

**LEGAL DESCRIPTION
REDEVELOPMENT PROPERTY**

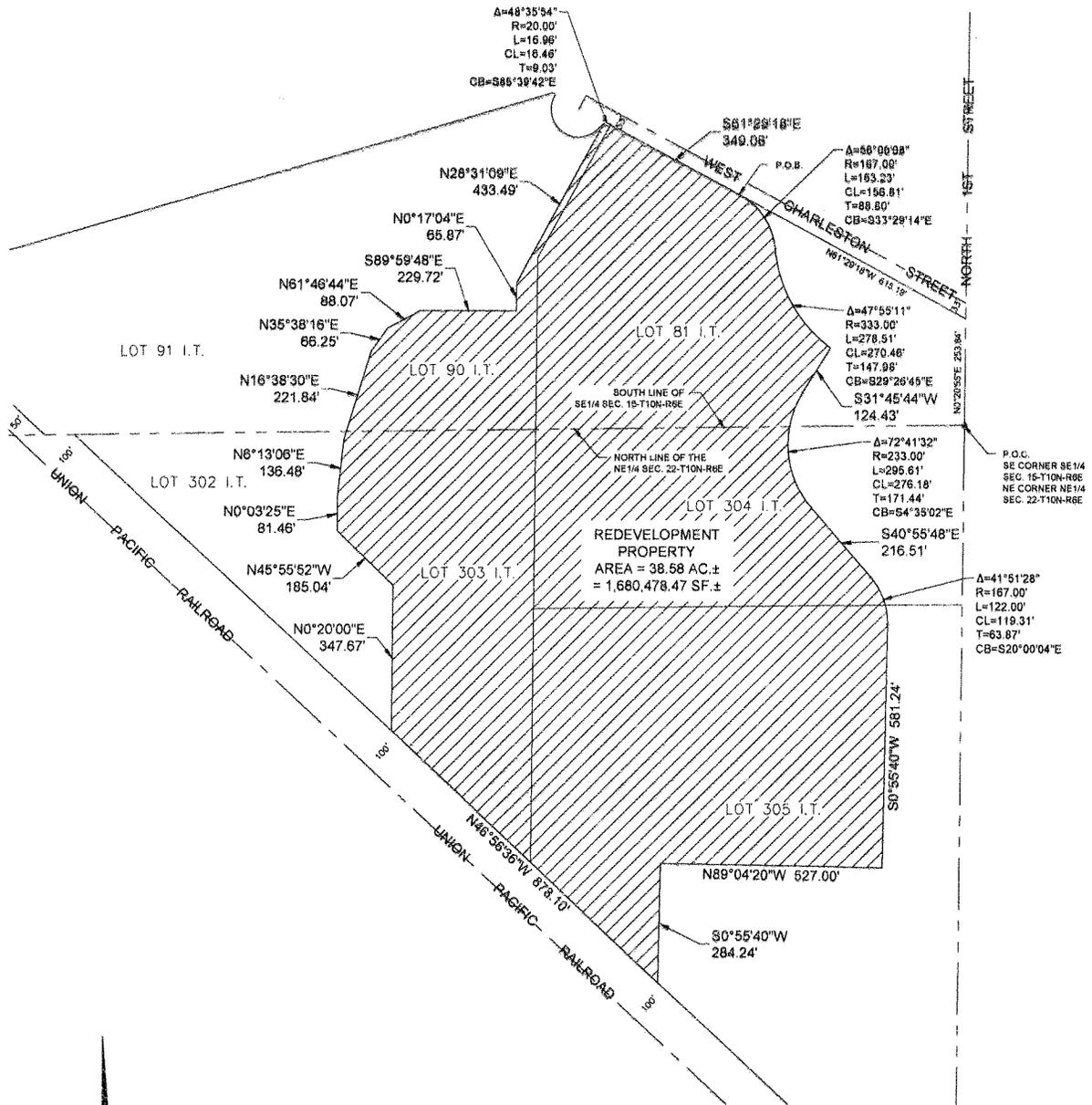
A TRACT OF LAND COMPOSED OF LOT 90 I.T., AND A PORTION OF LOT 81 I.T., ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 NORTH, RANGE 6 EAST, LOT 303 I.T. AND A PORTION OF LOT 304 I.T., AND A PORTION OF 305 I.T., ALL LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., ALL IN LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 81 I.T., SAID POINT BEING THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 NORTH, RANGE 6 EAST; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 81 I.T., SAID LINE BEING THE EAST LINE OF SAID SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF N00°20'55"E, A DISTANCE OF 253.84' TO THE NORTHEAST CORNER OF SAID LOT 81 I.T., SAID POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF WEST CHARLESTON STREET; THENCE N61°29'18"W, ON A NORTH LINE OF SAID LOT 81 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 615.19' TO THE TRUE POINT OF BEGINNING; SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 56°00'08", A RADIUS OF 167.00', AN ARC LENGTH OF 163.23', A CHORD LENGTH OF 156.81'. A TANGENT LENGTH OF 88.80', AND A CHORD BEARING OF S33°29'14"E TO A POINT OF REVERSE CURVATURE OF A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 47°55'11", A RADIUS OF 333.00', AN ARC LENGTH OF 278.51', A CHORD LENGTH OF 270.46', A TANGENT LENGTH OF 147.98', AND A CHORD BEARING OF S29°26'45"E TO A POINT; THENCE S31°45'44"W, A DISTANCE OF 124.43' TO A POINT OF CURVATURE OF A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 72°41'32", A RADIUS OF 233.00', AN ARC LENGTH OF 295.61', A CHORD LENGTH OF 276.18', A TANGENT LENGTH OF 171.44', AND A CHORD BEARING OF S04°35'02"E, TO A POINT; THENCE S40°55'48"E, A DISTANCE OF 216.51' TO A POINT OF CURVATURE OF A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 41°51'28", A RADIUS OF 167.00', AN ARC LENGTH OF 122.00', A CHORD LENGTH OF 119.31', A TANGENT LENGTH OF 63.87', AND A CHORD BEARING OF S20°00'04"E, TO A POINT; THENCE S00°55'40"W, A DISTANCE OF 581.24' TO A POINT; THENCE N89°04'20"W, A DISTANCE OF 527.00' TO A POINT; THENCE S00°55'40"W, A DISTANCE OF 284.24' TO A POINT OF INTERSECTION WITH A SOUTHWEST LINE OF LOT 305 I.T., SAID POINT BEING ON A NORTHEAST RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE N46°56'36"W, ON A SOUTHWEST LINE OF SAID LOT 305 I.T., AND THE SOUTHWEST LINE OF LOT 303 I.T., SAID LINE BEING A NORTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 878.10' TO THE SOUTHWEST CORNER OF SAID LOT 303 I.T., SAID POINT BEING THE SOUTHEAST CORNER OF LOT 302 I.T.; THENCE N00°20'00"E, ON A WEST LINE OF SAID LOT 303 I.T., SAID LINE BEING A EAST LINE OF SAID LOT 302 I.T., A DISTANCE OF 347.67' TO A WEST CORNER OF SAID LOT 303 I.T.; THENCE N45°55'52"W, ON A SOUTHWEST LINE OF SAID LOT 303 I.T., SAID LINE BEING A NORTHEAST LINE OF SAID LOT 302 I.T., A DISTANCE OF 185.04' TO A WEST CORNER OF SAID LOT 303 I.T.; THENCE N00°03'25"E, ON A WEST LINE OF SAID LOT 303 I.T., SAID LINE BEING A EAST LINE OF SAID LOT 302 I.T., A DISTANCE OF 81.46' TO A WEST CORNER OF SAID LOT 303 I.T.; THENCE N06°13'06"E, ON A WEST LINE OF SAID LOT 303 I.T., SAID LINE BEING A EAST LINE OF SAID LOT 302 I.T., A DISTANCE OF 136.48' TO A WEST CORNER OF SAID LOT 303 I.T.; THENCE N16°38'30"E, ON A WEST LINE OF SAID LOT 303 I.T., AND ON A WEST LINE OF LOT 90 I.T., SAID LINE BEING A EAST LINE OF SAID LOT 302 I.T., AND A EAST LINE OF LOT 91 I.T., A DISTANCE OF 221.84' TO A WEST CORNER OF SAID LOT 90 I.T.; THENCE N35°38'16"E, ON A NORTHWEST LINE OF SAID LOT 90 I.T., SAID LINE BEING A SOUTHEAST LINE OF SAID LOT 91 I.T., A DISTANCE OF 66.25' TO A WEST CORNER OF SAID LOT 90 I.T.; THENCE N61°46'44"E, ON A NORTHWEST LINE OF SAID LOT 90 I.T., SAID LINE BEING A SOUTHEAST LINE OF SAID LOT 91 I.T., A DISTANCE OF 88.07' TO A NORTH CORNER OF SAID LOT 90 I.T.; THENCE S89°59'48"E, ON A NORTH LINE OF SAID LOT 90 I.T., SAID LINE BEING A SOUTH LINE OF SAID LOT 91 I.T., A DISTANCE OF 229.72' TO A WEST CORNER OF SAID LOT 90 I.T.; THENCE N00°17'04"E, ON A WEST LINE OF SAID LOT 90 I.T., SAID LINE BEING A EAST LINE OF SAID LOT 91 I.T., A DISTANCE OF 65.87' TO A WEST CORNER OF SAID LOT 90 I.T.; THENCE N28°31'09"E, ON A WEST LINE OF SAID LOT 90 I.T., SAID LINE BEING A EAST LINE OF SAID LOT 91 I.T., A DISTANCE OF 433.49' TO THE NORTHWEST CORNER OF SAID LOT 90 I.T., SAID POINT BEING ON A SOUTH RIGHT-OF-WAY LINE OF WEST CHARLESTON STREET, SAID POINT BEING A POINT OF CURVATURE OF A NON TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 48°35'54", A RADIUS OF 20.00', AN ARC LENGTH OF 16.96' ON A NORTH LINE OF SAID LOT 90 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 16.46', A TANGENT LENGTH OF 9.03', AND A CHORD BEARING OF S85°39'42"E TO THE NORTHEAST CORNER OF SAID LOT 90 I.T., SAID POINT BEING THE NORTHWEST CORNER OF LOT 81 I.T.; THENCE S61°29'18"E, ON A NORTHEAST LINE OF SAID LOT 81 I.T., SAID LINE BEING A SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 349.08' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 1,680,478.47 SQUARE FEET OR 38.58 ACRES, MORE OR LESS.

Wednesday, May 07, 2014
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DWC: F:\Projects\012-2311_SRVY\Master_Xrefs\FINAL PLATS\Drawings\012-2311_REDEVELOPMENT-PROPERTY.dwg
DATE: May 07, 2014 4:17pm
USER: mjordan

PROJECT NO: 012-2311	REDEVELOPMENT PROPERTY LEGAL DESCRIPTION		1111 Lincoln Mall, Suite 111 P.O. Box 84608 Lincoln, NE 68501-4608 TEL 402.474.6311 FAX 402.474.5160	EXHIBIT
DRAWN BY: MRJ			A	
DATE: MAY 7TH, 2014				



DATE: 11/09/2013 11:11 AM
 DRAWN BY: MRJ
 DATE: MAY 07 2014 4:10 PM
 PROJECT NO: 012-2311
 REDEVELOPMENT PROPERTY EXHIBIT
 USG: 1/10"=100'

PROJECT NO: 012-2311
 DRAWN BY: MRJ
 DATE: MAY 07 2014

REDEVELOPMENT PROPERTY EXHIBIT



1111 Lincoln Mall, Suite 111
 P.O. Box 84208
 Lincoln, NE 68501-0208
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 FAX: 402.474.6160

EXHIBIT
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