

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOT 1 & 2, BLIZZARD PLACE; LOTS 'A' & 'D' IN THE NORTHEAST QUARTER (NE4) OF THE NORTHWEST QUARTER (NW4); LOTS 36, 37, 38, 39, 40, 42, 46, 47, 48, 49, 51, 52, 53, 62, 63 AND 69 ALL IRREGULAR TRACTS IN THE NW4; AND A PORTION OF THE NW4 OF THE NW4 OF SECTION 23, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
COMMENCING AT THE NORTHEAST CORNER OF THE NW4 OF SAID SECTION 23; THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 50 MINUTES 35 SECONDS WEST ALONG THE NORTH LINE OF SAID NW4 A DISTANCE OF 491.59 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 180, SAID LINE ALSO BEING THE EAST LINE OF LOT 53 I.T. EXTENDED; THENCE SOUTH 00 DEGREES 38 MINUTES 07 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 29.43 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FORMER CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 38 MINUTES 07 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 920.90 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF CHARLESTON STREET, SAID NORTH RIGHT-OF-WAY LINE BEING 50 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF CHARLESTON STREET IN CAHN, METCALF AND FARWELL'S SUB EXTENDED WEST; THENCE NORTH 89 DEGREES 45 MINUTES 01 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 198.51 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CHARLESTON STREET; THENCE NORTH 55 DEGREES 45 MINUTES 37 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 552.61 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF LOT 43 I.T., SAID LINE ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FORMER CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE NORTH 47 DEGREES 27 MINUTES 09 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 900.70 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 7.64 ACRES, OR 332,758 SQUARE FEET MORE OR LESS.

TOGETHER WITH:

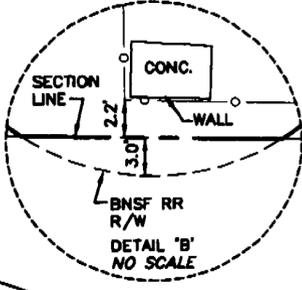
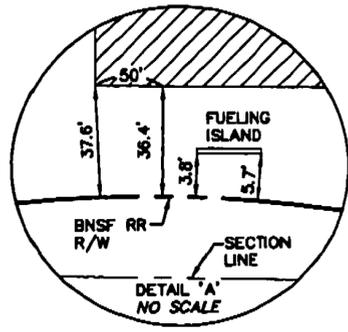
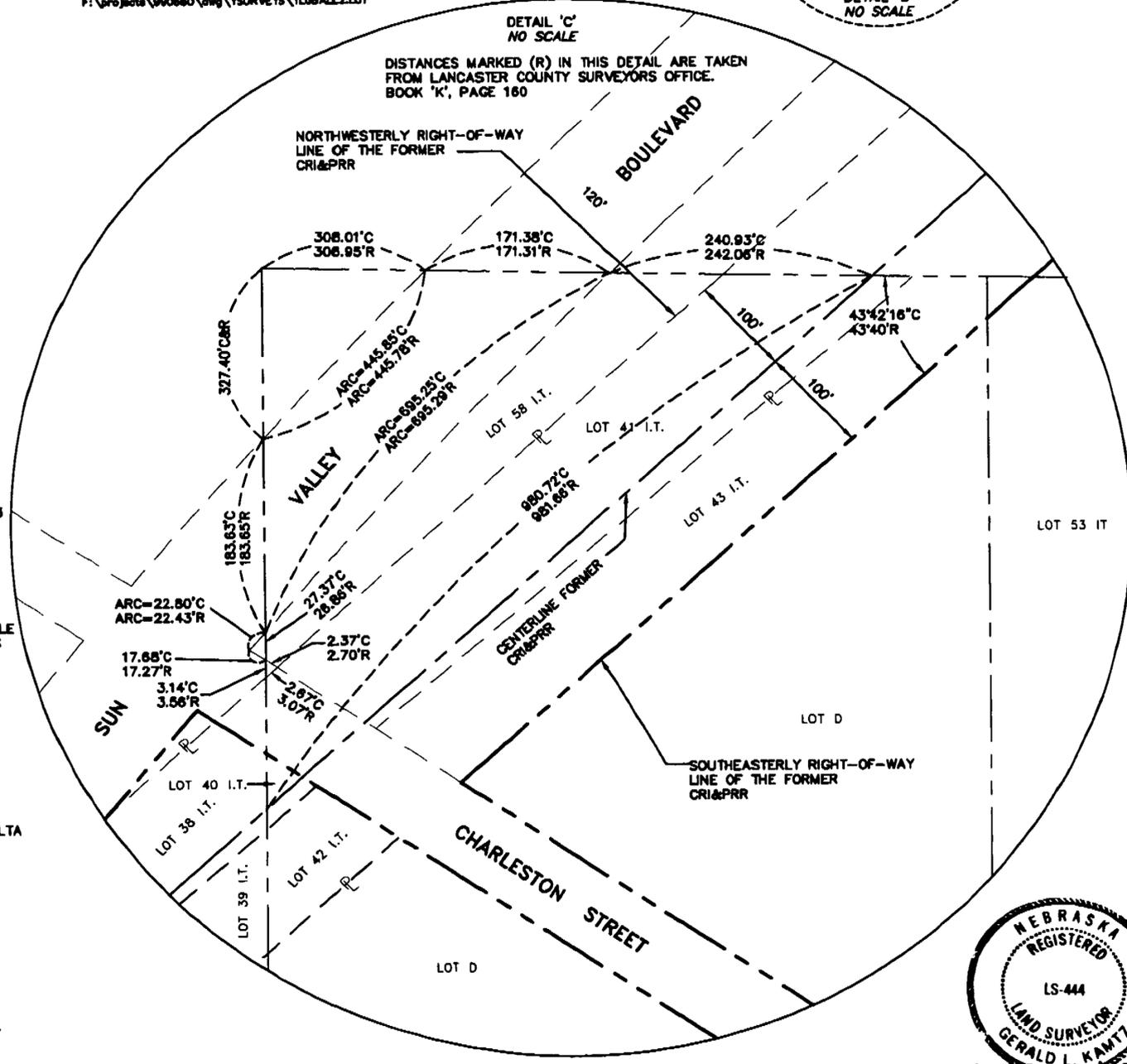
PARCEL 2:
COMMENCING AT THE SOUTHWEST CORNER OF THE NW4 OF SAID SECTION 23; THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 46 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID NW4 A DISTANCE OF 71.58 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SUN VALLEY BOULEVARD, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF LOT 30 I.T.; THENCE NORTH 27 DEGREES 01 MINUTES 25 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 343.34 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 27 DEGREES 01 MINUTES 25 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 852.65 FEET; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, ALONG SAID SOUTHEASTERLY LINE, SAID LINE ALSO BEING THE SOUTHEASTERLY LINE OF LOT 31 I.T., HAVING A RADIUS OF 5689.65 FEET, AN ARC LENGTH OF 1216.83 FEET, A DELTA ANGLE OF 12 DEGREES 17 MINUTES 49 SECONDS, A CHORD BEARING OF NORTH 33 DEGREES 15 MINUTES 17 SECONDS EAST, AND A CHORD LENGTH OF 1214.49 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CHARLESTON STREET; THENCE SOUTH 55 DEGREES 45 MINUTES 37 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 865.45 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 01 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHARLESTON STREET A DISTANCE OF 45.58 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 180; THENCE SOUTH 00 DEGREES 38 MINUTES 07 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EAST LINE OF LOT 'D', LOCATED IN THE NE4 OF SAID NW4, AS DESCRIBED IN BOOK 220, PAGE 598, FILED WITH THE LANCASTER COUNTY REGISTER OF DEEDS, A DISTANCE OF 283.77 FEET; THENCE SOUTH 83 DEGREES 50 MINUTES 43 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID LOT 'D', SAID LINE ALSO BEING A SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 180, A DISTANCE OF 17.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NE4 OF SAID NW4; THENCE SOUTH 89 DEGREES 13 MINUTES 04 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 43.08 FEET; THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 52 I.T. AND LOT 51 I.T. HAVING A RADIUS OF 2598.83 FEET, AN ARC LENGTH OF 321.50 FEET, A DELTA ANGLE OF 07 DEGREES 05 MINUTES 37 SECONDS, A CHORD BEARING OF SOUTH 12 DEGREES 30 MINUTES 59 SECONDS EAST, AND A CHORD LENGTH OF 321.30 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE SOUTH 89 DEGREES 23 MINUTES 23 SECONDS EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 522.30 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID NW4; THENCE SOUTH 00 DEGREES 13 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID NW4 A DISTANCE OF 100.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE NORTH 89 DEGREES 23 MINUTES 23 SECONDS WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 490.80 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 180; THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EASTERLY LINE OF LOT 1 AND 2, BLIZZARD PLACE, HAVING A RADIUS OF 2598.83 FEET, AN ARC LENGTH OF 368.00 FEET, A DELTA ANGLE OF 08 DEGREES 04 MINUTES 31 SECONDS, A CHORD BEARING OF SOUTH 22 DEGREES 25 MINUTES 07 SECONDS EAST, AND A CHORD LENGTH OF 365.70 FEET; THENCE SOUTH 27 DEGREES 18 MINUTES 13 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND SAID EASTERLY LINE A DISTANCE OF 535.11 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 23 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 180 A DISTANCE OF 52.63 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 40 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 52.64 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE SOUTH 55 DEGREES 19 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 128.10 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID NW4; THENCE NORTH 88 DEGREES 46 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID NW4 A DISTANCE OF 584.83 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE AROUND A CURVE IN A COUNTERCLOCKWISE DIRECTION, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD,

HAVING A RADIUS OF 910.00 FEET, AN ARC LENGTH OF 510.44 FEET, A DELTA ANGLE OF 32 DEGREES 08 MINUTES 18 SECONDS, A CHORD BEARING OF NORTH 84 DEGREES 24 MINUTES 29 SECONDS WEST AND A CHORD LENGTH OF 503.77 FEET; THENCE SOUTH 79 DEGREES 31 MINUTES 23 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD A DISTANCE OF 131.21 FEET; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, HAVING A RADIUS OF 712.50 FEET, AN ARC LENGTH OF 80.48 FEET, A DELTA ANGLE OF 06 DEGREES 28 MINUTES 13 SECONDS, A CHORD BEARING OF SOUTH 82 DEGREES 45 MINUTES 29 SECONDS WEST, AND A CHORD LENGTH OF 80.42 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID NW4; THENCE NORTH 88 DEGREES 46 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID NW4 A DISTANCE OF 129.75 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, HAVING A RADIUS OF 712.50 FEET, AN ARC LENGTH OF 205.58 FEET, A DELTA ANGLE OF 16 DEGREES 31 MINUTES 54 SECONDS, A CHORD BEARING OF NORTH 75 DEGREES 17 MINUTES 33 SECONDS WEST AND A CHORD LENGTH OF 204.87 FEET; THENCE NORTH 67 DEGREES 01 MINUTES 38 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD A DISTANCE OF 704.99 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 69.23 ACRES, OR 3,015,575 SQUARE FEET MORE OR LESS.

SAID TRACTS CONTAIN A TOTAL CALCULATED AREA OF 76.87 ACRES, OR 3,348,333 SQUARE FEET MORE OR LESS.

15 November 1999
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DETAIL 'C' NO SCALE
DISTANCES MARKED (R) IN THIS DETAIL ARE TAKEN FROM LANCASTER COUNTY SURVEYORS OFFICE. BOOK 'K', PAGE 180

Survey Record

LANCASTER COUNTY, NEBRASKA

Survey of: LOT 1 & 2, BLIZZARD PLACE; LOTS A & D; LOTS 36, 37, 38, 39, 40, 42, 46, 47, 48, 49, 51, 52, 53, 62, 63 AND 69 ALL IRREGULAR TRACTS IN THE NW4; AND A PORTION OF THE NW4 OF THE NW4 ALL LOCATED IN SECTION 23

T. 10 N., R. 6 E. of the 6th P.M.

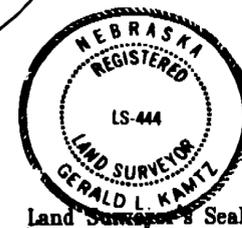
Date JUNE 22-30, 2000

SECTION TIES

NOTE: ALL DISTANCES ARE HORIZONTAL

W4 CORNER 23-10-6 FD. REBAR AND CAP IN CTR. OF S. BOUND LANE OF SUN VALLEY BLVD. ON OVERPASS 16.98' NW. CHISELED 'X' ON TOP OF CURB 14.05' SW. CHISELED 'X' ON TOP OF CURB 25.97' SE. CHISELED 'X' ON TOP OF CURB 28.02' NE. CHISELED 'X' ON TOP OF CURB	SE CORNER SW4 NW4 23-10-6 FD. 1" PIPE 1.5' BELOW GROUND 0.9' N. TO CHAINLINK FENCE BRACE POST 32.85' S. ALUM. REFERENCE MARKER CAP 32.94' W. ALUM. REFERENCE MARKER CAP 33.00' E. ALUM. REFERENCE MARKER CAP WEST 200'± TO SW CORNER OF CHAIN LINK FENCE
NW CORNER 23-10-6 FD. 1-1/2" IRON PIPE IN COUNTY ROAD 1.00' BELOW SURFACE 50.07' NW. NAIL IN TOP OF BRACE POST 48.33' NE. MAG. NAIL IN TOP OF COR. FE. POST 8.54' NE. 'X' NAILS IN POWER POLE 4.2' E. TO N-S FENCE 69.44' SE. MAG. NAIL IN TOP OF W. POST OF SIGN	N4 CORNER 23-10-6 FD. 3" BRASS CAP 1.4' BELOW GROUND 50.08' NE. 1/2" REBAR 49.81' NE. 1/2" REBAR 118.00' ESE. TO SW. COR. OF APT. BUILDING 55.22' S. 1/2" REBAR

CTR CORNER 23-10-6
FD. 1-1/4" SQ. PIPE IN POT 1.33' BELOW RR TRACKS. 1' INSIDE NORTH RAIL OF BN MAIN #1 CORNER LANDS BETWEEN RAILS
41.74' NW. NEAR COR. SIGNAL BOX WITH LID
33.85' NE. NEAR CORNER SIGNAL BOX WITH LID
13.21' SE. TO NORTHWEST BOLT ON SIGNAL POLE



Signed this 23rd day of August 20 00
Name: Gerald L. Kamitz
Surveyor's license No. L.S. 444

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