

LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 1, LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 2, ORIGINAL TOWN OF SOUTH BEND, AND LOT 1 OF LOT 10, LOT 11 AND LOT 18 IN THE SOUTHWEST QUARTER, AND LOT 19 AND PART OF GOVERNMENT LOT 2 IN THE NORTHWEST QUARTER, EXCEPT FOR THAT PART OF THE SOUTHWEST QUARTER AS REFERRED TO IN BOOK 163, PAGE 104, RECORDS OF CASS COUNTY, ALL LOCATED IN SECTION 13, TOWNSHIP 12 NORTH, RANGE 10 EAST OF THE 6TH P.M., CASS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE, NORTH, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, ON AN ASSUMED BEARING OF NORTH 02 DEGREES 29 MINUTES 27 SECONDS WEST, A DISTANCE OF 198.17 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 66 AS REFERRED TO IN SAID BOOK 163, PAGE 104, SAID POINT BEING THE POINT OF BEGINNING; THENCE, CONTINUING, NORTH 02 DEGREES 29 MINUTES 27 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 2439.28 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 46 MINUTES 53 SECONDS WEST ALONG THE WEST LINE OF GOVERNMENT LOT 2 OF SAID SECTION 13, A DISTANCE OF 1,261.83 FEET TO A POINT ON THE SOUTHERLY 50 FOOT RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD (BNSFRR), SAID POINT BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 04 DEGREES 35 MINUTES 22 SECONDS, A RADIUS OF 5,679.58 FEET, AN ARC LENGTH OF 454.95 FEET ALONG SAID RIGHT-OF-WAY LINE, A TANGENT LENGTH OF 227.60 FEET, A CHORD LENGTH OF 454.82 FEET, AND A CHORD BEARING OF SOUTH 48 DEGREES 15 MINUTES 24 SECONDS EAST TO A POINT; THENCE SOUTH 45 DEGREES 57 MINUTES 42 SECONDS EAST ALONG SAID SOUTHERLY 50 FOOT RIGHT-OF-WAY LINE, A DISTANCE OF 1,241.90 FEET TO A POINT ON THE NORTH LINE SAID SOUTHWEST QUARTER; THENCE SOUTH 85 DEGREES 26 MINUTES 30 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 66.66 FEET TO A POINT ON THE SOUTHERLY 100 FOOT RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD (BNSFRR); THENCE SOUTH 45 DEGREES 57 MINUTES 42 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,837.76 FEET TO A POINT ON THE NORTH LINE OF SOUTH BEND; THENCE SOUTH 87 DEGREES 09 MINUTES 36 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 88.13 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, BLOCK 1; THENCE SOUTH 02 DEGREES 46 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF SAID LOTS 7 THROUGH 3, BLOCK 1, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1; THENCE SOUTH 87 DEGREES 09 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 1, A DISTANCE OF 119.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 1; THENCE NORTH 02 DEGREES 46 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 3 THROUGH 7, BLOCK 1, A DISTANCE OF 300.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, BLOCK 3; THENCE SOUTH 87 DEGREES 09 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF SOUTH BEND, A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2; THENCE SOUTH 02 DEGREES 46 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF SAID LOTS 1 THROUGH 5, BLOCK 2, A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK 2;

THENCE SOUTH 87 DEGREES 09 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK 2, A DISTANCE OF 119.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, BLOCK 2; THENCE NORTH 02 DEGREES 46 MINUTES 53 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 5 THROUGH 1, BLOCK 2, A DISTANCE OF 300.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2; THENCE SOUTH 87 DEGREES 09 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF SOUTH BEND, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, BLOCK 2; THENCE SOUTH 02 DEGREES 46 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 6, BLOCK 2, A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 2; THENCE SOUTH 87 DEGREES 09 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 6, BLOCK 2, A DISTANCE OF 119.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 2; THENCE NORTH 02 DEGREES 47 MINUTES 07 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 6, BLOCK 2, A DISTANCE OF 300.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 2; THENCE SOUTH 87 DEGREES 09 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF SOUTH BEND, A DISTANCE OF 519.99 FEET TO THE NORTHWEST CORNER OF LOT 23, BLOCK 3; THENCE SOUTH 02 DEGREES 47 MINUTES 17 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 599.99 FEET TO THE NORTHEAST CORNER OF LOT 21; THENCE SOUTH 87 DEGREES 09 MINUTES 29 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 21, A DISTANCE OF 120.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE SOUTH 02 DEGREES 47 MINUTES 17 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 21, A DISTANCE OF 140.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21, SAID POINT BEING ON THE NORTH LINE OF SAID LOT 1 OF LOT 22; THENCE SOUTH 87 DEGREES 09 MINUTES 29 SECONDS WEST ALONG THE NORTH LINE OF SAID SUB LOT 1 OF LOT 22, A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF SAID SUB LOT 1 OF LOT 22; THENCE SOUTH 03 DEGREES 00 MINUTES 28 SECONDS EAST ALONG THE WEST LINE OF SAID SUB LOT 1 OF LOT 22 AND ALONG THE WEST LINE OF LOT 22, A DISTANCE OF 209.51 FEET TO A WEST CORNER OF SAID LOT 22; THENCE SOUTH 87 DEGREES 06 MINUTES 34 SECONDS WEST ALONG A NORTH LINE OF SAID LOT 22, A DISTANCE OF 30.00 FEET TO A WEST CORNER OF SAID LOT 22; THENCE SOUTH 02 DEGREES 43 MINUTES 12 SECONDS EAST ALONG A WEST LINE OF SAID LOT 22 AND ITS EXTENSION, A DISTANCE OF 89.80 FEET TO A POINT ON THE NORTH LINE OF LOT 2, FIRST ADDITION TO SOUTH BEND; THENCE SOUTH 87 DEGREES 06 MINUTES 34 SECONDS WEST ALONG THE NORTH LINE OF LOTS 2 THROUGH 5, FIRST ADDITION TO SOUTH BEND, A DISTANCE OF 230.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, FIRST ADDITION TO SOUTH BEND; THENCE SOUTH 02 DEGREES 43 MINUTES 12 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5, FIRST ADDITION TO SOUTH BEND, A DISTANCE OF 114.57 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 66, AS REFERRED TO IN SAID BOOK 163, PAGE 104; THENCE NORTH 70 DEGREES 11 MINUTES 21 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 133.76 FEET TO A POINT; THENCE SOUTH 55 DEGREES 20 MINUTES 38 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 137.30 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 04 DEGREES 17 MINUTES 09 SECONDS, A RADIUS OF 3,352.49 FEET, AN ARC LENGTH OF 250.77 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE, A CHORD LENGTH OF 250.71 FEET, AND A CHORD BEARING OF SOUTH 82 DEGREES 28 MINUTES 31 SECONDS WEST TO A POINT; THENCE SOUTH 84 DEGREES 10 MINUTES 35 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 262.30 FEET TO A POINT; THENCE NORTH 60 DEGREES 03 MINUTES 07 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 142.88 FEET TO THE POINT OF BEGINNING.

SAID TRACT 1 CONTAINS A CALCULATED AREA OF 4,636,991.57 SQUARE FEET OR 106.45 ACRES, MORE OR LESS.

TOGETHER WITH:

TRACT 2

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1; THENCE, WEST, ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2, BLOCK 1, ON AN ASSUMED BEARING OF SOUTH 87 DEGREES 09 MINUTES 36 SECONDS WEST, A DISTANCE OF 267.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1; THENCE NORTH 02 DEGREES 46 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 2, BLOCK 1, A DISTANCE OF 285.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1; THENCE SOUTH 45 DEGREES 57 MINUTES 42 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID LOTS 2 AND 1, BLOCK 1, A DISTANCE OF 390.46 FEET TO THE POINT OF BEGINNING.

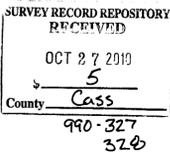
SAID TRACT 2 CONTAINS A CALCULATED AREA OF 38,076.45 SQUARE FEET OR 0.87 ACRES, MORE OR LESS.

SAID TRACTS CONTAIN A CALCULATED AREA OF 4,675,068.02 SQUARE FEET OR 107.32 ACRES, MORE OR LESS.

I, DANIEL A. THOMSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Signed this 7th day of October 2010
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 Lincoln, NE 68508



NE CORNER SE QUARTER
 SEC. 13-T12N-R10E
 FD. 1-1/4" PIPE
 42.48' SE. FD. 'X' NAILS IN BLAZE IN WEST FACE OF 15' TREE
 41.63' SW. FD. 'X' NAILS IN BLAZE IN WEST FACE OF 15' OAK TREE
 10.05' N. TO SET 'X' NAILS IN BLAZE IN SOUTH FACE OF 10' TREE
 48.02' WSW. TO SET NAIL IN BLAZE IN EAST FACE OF 12' TREE

NW CORNER SW QUARTER
 SEC. 12-T12N-R10E
 FD. 3" BRASS CAP (ILLEGIBLE)
 126.28' NE. TO SOUTH FACE OF ROUND WELL
 67.70' NE. TO TOP CL OF CULVERT
 108.0' NW. TO FD. NAIL IN POWER POLE
 143.50' S. FD. PK NAIL IN CL OF ROAD
 53.30' SE. FD. NOTCH IN TOP CMP

NE CORNER NE QUARTER
 SEC. 13-T12N-R10E
 FD. LIMESTONE WITH 2" PIPE ON NORTH SIDE
 0.6' E. TO FD. 'X' NAILS IN TOP OF CORNER FENCE POST
 8.3' E. TO FD. 'X' NAILS IN TOP OF BRACE POST
 8.3' S. TO FD. 'X' NAILS IN TOP OF BRACE POST
 16.52' SW. TO FD. 'X' NAILS IN BLAZE IN NORTH FACE OF 10' TREE
 13.65' NW. TO FD. 'X' NAILS IN BLAZE IN NORTH FACE OF TREE

SW CORNER SW QUARTER
 SEC. 13-T12N-R10E
 FD. 5/8" REBAR IN DITCH
 32.87' SSE. TO FD. 1-1/4" PIPE
 31.91' S. TO FD. 'X' NAILS IN PWP
 33.39' SSW. TO NW CORNER OF ROW MARKER
 142.50' NW. TO SE CORNER OF ROW MARKER
 47± N. TO CL OF PAVEMENT
 4.00' WNW. TO WEST END 24" CMP
 3± E. TO FENCE GOING SOUTH

NW CORNER SW QUARTER
 SEC. 13-T12N-R10E
 FD. 5/8" REBAR IN EW AND S FENCES
 32.82' W. TO FD. 5/8" REBAR IN FENCE LINE WEST
 32.52' S. TO FD. 5/8" REBAR IN FENCE LINE SOUTH
 32.57' SSW. TO FD. SPIKE IN BLAXED OAK TREE
 3.00' N. TO EW FENCE LINE
 30.00' E. TO FD. 5/8" REBAR IN FENCE LINE EAST

SE CORNER SW QUARTER
 SEC. 13-T12N-R10E
 FD. 1-1/2" PIPE
 40.48' W. TO FD. 'X' NAILS IN RR TIE POST
 56.70' WNW. TO SE CORNER OF METAL BUILDING
 85.35' NW. TO NE CORNER OF METAL BUILDING
 15.37' E. TO FD. NAIL AND WASHER IN CORNER FENCE POST
 12± W. TO CENTER OF GRAVEL ROAD

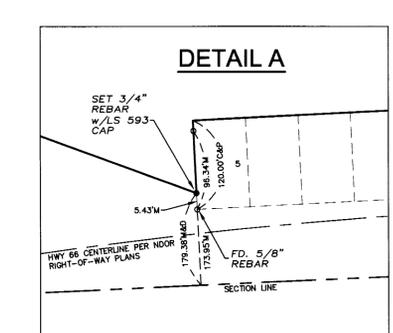
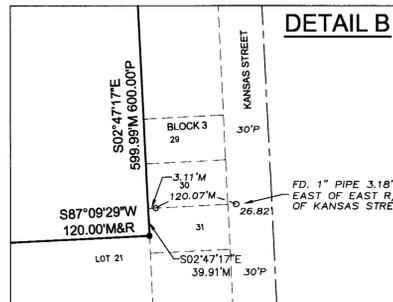
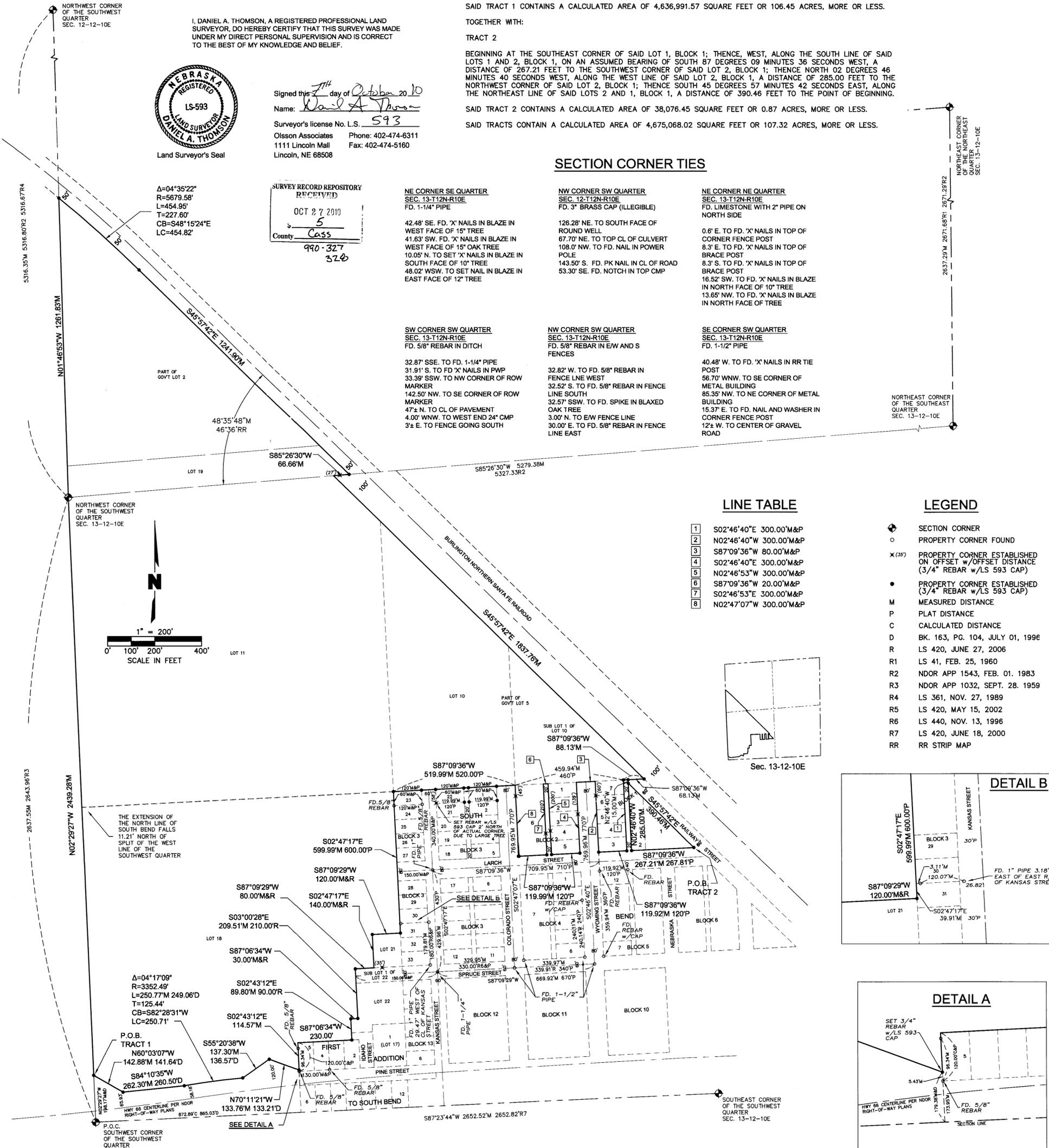
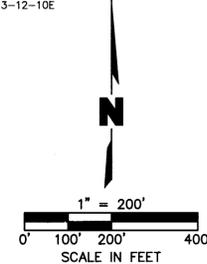
SECTION CORNER TIES

LINE TABLE

1	S02°46'40"E 300.00'M&P
2	N02°46'40"W 300.00'M&P
3	S87°09'36"W 80.00'M&P
4	S02°46'40"E 300.00'M&P
5	N02°46'53"W 300.00'M&P
6	S87°09'36"W 20.00'M&P
7	S02°46'53"E 300.00'M&P
8	N02°47'07"W 300.00'M&P

LEGEND

- ⊕ SECTION CORNER
- PROPERTY CORNER FOUND
- × (35) PROPERTY CORNER ESTABLISHED ON OFFSET W/OFFSET DISTANCE (3/4" REBAR w/LS 593 CAP)
- PROPERTY CORNER ESTABLISHED (3/4" REBAR w/LS 593 CAP)
- M MEASURED DISTANCE
- P PLAT DISTANCE
- C CALCULATED DISTANCE
- D BK. 163, PG. 104, JULY 01, 1996
- R LS 420, JUNE 27, 2006
- R1 LS 41, FEB. 25, 1960
- R2 NDOR APP 1543, FEB. 01. 1983
- R3 NDOR APP 1032, SEPT. 28. 1959
- R4 LS 361, NOV. 27, 1989
- R5 LS 420, MAY 15, 2002
- R6 LS 440, NOV. 13, 1996
- R7 LS 420, JUNE 18, 2000
- RR RR STRIP MAP



SHEET 1 OF 1	BOUNDARY SURVEY A PORTION OF ORIGINAL TOWN OF SOUTH BEND AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13-T10N-R10E		REV. NO.	DATE	REVISIONS DESCRIPTION
	SOUTH BEND, NE		2010	REVISIONS	

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