

ORDINANCE 1137

AN ORDINANCE OF THE CITY OF ASHLAND, NEBRASKA TO EXTEND THE BOUNDARIES OF THE CITY AND INCLUDE WITHIN THE CORPORATE LIMITS OF, AND TO ANNEX INTO THE CITY OF ASHLAND, NEBRASKA A TRACT OF LAND THAT IS CONTIGUOUS AND ADJACENT TO THE CURRENT MUNICIPAL LIMITS AS MORE FULLY DESCRIBED HEREIN; DIRECTING THE SAME TO BE RECORDED BY THE SAUNDERS COUNTY REGISTER OF DEEDS; TO PROVIDE FOR THE REPEAL OF CONFLICTING ORDINANCES OR SECTIONS; TO PROVIDE FOR THE EFFECTIVE DATE THEREOF; AND ORDER THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

WHEREAS, Ashland Investment Co., LLC has submitted a Petition for Annexation pursuant to Neb. Rev. Stat. § 17-405 (herein the "Petition"); and

WHEREAS, a true and correct copy of the Petition is attached to this Ordinance and incorporated herein by reference; and

WHEREAS, the Petition requests that the parcels of real property legally described in the Petition and depicted on the map included in the Petition (the "Annexation Tract") be annexed to the City of Ashland, Nebraska; and

WHEREAS, the City Council of the City of Ashland has found that the Annexation Tract is contiguous and/or adjacent to the corporate limits of the City and is urban or suburban in character and not agricultural lands which are rural in character; and

WHEREAS, the City has not waived any of the statutorily required three readings of this annexation Ordinance; and

WHEREAS, the City Council of the City of Ashland, Nebraska, now desire to approve annexation of the Annexation Tract;

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF ASHLAND, NEBRASKA, AS FOLLOWS:

Section 1. The Recitals above are hereby adopted as the findings of the City Council and are approved as part of this Ordinance.

Section 2. The attached and incorporated Petition is approved by the City Council of the City of Ashland, Saunders County, Nebraska and the boundaries of the City of Ashland be and are hereby extended to include within the corporate limits of said City the Annexation Tract located within the boundaries described in said Petition.

Section 3. The Annexation Tract is hereby annexed into the City of Ashland, Saunders County, Nebraska, and said land and the persons thereon shall thereafter be subject to all rules, regulations, ordinances, taxes and all other burdens and benefits of other persons and territory included within the City of Ashland, Nebraska.

Section 4. Upon and after the effective date of this Ordinance, a certified copy of this Ordinance shall be recorded in the Office of the Register of Deeds of Saunders County, Nebraska and indexed against the tracts of land included in the Annexation Tract.

Section 5. The City Council of the City of Ashland, Saunders County, Nebraska, hereby accepts the dedication of the streets and public ways noted on the plat included in the Petition and directs that the public improvements necessary to develop the Annexation Tract (water, sewer, paving, etc.) shall be completed by the owner of the Annexation Tract in accordance with the terms of a Redevelopment Contract to be negotiated and entered into between said owner and the Community Development Agency of the City of Ashland.

Section 6. All prior Ordinances or parts thereof in conflict herewith are hereby repealed.

Section 7. Upon and after its passage, approval, and publication according to law, this Ordinance shall take effect on August 10, 2017.

PASSED AND APPROVED this 6th day of July, 2017.

CITY OF ASHLAND
SAUNDERS COUNTY, NEBRASKA

BY:

Richard Grauerholz
Richard Grauerholz, Mayor

ATTEST:

Kathleen Sliva
Kathleen Sliva, City Clerk

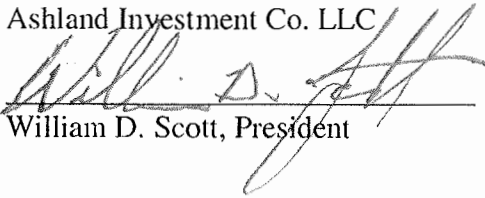


PETITION FOR ANNEXATION
BEFORE THE CITY COUNCIL
OF THE CITY OF ASHLAND
SAUNDERS COUNTY, NEBRASKA

Comes now Ashland Investment Co., a Nebraska limited liability company and hereby petitions the City Council of the City of Ashland, Saunders County, Nebraska, to annex the lands described on Exhibit A attached hereto and incorporated herein by this reference, to be a part of the geographical territory of the City. The annexation requested herein is made pursuant to §17-405 *Neb. Rev. Stat.* 2012.

Dated: April 3, 2017

Ashland Investment Co. LLC



William D. Scott, President

RECEIVED
4.14.17

Exhibit A-1
Legal Description of Lands

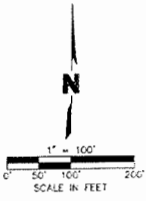
ANNEXATION LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF 9TH AVENUE (COUNTY ROAD) RIGHT-OF-WAY AND A PORTION OF HIGHWAY 66 RIGHT-OF-WAY AND A PORTION OF TRACT 14 AND A PORTION OF TRACT 15, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, AND COMPOSED OF A PORTION OF 9TH AVENUE (COUNTY ROAD) RIGHT-OF-WAY AND A PORTION OF OUTLOT "D" AND A PORTION OF OUTLOT "E", WHITETAIL ESTATES, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, ALL LOCATED IN TOWNSHIP 12 NORTH, RANGE 9 EAST OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12 ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 12 MINUTES 33 SECONDS WEST, A DISTANCE OF 29.27 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 66, AS REFERRED TO IN BOOK 308, PAGE 507, RECORDS OF SAUNDERS COUNTY, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE, CONTINUING, SOUTH 00 DEGREES 12 MINUTES 33 SECONDS WEST, ALONG THE EAST LINE OF WHITETAIL ESTATES AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 744.29 FEET TO A POINT; THENCE NORTH 89 DEGREES 47 MINUTES 27 SECONDS WEST A DISTANCE OF 227.19 FEET TO A POINT; THENCE SOUTH 84 DEGREES 33 MINUTES 22 SECONDS WEST A DISTANCE OF 150.75 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 04 DEGREES 32 MINUTES 14 SECONDS, AN ARC LENGTH OF 37.22 FEET, A CHORD BEARING OF SOUTH 07 DEGREES 42 MINUTES 44 SECONDS EAST, AND A CHORD LENGTH OF 37.21 FEET TO A POINT; THENCE SOUTH 80 DEGREES 01 MINUTES 09 SECONDS WEST A DISTANCE OF 60.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 03 DEGREES 26 MINUTES 17 SECONDS, AN ARC LENGTH OF 31.80 FEET, A CHORD BEARING OF NORTH 08 DEGREES 15 MINUTES 43 SECONDS WEST, AND A CHORD LENGTH OF 31.80 FEET TO A POINT; THENCE SOUTH 83 DEGREES 26 MINUTES 43 SECONDS WEST A DISTANCE OF 131.44 FEET TO A POINT; THENCE SOUTH 09 DEGREES 01 MINUTES 13 SECONDS EAST A DISTANCE OF 33.60 FEET TO A POINT; THENCE SOUTH 77 DEGREES 06 MINUTES 58 SECONDS WEST A DISTANCE OF 131.74 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 970.00 FEET, A DELTA ANGLE OF 01 DEGREES 10 MINUTES 53 SECONDS, AN ARC LENGTH OF 20.00 FEET, A CHORD BEARING OF SOUTH 13 DEGREES 28 MINUTES 28 SECONDS EAST, AND A CHORD LENGTH OF 20.00 FEET TO A POINT; THENCE SOUTH 75 DEGREES 56 MINUTES 05 SECONDS WEST A DISTANCE OF 60.00 FEET TO A POINT; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 02 DEGREES 33 MINUTES 06 SECONDS, AN ARC LENGTH OF 45.87 FEET, A CHORD BEARING OF NORTH 12 DEGREES 47 MINUTES 22 SECONDS WEST, AND A CHORD LENGTH OF 45.87 FEET TO A POINT; THENCE SOUTH 78 DEGREES 29 MINUTES 11 SECONDS WEST A DISTANCE OF 154.33 FEET TO A POINT; THENCE NORTH 03 DEGREES 13 MINUTES 49 SECONDS WEST A DISTANCE OF 247.97 FEET TO A POINT; THENCE NORTH 00 DEGREES 44 MINUTES 08 SECONDS WEST A DISTANCE OF 74.48 FEET TO A POINT; THENCE NORTH 10 DEGREES 59 MINUTES 12 SECONDS EAST A DISTANCE OF 74.60 FEET TO A POINT; THENCE NORTH 17 DEGREES 26 MINUTES 29 SECONDS EAST A DISTANCE OF 78.70 FEET TO A POINT; THENCE

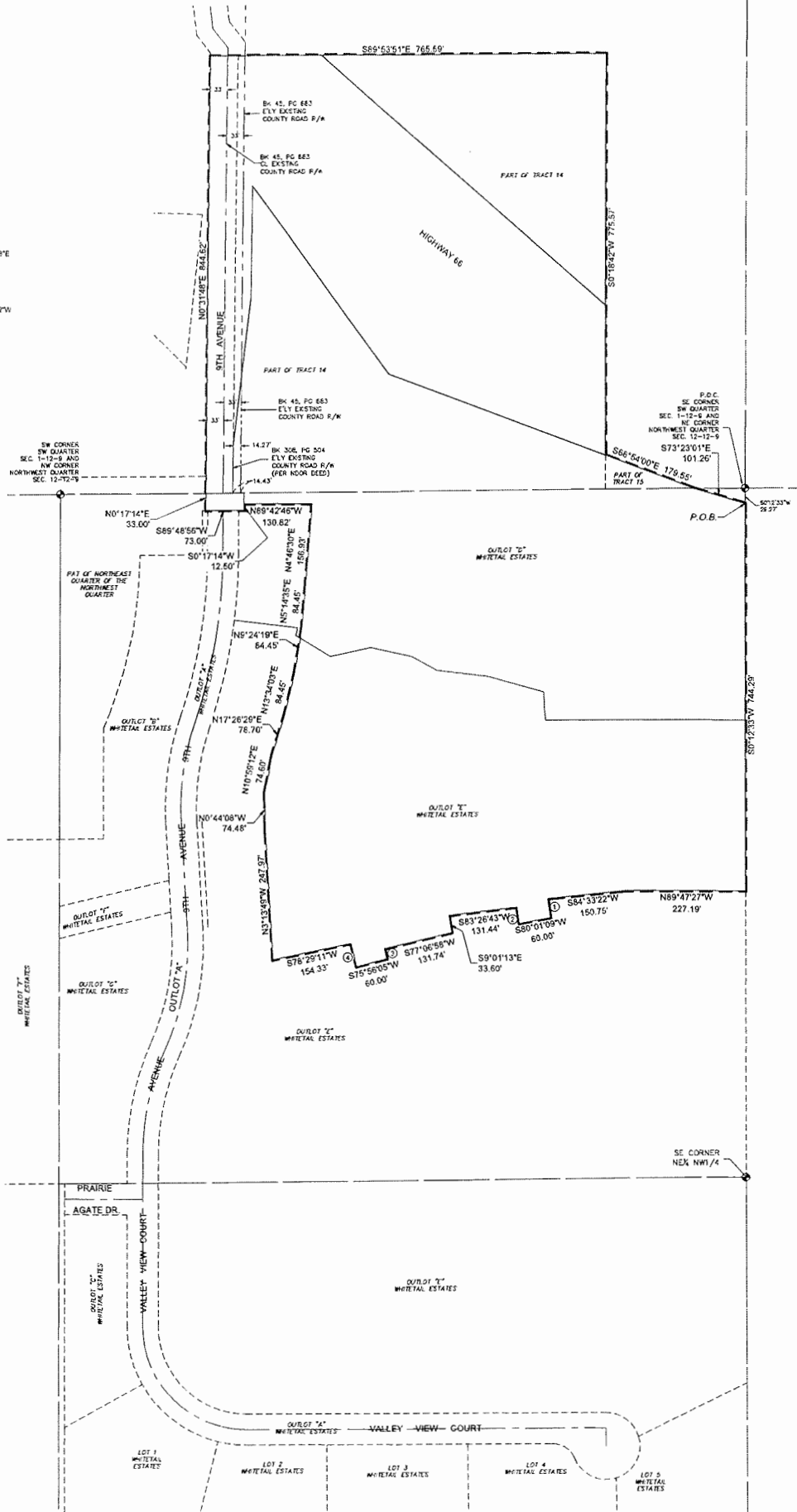
NORTH 13 DEGREES 34 MINUTES 03 SECONDS EAST A DISTANCE OF 84.45 FEET TO A POINT; THENCE NORTH 09 DEGREES 24 MINUTES 19 SECONDS EAST A DISTANCE OF 84.45 FEET TO A POINT; THENCE NORTH 05 DEGREES 14 MINUTES 35 SECONDS EAST A DISTANCE OF 84.45 FEET TO A POINT; THENCE NORTH 04 DEGREES 46 MINUTES 30 SECONDS EAST A DISTANCE OF 156.93 FEET TO A POINT; THENCE NORTH 89 DEGREES 42 MINUTES 46 SECONDS WEST A DISTANCE OF 130.82 FEET TO POINT ON THE WEST LINE OF OUTLOT "D", WHITETAIL ESTATES; THENCE SOUTH 00 DEGREES 17 MINUTES 14 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 12.50 FEET TO A WEST CORNER OF SAID OUTLOT "D"; THENCE SOUTH 89 DEGREES 48 MINUTES 56 SECONDS WEST, ALONG A NORTH LINE OF SAID OUTLOT "D" AND ALONG THE NORTH LINE OF OUTLOT "A", WHITETAIL ESTATES, A DISTANCE OF 73.00 FEET TO A POINT ON THE EXTENSION OF THE WESTERLY 33.00 FOOT RIGHT-OF-WAY LINE OF 9TH AVENUE (A COUNTY ROAD), AS REFERRED TO IN BOOK 45, PAGE 683, RECORDS OF SAUNDERS COUNTY; THENCE NORTH 00 DEGREES 17 MINUTES 14 SECONDS EAST, ALONG THE EXTENSION OF THE WESTERLY 33.00 FOOT RIGHT-OF-WAY LINE OF 9TH AVENUE (A COUNTY ROAD), AS REFERRED TO IN SAID BOOK 45, PAGE 683, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE NORTH 00 DEGREES 31 MINUTES 48 SECONDS EAST, ALONG THE WESTERLY 33.00 FOOT RIGHT-OF-WAY LINE OF 9TH AVENUE (A COUNTY ROAD), AS REFERRED TO IN SAID BOOK 45, PAGE 683, A DISTANCE OF 844.62 FEET TO A POINT OF INTERSECTION WITH THE EXTENSION OF THE NORTH LINE OF TRACT 14 AS REFERRED TO IN BOOK 349, PAGE 1096, RECORDS OF SAUNDERS COUNTY; THENCE SOUTH 89 DEGREES 53 MINUTES 51 SECONDS EAST, ALONG THE EXTENSION OF THE NORTH LINE OF SAID TRACT 14 AND ALONG THE NORTH LINE OF SAID TRACT 14, A DISTANCE OF 765.59 FEET TO THE NORTHEAST CORNER OF SAID TRACT 14; THENCE SOUTH 00 DEGREES 18 MINUTES 42 SECONDS WEST, ALONG THE EAST LINE OF SAID TRACT 14, SAID LINE BEING 265.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, AS REFERRED TO IN BOOK 12, PAGE 271, RECORDS OF SAUNDERS COUNTY, A DISTANCE OF 775.57 FEET TO A POINT ON THE EXISTING HIGHWAY 66 RIGHT-OF-WAY LINE AS REFERRED TO IN BOOK 347, PAGE 182. RECORDS OF SAUNDERS COUNTY; THENCE SOUTH 68 DEGREES 54 MINUTES 00 SECONDS EAST, ALONG THE EXISTING HIGHWAY 66 RIGHT-OF-WAY LINE AS REFERRED TO IN BOOK 347, PAGE 182 A DISTANCE OF 179.55 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE SOUTH 73 DEGREES 23 MINUTES 01 SECONDS EAST, ALONG THE EXISTING HIGHWAY 66 RIGHT-OF-WAY LINE AS REFERRED TO IN BOOK 308, PAGE 507, RECORDS OF SAUNDERS COUNTY, A DISTANCE OF 101.26 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 1,378,936.11 SQUARE FEET OR 31.66 ACRES, MORE OR LESS.



CURVE DATA

- ① Δ=4°22'4" R=476.00 L=52.22 CL=37.21 T=18.62 CB=57°42'44"E
- ② Δ=3°26'17" R=530.00 L=51.80 CL=31.80 T=15.51 CB=N8°15'45"W
- ③ Δ=1°11'00.5" R=576.00 L=20.00 CL=20.00 T=10.00 CB=N53°24'28"E
- ④ Δ=2°33'06" R=1030.00 L=48.57 CL=48.57 T=22.94 CB=N12°47'27"W



ANNEXATION EXHIBIT

SW QUARTER OF SECTION 1 AND NW QUARTER OF SECTION 12
TOWNSHIP 12 NORTH, RANGE 9 EAST OF THE 6TH P.M.

REV NO	DATE	REVISIONS DESCRIPTION

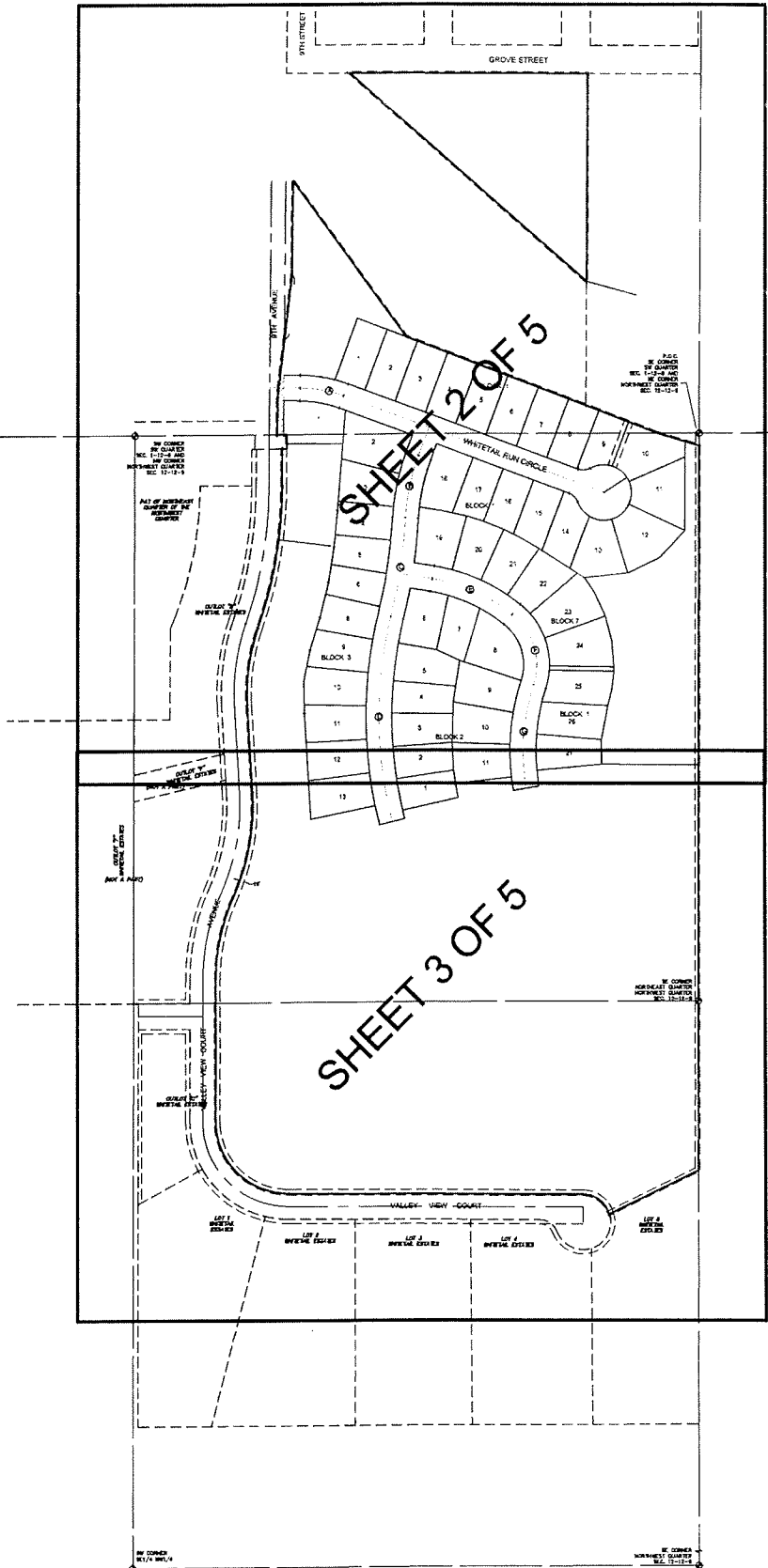


Exhibit A-2

Plat of Land to be Annexed

WHITETAIL ESTATES FIRST ADDITION FINAL PLAT

A SUBDIVISION IN SAUNDERS
COUNTY, NEBRASKA



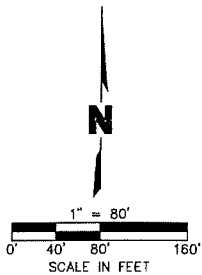
INDEX OF SHEETS:

- SHEET 1: COVER SHEET, VICINITY MAP.
- SHEET 2: FINAL PLAT DRAWING.
- SHEET 3: FINAL PLAT DRAWING.
- SHEET 4: SAUNDERS COUNTY TREASURER'S CERTIFICATE, PLANNING COMMISSION APPROVAL, CITY COUNCIL APPROVAL, SURVEYOR'S CERTIFICATE, DEDICATION.
- SHEET 5: LEGAL DESCRIPTION.

1. THIS PLAN WAS PREPARED BY SAUNDERS COUNTY ENGINEER JEFFREY W. HARRIS, LICENSE NO. 10000, ON 10/12/2011. THE DATE OF RECORDATION IS 10/12/2011. THE DATE OF RECORDATION IS 10/12/2011. THE DATE OF RECORDATION IS 10/12/2011.

WHITETAIL ESTATES FIRST ADDITION FINAL PLAT

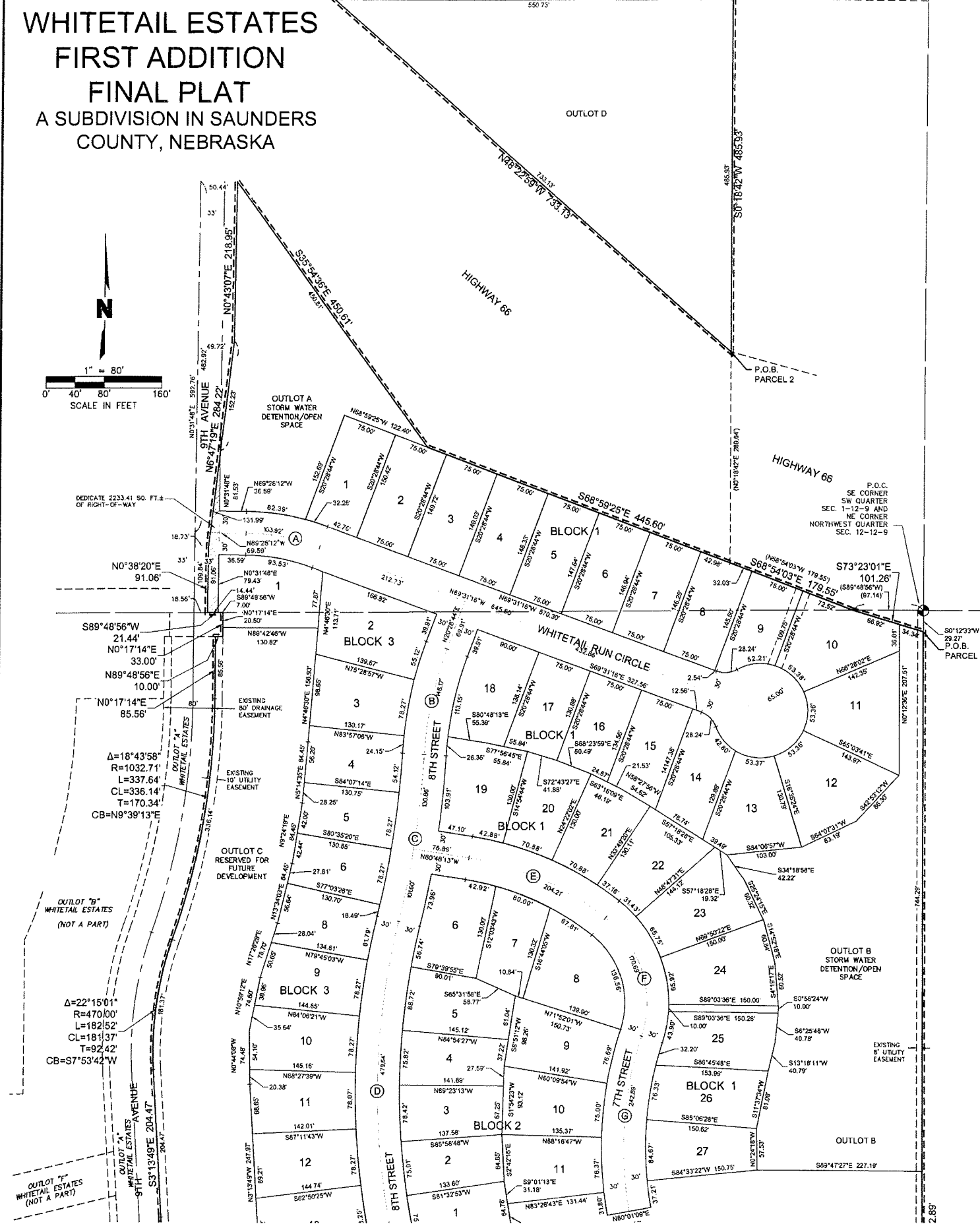
A SUBDIVISION IN SAUNDERS
COUNTY, NEBRASKA



BLOCK 23
DEAN'S ADDITION
(NOT A PART)

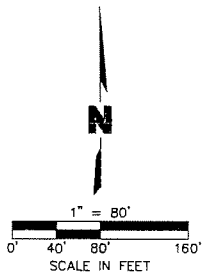
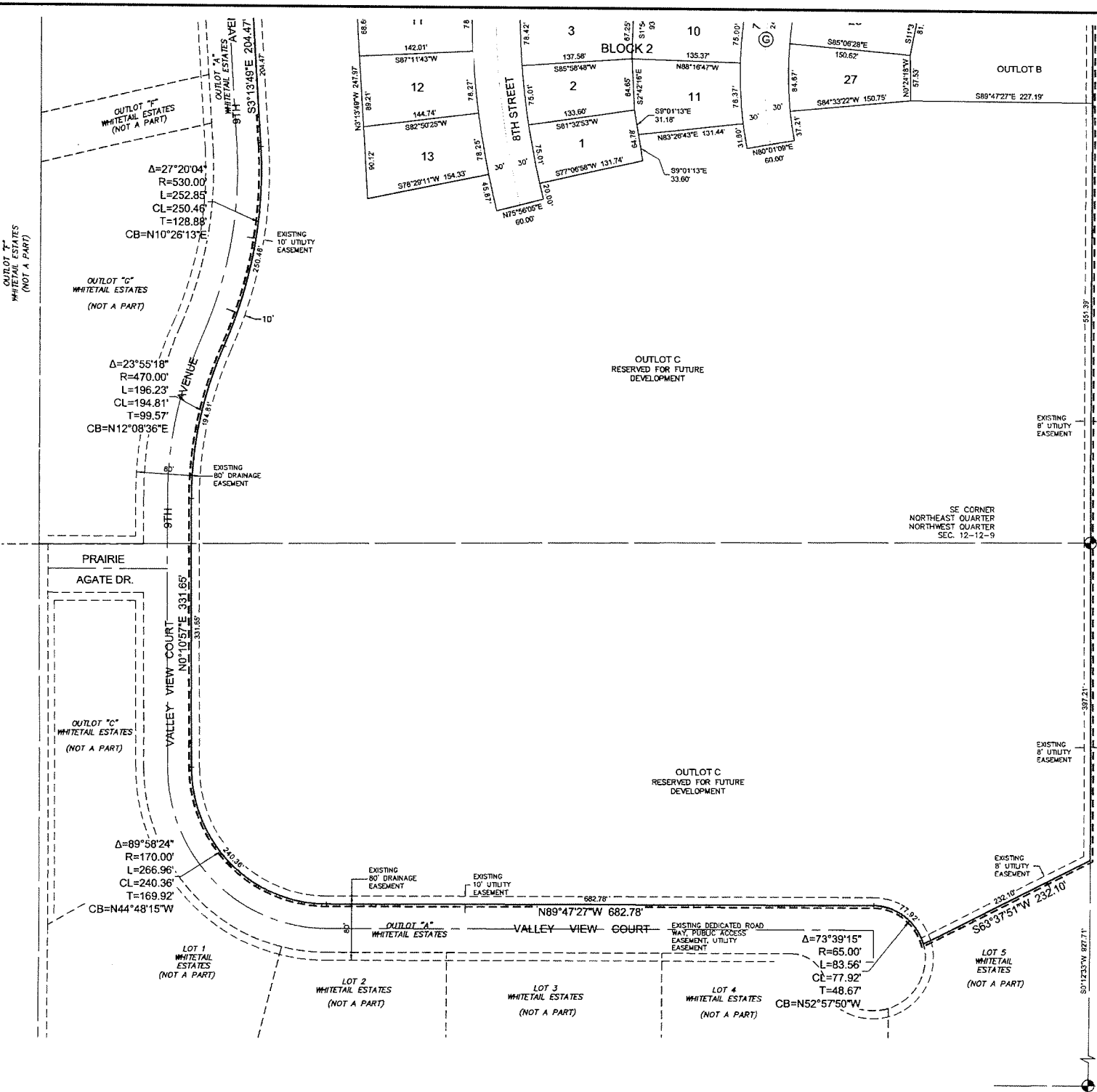
BLOCK 24
DEAN'S ADDITION
(NOT A PART)

BLOCK 25
DEAN'S ADDITION
(NOT A PART)



WHITETAIL ESTATES FIRST ADDITION FINAL PLAT

A SUBDIVISION IN SAUNDERS
COUNTY, NEBRASKA



WHITETAIL ESTATES FIRST ADDITION FINAL PLAT

A SUBDIVISION IN SAUNDERS
COUNTY, NEBRASKA

LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF THE SOUTHWEST QUARTER AND A PORTION OF 9TH AVENUE (COUNTY ROAD) RIGHT-OF-WAY AND A PORTION OF HIGHWAY 66 RIGHT-OF-WAY AND A PORTION OF TRACT 14 AND A PORTION OF TRACT 15, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, AND COMPOSED OF OUTLOT "D" AND OUTLOT "E", WHITETAIL ESTATES, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, ALL LOCATED IN TOWNSHIP 12 NORTH, RANGE 9 EAST OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12 ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 12 MINUTES 33 SECONDS WEST, A DISTANCE OF 29.27 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 66, AS REFERRED TO IN BOOK 308, PAGE 507, RECORDS OF SAUNDERS COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING, SOUTH 00 DEGREES 12 MINUTES 33 SECONDS WEST, ALONG THE EAST LINE OF WHITETAIL ESTATES, SAID LINE BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER, A DISTANCE OF 1692.89 FEET TO THE SOUTHEAST CORNER OF OUTLOT "E", WHITETAIL ESTATES, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 5, WHITETAIL ESTATES; THENCE SOUTH 63 DEGREES 37 MINUTES 51 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID OUTLOT "E", SAID LINE BEING THE NORTHWEST LINE OF SAID LOT 5, A DISTANCE OF 232.10 FEET TO A POINT ON THE EAST LINE OF OUTLOT "A", WHITETAIL ESTATES; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 65.00 FEET, A DELTA ANGLE OF 73 DEGREES 39 MINUTES 15 SECONDS, AN ARC LENGTH OF 83.56 FEET, A CHORD BEARING OF NORTH 52 DEGREES 57 MINUTES 50 SECONDS WEST, AND A CHORD LENGTH OF 77.92 FEET TO A POINT; THENCE NORTH 89 DEGREES 47 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF OUTLOT "E", WHITETAIL ESTATES, SAID LINE BEING THE NORTH LINE OF OUTLOT "A", WHITETAIL ESTATES, A DISTANCE OF 682.78 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 89 DEGREES 58 MINUTES 24 SECONDS, AN ARC LENGTH OF 266.96 FEET, ALONG THE SOUTHWEST LINE OF SAID OUTLOT "E", SAID LINE BEING A NORTH-EAST LINE OF OUTLOT "A", WHITETAIL ESTATES, A CHORD BEARING OF NORTH 44 DEGREES 48 MINUTES 15 SECONDS WEST, AND A CHORD LENGTH OF 240.36 FEET TO A POINT; THENCE NORTH 00 DEGREES 10 MINUTES 57 SECONDS EAST, ALONG THE WEST LINE OF OUTLOT "E", WHITETAIL ESTATES, SAID LINE BEING THE EAST LINE OF OUTLOT "A", WHITETAIL ESTATES, A DISTANCE OF 331.65 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 23 DEGREES 55 MINUTES 18 SECONDS, AN ARC LENGTH OF 196.23 FEET, ALONG THE WEST LINE OF SAID OUTLOT "E", SAID LINE BEING THE EAST LINE OF SAID OUTLOT "A", A CHORD BEARING OF NORTH 12 DEGREES 08 MINUTES 36 SECONDS EAST, AND A CHORD LENGTH OF 194.81 TO A POINT OF REVERSE CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 630.00 FEET, A DELTA ANGLE OF 27 DEGREES 20 MINUTES 04 SECONDS, AN ARC LENGTH OF 262.85 FEET, ALONG THE WEST LINE OF SAID OUTLOT "E", SAID LINE BEING THE EAST LINE OF SAID OUTLOT "A", A CHORD BEARING OF NORTH 10 DEGREES 26 MINUTES 13 SECONDS EAST, AND A CHORD LENGTH OF 260.46 TO A POINT; THENCE NORTH 03 DEGREES 13 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF SAID OUTLOT "E", SAID LINE BEING THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 204.47 FEET TO A POINT OF CURVATURE; THENCE AROUND A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 22 DEGREES 15 MINUTES 01 SECONDS, AN ARC LENGTH OF 182.52 FEET, ALONG THE WEST LINE OF SAID OUTLOT "E", SAID LINE BEING THE EAST LINE OF SAID OUTLOT "A", A CHORD BEARING OF NORTH 07 DEGREES 53 MINUTES 42 SECONDS EAST, AND A CHORD LENGTH OF 181.37 TO A POINT OF REVERSE CURVATURE; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1032.71 FEET, A DELTA ANGLE OF 18 DEGREES 43 MINUTES 58 SECONDS, AN ARC LENGTH OF 337.64 FEET, ALONG THE WEST LINE OF SAID OUTLOT "E" AND ALONG THE WEST LINE OF SAID OUTLOT "D", SAID LINE BEING THE EAST LINE OF SAID OUTLOT "A", A CHORD BEARING OF NORTH 09 DEGREES 39 MINUTES 13 SECONDS EAST, AND A CHORD LENGTH OF 336.14 TO A POINT; THENCE NORTH 00 DEGREES 17 MINUTES 14 SECONDS EAST, ALONG THE WEST LINE OF SAID OUTLOT "D", SAID LINE BEING THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 85.56 FEET TO A WEST CORNER OF SAID OUTLOT "D", SAID POINT BEING THE NORTHEAST CORNER OF SAID OUTLOT "A"; THENCE NORTH 89 DEGREES 48 MINUTES 56 SECONDS EAST, ALONG A NORTH LINE OF SAID OUTLOT "D", SAID LINE BEING 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER, A DISTANCE OF 10.00 FEET TO A WEST CORNER OF SAID OUTLOT "D"; THENCE NORTH 00 DEGREES 17 MINUTES 14 SECONDS EAST, ALONG A WEST LINE OF SAID OUTLOT "D", SAID LINE BEING THE EASTERLY 33.00 FOOT RIGHT-OF-WAY LINE OF 9TH AVENUE (A COUNTY ROAD), AS REFERRED TO IN BOOK 45, PAGE 683, RECORDS OF SAUNDERS COUNTY, A DISTANCE OF 33.00 FEET TO A NORTHWEST CORNER OF SAID OUTLOT "D", SAID POINT BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 48 MINUTES 56 SECONDS WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER, A DISTANCE OF 21.44 FEET TO A POINT; THENCE NORTH 00 DEGREES 38 MINUTES 20 SECONDS EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 9TH AVENUE (A COUNTY ROAD) AS REFERRED TO IN BOOK 308, PAGE 504, RECORDS OF SAUNDERS COUNTY, A DISTANCE OF 91.08 FEET TO A SOUTH CORNER OF A PARCEL OF LAND AS REFERRED TO IN SAID BOOK 308, PAGE 504; THENCE NORTH 06 DEGREES 47 MINUTES 19 SECONDS EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 9TH AVENUE (A COUNTY ROAD), AS REFERRED TO IN SAID BOOK 308, PAGE 504, A DISTANCE OF 284.22 FEET TO A CORNER OF A PARCEL OF LAND AS REFERRED TO IN SAID BOOK 308, PAGE 504; THENCE NORTH 00 DEGREES 43 MINUTES 07 SECONDS EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 9TH AVENUE (A COUNTY ROAD), AS REFERRED TO IN SAID BOOK 308, PAGE 504, A DISTANCE OF 218.85 FEET TO A CORNER OF A PARCEL OF LAND AS REFERRED TO IN SAID BOOK 308, PAGE 504; THENCE SOUTH 35 DEGREES 54 MINUTES 36 SECONDS EAST, ALONG THE EXISTING HIGHWAY 66 RIGHT-OF-WAY LINE AS REFERRED TO IN SAID BOOK 308, PAGE 504, A DISTANCE OF 450.61 FEET TO A POINT; THENCE SOUTH 68 DEGREES 59 MINUTES 25 SECONDS EAST, ALONG SAID EXISTING HIGHWAY 66 RIGHT-OF-WAY LINE, A DISTANCE OF 445.60 FEET TO A POINT ON A LINE THAT IS 265.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, AS REFERRED TO IN BOOK 12, PAGE 271, RECORDS OF SAUNDERS COUNTY; THENCE SOUTH 68 DEGREES 54 MINUTES 03 SECONDS EAST, ALONG THE EXISTING HIGHWAY 66 RIGHT-OF-WAY LINE AS REFERRED TO IN SAID BOOK 308, PAGE 504, A DISTANCE OF 179.55 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE SOUTH 73 DEGREES 23 MINUTES 01 SECONDS EAST, ALONG THE EXISTING HIGHWAY 66 RIGHT-OF-WAY LINE AS REFERRED TO IN BOOK 308, PAGE 507, RECORDS OF SAUNDERS COUNTY, A DISTANCE OF 101.26 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 2,055,821.65 SQUARE FEET OR 47.20 ACRES, MORE OR LESS.

AND

PARCEL 2

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12, SAID POINT BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, SAID LINE BEING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 48 MINUTES 56 SECONDS WEST, A DISTANCE OF 97.14 FEET TO AN INTERSECTION WITH THE EXISTING HIGHWAY 66 RIGHT-OF-WAY LINE AS REFERRED TO IN SAID BOOK 308, PAGE 504; THENCE NORTH 68 DEGREES 54 MINUTES 03 SECONDS WEST, ALONG THE EXISTING HIGHWAY 66 RIGHT-OF-WAY LINE AS REFERRED TO IN SAID BOOK 308, PAGE 504, A DISTANCE OF 179.55 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID TRACT 14, SAID LINE BEING 265.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, AS REFERRED TO IN BOOK 12, PAGE 271, RECORDS OF SAUNDERS COUNTY; THENCE NORTH 00 DEGREES 18 MINUTES 42 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT 14, A DISTANCE OF 289.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 48 DEGREES 22 MINUTES 59 SECONDS WEST, ALONG THE EXISTING HIGHWAY 66 RIGHT-OF-WAY LINE AS REFERRED TO IN SAID BOOK 308, PAGE 504, A DISTANCE OF 733.13 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 14; THENCE SOUTH 89 DEGREES 53 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT 14, A DISTANCE OF 550.73 FEET TO THE NORTHEAST CORNER OF SAID TRACT 14; THENCE SOUTH 00 DEGREES 18 MINUTES 42 SECONDS WEST, ALONG THE EAST LINE OF SAID TRACT 14, A DISTANCE OF 485.93 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 133,807.06 SQUARE FEET OR 3.07 ACRES, MORE OR LESS.
SAID COMBINED TRACTS CONTAIN A TOTAL CALCULATED AREA OF 2,189,628.71 SQUARE FEET OR 50.27 ACRES, MORE OR LESS.