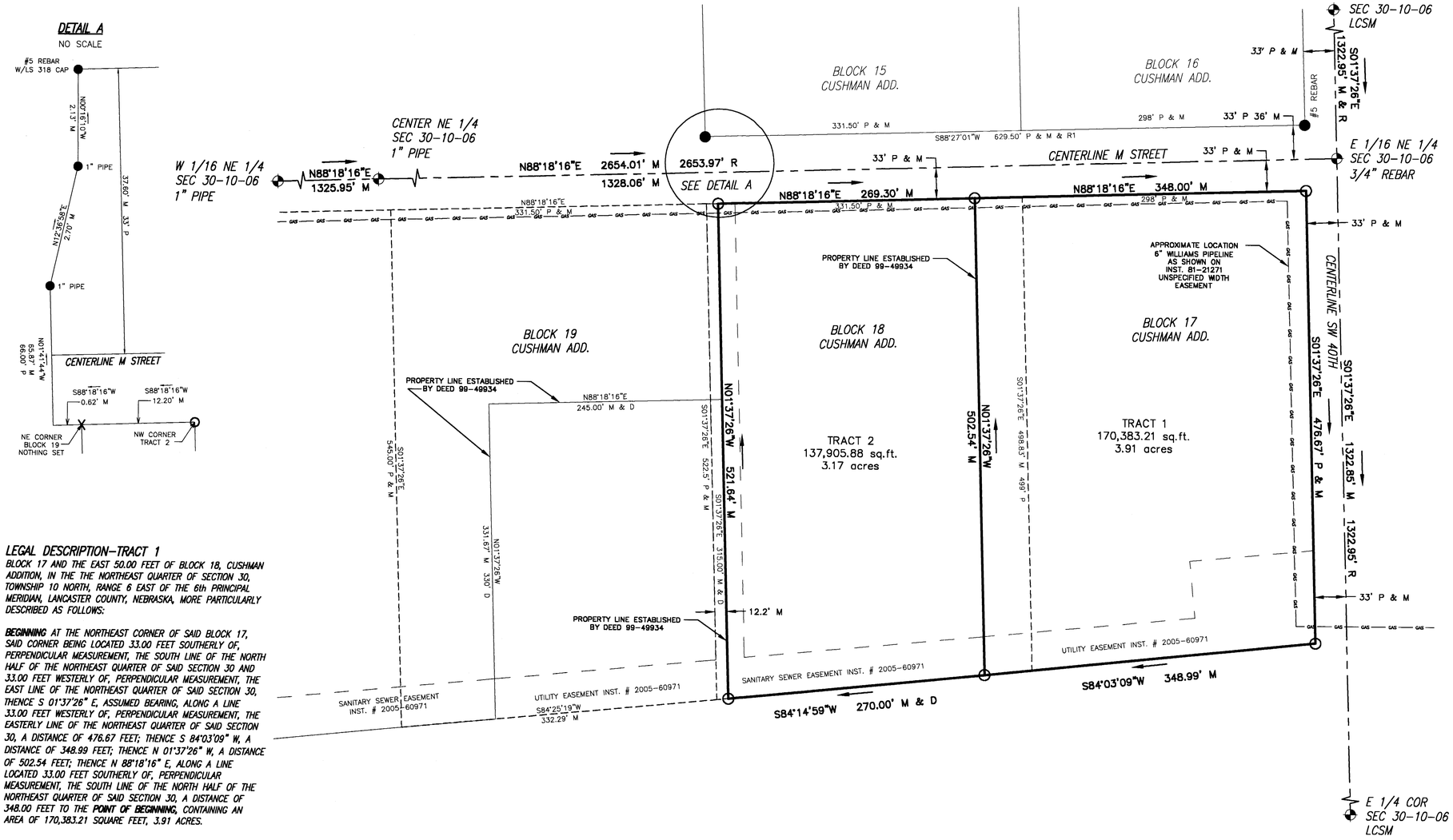

LEGEND

- Section Corner
- Monument Found – As Noted
- Monument Set (#6 X 30" Rebar With 2 1/2" Dia. Alum. Cap)
- M Measured Distance
- D Deeded Distance
- R Recorded Distance LS 343 Survey Dated January 1990
- R1 Recorded Distance LS 381 Survey Dated April 1991

LEGAL DESCRIPTION–TRACT 1

BLOCK 17 AND THE EAST 50.00 FEET OF BLOCK 18, CUSHMAN ADDITION, IN THE THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6th PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 17, SAID CORNER BEING LOCATED 33.00 FEET SOUTHERLY OF, PERPENDICULAR MEASUREMENT, THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30 AND 33.00 FEET WESTERLY OF, PERPENDICULAR MEASUREMENT, THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, THENCE S 01°37'26" E, ASSUMED BEARING, ALONG A LINE 33.00 FEET WESTERLY OF, PERPENDICULAR MEASUREMENT, THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 476.67 FEET; THENCE S 84°03'09" W, A DISTANCE OF 348.99 FEET; THENCE N 01°37'26" W, A DISTANCE OF 502.54 FEET; THENCE N 88°18'16" E, ALONG A LINE LOCATED 33.00 FEET SOUTHERLY OF, PERPENDICULAR MEASUREMENT, THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 348.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 170,383.21 SQUARE FEET, 3.91 ACRES.

LEGAL DESCRIPTION–TRACT 2

BLOCK 18, EXCEPT THE EAST 50.00 FEET AND ALSO EXCEPT THE WEST 12.20 FEET THEREOF, CUSHMAN ADDITION, IN THE THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6th PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 12.20 FEET EASTERLY OF, AS MEASURED ALONG THE NORTHERLY LINE OF SAID BLOCK 18, THE NORTHWEST CORNER OF SAID BLOCK 18, SAID POINT BEING LOCATED 33.00 FEET SOUTHERLY OF, PERPENDICULAR MEASUREMENT, THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30, THENCE N 88°18'16" E, ASSUMED BEARING, ALONG A LINE LOCATED 33.00 FEET SOUTHERLY OF, PERPENDICULAR MEASUREMENT, THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 269.30 FEET; THENCE S 01°37'26" E, A DISTANCE OF 502.54 FEET; THENCE S 84°14'59" W, A DISTANCE OF 270.00 FEET; THENCE N 01°37'26" W, A DISTANCE OF 521.64 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 137,905.88 SQUARE FEET, 3.17 ACRES.

SURVEYOR NOTES

THE ORIGINAL PLAT OF CUSHMAN WAS FILED IN 1887. THE ORIGINAL LOCATION OF "M" STREET (ORIGINALLY NAMED STANTON AVENUE) WAS SET AT 1320 FEET SOUTH OF THE NORTH LINE OF SECTION 30. I BELIEVE THE INTENT WAS TO HAVE THE CENTERLINE OF SAID STREET TO BE LOCATED ON THE ALIQUOT LINE OF THE SUBDIVIDED SECTION OR LOCATED ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 30. THE CENTERLINE OF "M" STREET, A PLATTED STREET OF WHICH THE DEDICATED RIGHT OF WAY IS STILL IN EXISTENCE, WAS ESTABLISHED AS SUCH. THIS LINE ALSO ESTABLISHES THE NORTH LINE OF BLOCKS 17–19 AND SAID LINE IS 33.00 FEET SOUTH OF THE CENTERLINE OF M STREET. THE SOUTH LINE OF BLOCKS 17–19 WAS ESTABLISHED AT THE PLAT LOCATIONS. THE ORIGINAL TRACK AS SHOWN ON THE CUSHMAN PLAT WAS ABANDONED IN 1910 AND NO VISIBLE EVIDENCE OF THE ORIGINAL TRACK CENTERLINE LOCATION REMAINS.

SECTION CORNER TIES

NORTHEAST CORNER SECTION 30–10–6
FOUND 2" ALUM. LCSM ON 1" PIPE
IN CENTERLINE OF SW 40TH STREET
70.94' NORTHEAST TO TOP CENTER FIRE HYDRANT
68.14' SOUTHEAST TO PK SPIKE IN POWER POLE
70.87' SOUTH SOUTHWEST TO TOP NORTHEAST CORNER ROW MARKER
60.15' SOUTHWEST TO TOP CENTER FIRE HYDRANT
45.78' WEST TO CHISELED "X" IN MEDIAN NOSE

EAST 1/4 CORNER SECTION 30–10–6
FOUND 2" ALUM. LCSM ON #5 REBAR
IN CENTERLINE SW 40TH STREET
95.81' NORTH TO #5 REBAR
29.10' NORTHEAST TO TOP CENTER FIRE HYDRANT
47.53' SOUTH SOUTHWEST TO PK SPIKE IN POWER POLE
82.70' SOUTHWEST TO CHISELED "X" IN TOP CONCRETE BASE FOR POWER POLE
46.65' NORTHWEST TO PK SPIKE IN FENCE BRACE POST

EAST 1/16 NE 1/4 SECTION 30–10–6
FOUND #5 REBAR
IN CENTERLINE OF SW 40TH STREET
46.36' NORTHEAST TO RAILROAD SPIKE IN POWER POLE
41.71' SOUTHEAST TO TOP CENTER FIRE HYDRANT
95.90' WEST SOUTHWEST TO NORTHEAST CORNER CHAINLINK FENCE
40.53' NORTHWEST TO PK SPIKE IN POWER POLE

WEST 1/16 NE 1/4 SECTION 30–10–6
FOUND 1" PIPE 6" DEEP IN CORN FIELD
NO TIES AVAILABLE

EAST 1/16 NE 1/4 SECTION 30–10–6
FOUND 1" PIPE
17.35' NORTH TO PK SPIKE IN EAST FACE 30" TREE
34.80' NORTHEAST TO PK SPIKE IN FENCE POST
34.52' EAST NORTHEAST TO PK SPIKE IN SOUTH FACE 15" TREE
50.17' NORTHEAST TO 1" PIPE

RECEIVED
JUN 22 2006
SURVEY RECORD REPOSITORY
Lancaster County
768 - 569

SURVEYORS CERTIFICATE

I, JOHN R. EGGER, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, CERTIFY THAT THE SURVEY REPRESENTED ON THIS PLAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 17TH, 2006 AND THAT THE MONUMENTS SET AND THE DISTANCES SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. PERMANENT MONUMENTS WERE SET AT ALL POINTS AS SHOWN ON THIS PLAT AND ALL DISTANCES ARE IN FEET AND DECIMALS OF A FOOT.

NEBRASKA REGISTERED LS-540 LAND SURVEYOR JOHN R. EGGER

JOHN R. EGGER LS #540

May 24, 2006
DATE

BLOCK 17 AND PART OF BLOCK 18 CUSHMAN ADDITION IN THE NE 1/4 OF SEC 30-T10N-R6E

BNSF RAILROAD - HOBSON YARD
LINCOLN, NEBRASKA

LINCOLN OFFICE
825 J St., Box 80358
Lincoln, NE 68501
(402) 479-2200
www.hws.com
HWS

SCALE 1" = 60'
DATE 05-17-2006
JOB NO. 36-5051
SHEET NO. 1/1

F:\Survey\365051\Cushman\dwg\CUSHMAN LEGAL 5-22-06.dwg ~ 60 FT / IN ~ 05/24/06