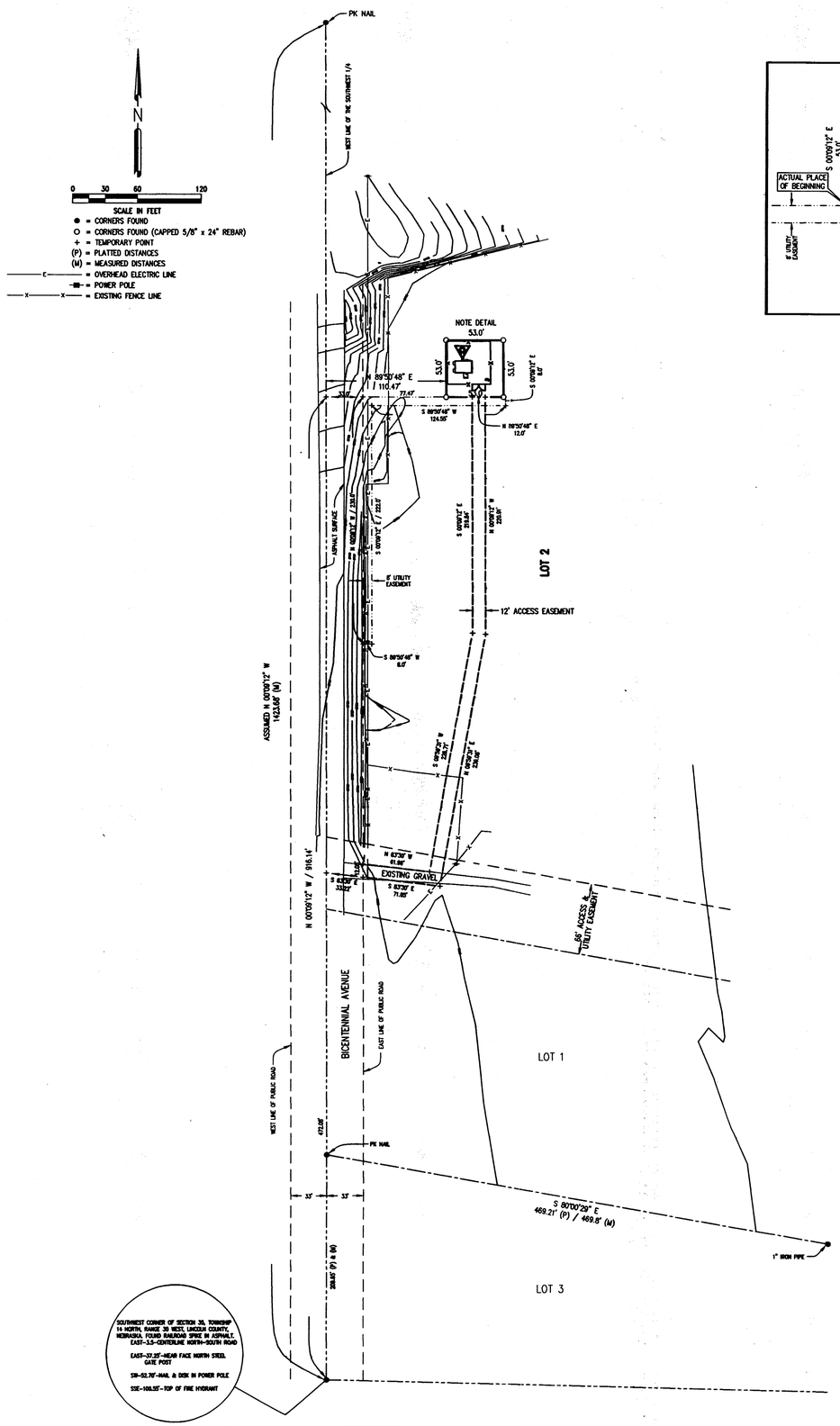
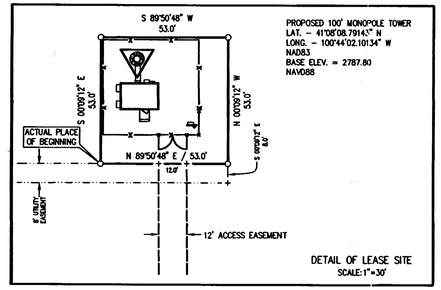




LEGAL DESCRIPTION

A tract of land being part of Lot Two (2), Briggs Subdivision, located in the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Fourteen (14) North, Range Thirty (30) West of the Sixth Principal Meridian, Lincoln County, Nebraska, more particularly described as follows: Referring to the Southwest corner of said Section 35 and assuming the West line of said Southwest Quarter as bearing N 00°09'12" W and all bearings contained herein are relative thereto; thence N 00°09'12" W on said West line a distance of 916.14 feet; thence N 89°50'48" E a distance of 110.47 feet to the ACTUAL PLACE OF BEGINNING; thence N 89°50'48" E continuing on the aforesaid line a distance of 53.0 feet; thence N 00°09'12" W parallel with said West line a distance of 53.0 feet; thence S 89°50'48" W a distance of 53.0 feet; thence S 00°09'12" E parallel with said West line a distance of 53.0 feet to the place of beginning. Containing 2809.00 square feet, more or less (0.67 acres, more or less).

ACCESS EASEMENT

A tract of land being part of Lot Two (2), Briggs Subdivision, located in the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Fourteen (14) North, Range Thirty (30) West of the Sixth Principal Meridian, Lincoln County, Nebraska, more particularly described as follows: Referring to the Southwest corner of said Section 35 and assuming the West line of said Southwest Quarter as bearing N 00°09'12" W and all bearings contained herein are relative thereto; thence N 00°09'12" W on said West line a distance of 472.08 feet; thence S 83°30' E a distance of 33.22 feet to the ACTUAL PLACE OF BEGINNING, said place of beginning being on the East line of Bicentennial Avenue, an avenue in North Platte, Lincoln County, Nebraska; thence S 83°30' E continuing on the aforesaid line a distance of 71.85 feet; thence N 09°59'31" E a distance of 239.06 feet; thence N 00°09'12" W parallel with said West line a distance of 220.91 feet; thence S 89°50'48" W a distance of 12.0 feet; thence S 00°09'12" E parallel with said West line a distance of 219.84 feet; thence S 09°59'31" W a distance of 226.71 feet; thence N 83°30' W a distance of 61.96 feet to the East line of said Bicentennial Avenue; thence S 00°09'12" E on said East line and parallel with said West line a distance of 12.08 feet to the place of beginning.

UTILITY EASEMENT

A tract of land being part of Lot Two (2), Briggs Subdivision, located in the Southwest Quarter (SW1/4) of Section Thirty-five (35), Township Fourteen (14) North, Range Thirty (30) West of the Sixth Principal Meridian, Lincoln County, Nebraska, more particularly described as follows: Referring to the Southwest corner of said Section 35 and assuming the West line of said Southwest Quarter as bearing N 00°09'12" W and all bearings contained herein are relative thereto; thence N 00°09'12" W on said West line a distance of 916.14 feet; thence N 89°50'48" E a distance of 33.0 feet to the ACTUAL PLACE OF BEGINNING, said place of beginning being on the East line of Bicentennial Avenue, an avenue in North Platte, Lincoln County, Nebraska; thence N 89°50'48" E continuing on the aforesaid line a distance of 130.47 feet; thence S 00°09'12" E parallel with said West line a distance of 8.0 feet; thence S 89°50'48" W a distance of 124.55 feet; thence S 00°09'12 E parallel with said West line a distance of 222.0 feet; thence S 89°50'48" W a distance of 8.0 feet to the East line of said Bicentennial Avenue; thence N 00°09'12" W on said East line and parallel with the West line of said Southwest Quarter a distance of 230.0 feet to the place of beginning.

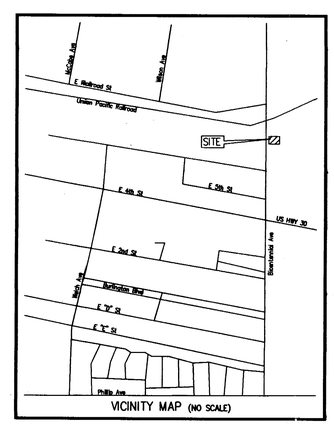
SURVEYOR'S CERTIFICATE

I, Ronald G. Ridgway, Nebraska Registered Land Surveyor No. 568, do hereby certify that the survey on the above referenced Legal Description, was performed under my direct supervision using known and recorded monuments. All information shown on the above plat is accurate and correct to the best of my knowledge and belief.

Ronald G. Ridgway
Nebraska Professional Land Surveyor No. 568
Date 04/07/04

NEBRASKA REGISTERED LS-568 LAND SURVEYOR RONALD G. RIDGWAY

RECEIVED
JUL 12 2004
SURVEY RECORD REPOSITORY
County
LS-568



VICINITY MAP (NO SCALE)

REVISIONS	BY

M&A
MILLER & ASSOCIATES CONSULTING ENGINEERS, P.C.

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Miller & Associates and is not to be used in whole or in part, for any other project without the written authorization of Miller & Associates.

SITE SURVEY
BICENTENNIAL AVENUE AND UPRR LEASE SITE
NORTH PLATTE, NEBRASKA

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SCALE:	1"=60'
PROJECT NO.	125-LS-028-04
FIELD BOOK NO.	MISC. TOWER SITES
DATE:	04/07/04
DRAWN BY:	bdm
APPROVED BY:	RGR
DRAWING NO.	XXX
SHEET	1 OF 1

APR 07, 2004 * 14:21:45 G:\Projects\125\125-LS\125-LS-028-04 FAULK & FOSTER\REVISED 4-5-04 & 4-7-04 SW-4 35-14-30 LINCOLN CO.dwg