTES WEST 1007.73 FT. TO THE POINT OF BEGINNING.
12.26 ACRES.

3A

ALL OF TAX LOT 3 EXCEPT 3B DESCRIBED BELOW. 11.26 ACRES.

3B

A one acre tract of land located in the Southeast Quarter (SE $\frac{1}{4}$) of Section 8, Township 13 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska, described as follows: Commencing approximately 1331.86 feet west and 975.68 feet North of the south-east corner of said Section 8; thence North 44 degrees, 52 minutes, 40 seconds West 481.17 feet; thence South 38 degrees, 41 minutes West along the East Bank of the Platte River 91.1 feet; thence South 45 degrees, 09 minutes, 30 seconds East 494.16 feet; thence North 30 degrees, 22 minutes East 91.1 feet to the point of beginning

SECTION 8, T13N R10E

TAX LOT 4

THAT PORTION OF AN ISLAND SITUATED IN THE PLATTE RIVER AND LOCATED IN SECTION 8, T13N, R10E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SECTION 8 T13N, R10E OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA; THENCE N90°00'00"E ON THE NORTH LINE OF SAID SECTION 8, 4362.68'; THENCE SOUTH 00°00'00" EAST, 1275.59' TO THE POINT OF BEGINNING,

THENCE SOUTH 11°18'00" EAST, 185.97'; THENCE SOUTH 17°21'47" WEST, 66.00'; THENCE SOUTH 34°42'02" WEST, 240.03'; THENCE SOUTH 23°02'05" WEST, 204.01'; THENCE SOUTH 32°28'23" WEST, 190.02 FEET; THENCE SOUTH 19°43'46" WEST, 229.01 FEET; THENCE SOUTH 40°02'59" WEST, 107.02 FEET; THENCE SOUTH 45°49'56" WEST, 420.07 FEET; THENCE SOUTH 49°10'14" WEST, 245.05 FEET; THENCE SOUTH 52°02'13" WEST, 219.04 FEET; THENCE SOUTH 55°32'11" WEST, 292.06 FEET; THENCE SOUTH 41°12'40" WEST, 233.04 FEET; THENCE SOUTH 62°13'45" WEST, 168.04 FEET, THENCE SOUTH 75°20'12" WEST, 100.03 FEET; THENCE NORTH 28°23'38" EAST, 1230.00 FEET; THENCE NORTH 10°08'32" EAST, 620.00 FEET; THENCE NORTH 74°37'29" EAST, 94.97 FEET; THENCE NORTH 81°00'56" EAST, 184.94 FEET; THENCE NORTH 85°09'01" EAST, 265.92 FEET; THENCE NORTH 46°53'25" EAST, 363.94 FEET; THENCE NORTH 55°02'11 EAST, 175.96 FEET; THENCE 89°05'25" EAST, 103.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.05 AC

1,178,228.77 SQ FT.