

LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOTS 1 THROUGH 8, BLOCK 1, LOTS 1 THROUGH 14, BLOCK 2, LOTS 1 THROUGH 13, BLOCK 3, LOTS 1 AND 2, BLOCK 4 LOTS 1 AND 2, BLOCK 5, LOTS 1 THROUGH 9, BLOCK 6, LOTS 1 THROUGH 10, BLOCK 7, LOTS 1 THROUGH 14, BLOCK 8, LOTS 1 THROUGH 9, BLOCK 9, LOTS 1 THROUGH 35, BLOCK 10, LOTS 1 THROUGH 12, BLOCK 11, LOTS 1 THROUGH 4, BLOCK 12, LOTS 1 THROUGH 5, BLOCK 13 OUTLOTS 'A', 'B', 'C', 'D', 'E', 'F', 'G', AND 'H', WAVERLY RIDGE ESTATES ADDITION, A PORTION OF MACDUFF STREET, A PORTION OF WERNER STREET, A PORTION OF N. 153RD STREET, A PORTION OF N 152ND STREET, A PORTION OF 151ST STREET AND PORTION OF 150TH STREET, A PORTION OF 149TH STREET, A PORTION OF JAMESTOWN STREET, AND A PORTION OF KENILWORTH STREET ALL LOCATED IN THE WEST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 8 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE, SOUTH, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, ON AN ASSUMED BEARING OF S00°04'50"E, A DISTANCE OF 35.93' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 172.15' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 110.00' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 0.98' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 178.48' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 05°45'45", A RADIUS OF 300.00', AN ARC LENGTH OF 30.17', A CHORD LENGTH OF 30.16', A TANGENT LENGTH OF 15.10', AND A CHORD BEARING OF N59°00'48"W TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 263.24' TO A POINT; THENCE S33°52'05"W, A DISTANCE OF 180.00' TO A POINT; THENCE N56°07'55"W, A DISTANCE OF 47.76' TO A POINT; THENCE S33°20'23"W, A DISTANCE OF 73.77' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 21°56'22", A RADIUS OF 600.00', AN ARC LENGTH OF 229.75', A CHORD LENGTH OF 228.35', A TANGENT LENGTH OF 116.30', AND A CHORD BEARING OF S44°18'33"W TO A POINT; THENCE S55°16'44"W, A DISTANCE OF 412.70' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 03°09'49", A RADIUS OF 780.00', AN ARC LENGTH OF 43.07', A CHORD LENGTH OF 43.06', A TANGENT LENGTH OF 21.54', AND A CHORD BEARING OF S24°44'03"E TO A POINT; THENCE S66°50'51"W, A DISTANCE OF 180.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 03°29'01", A RADIUS OF 601.42', AN ARC LENGTH OF 36.57', A CHORD LENGTH OF 36.56', A TANGENT LENGTH OF 18.29', AND A CHORD BEARING OF S21°25'39"E TO A POINT; THENCE S20°02'41"E, A DISTANCE OF 211.81' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 01°54'24", A RADIUS OF 2,350.00', AN ARC LENGTH OF 78.20', A CHORD LENGTH OF 78.20', A TANGENT LENGTH OF 39.10', AND A CHORD BEARING OF S19°05'29"E TO A POINT; THENCE S18°08'17"E, A DISTANCE OF 133.89' TO A POINT; THENCE S71°51'43"W, A DISTANCE OF 120.00' TO A POINT; THENCE S18°08'17"E, A DISTANCE OF 19.80' TO A POINT; THENCE S71°51'43"W, A DISTANCE OF 170.00' TO A POINT; THENCE S18°08'17"E, A DISTANCE OF 45.30' TO A POINT OF CURVATURE FOR A CURVE

IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF $07^{\circ}47'27''$, A RADIUS OF 310.00', AN ARC LENGTH OF 42.15', A CHORD LENGTH OF 42.12', A TANGENT LENGTH OF 21.11', AND A CHORD BEARING OF $S14^{\circ}14'33''E$ TO A POINT; THENCE $S87^{\circ}18'42''W$, A DISTANCE OF 25.69' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF $30^{\circ}25'46''$, A RADIUS OF 170.00', AN ARC LENGTH OF 90.29', A CHORD LENGTH OF 89.23', A TANGENT LENGTH OF 46.23', AND A CHORD BEARING OF $S72^{\circ}05'49''W$ TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF $08^{\circ}10'16''$, A RADIUS OF 310.00', AN ARC LENGTH OF 44.21', A CHORD LENGTH OF 44.17', A TANGENT LENGTH OF 22.14', AND A CHORD BEARING OF $N22^{\circ}13'25''W$ TO A POINT; THENCE $N18^{\circ}08'17''W$, A DISTANCE OF 32.55' TO A POINT; THENCE $S71^{\circ}51'43''W$, A DISTANCE OF 170.00' TO A POINT; THENCE $N18^{\circ}08'17''W$, A DISTANCE OF 7.54' TO A POINT; THENCE $S55^{\circ}16'44''W$, A DISTANCE OF 129.70' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF $09^{\circ}09'26''$, A RADIUS OF 311.48', AN ARC LENGTH OF 49.78', A CHORD LENGTH OF 49.73', A TANGENT LENGTH OF 24.94', AND A CHORD BEARING OF $S50^{\circ}42'01''W$ TO A POINT; THENCE $S40^{\circ}50'53''W$, A DISTANCE OF 109.24' TO A POINT; THENCE $S10^{\circ}25'21''W$, A DISTANCE OF 98.10' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF $07^{\circ}13'39''$, A RADIUS OF 300.00', AN ARC LENGTH OF 37.84', A CHORD LENGTH OF 37.82', A TANGENT LENGTH OF 18.95', AND A CHORD BEARING OF $S03^{\circ}22'38''W$ TO A POINT; THENCE $S00^{\circ}14'12''E$, A DISTANCE OF 292.84' TO A POINT; THENCE $S89^{\circ}45'48''W$, A DISTANCE OF 345.46' TO A POINT; THENCE $S27^{\circ}54'10''E$, A DISTANCE OF 136.25' TO A POINT; THENCE $S62^{\circ}05'50''W$, A DISTANCE OF 177.36' TO A POINT; THENCE $S26^{\circ}13'05''E$, A DISTANCE OF 55.62' TO A POINT; THENCE $S32^{\circ}06'29''E$, A DISTANCE OF 68.18' TO A POINT; THENCE $S27^{\circ}54'10''E$, A DISTANCE OF 68.00' TO A POINT; THENCE $S22^{\circ}38'05''E$, A DISTANCE OF 67.67' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF $10^{\circ}22'23''$, A RADIUS OF 450.00', AN ARC LENGTH OF 81.47', A CHORD LENGTH OF 81.36', A TANGENT LENGTH OF 40.85', AND A CHORD BEARING OF $S20^{\circ}57'11''E$ TO A POINT; THENCE $S74^{\circ}14'01''W$, A DISTANCE OF 29.93' TO A POINT; THENCE $S00^{\circ}05'17''E$, A DISTANCE OF 129.50' TO A POINT ON THE NORTH LINE OF LOT 59 I.T.; THENCE $S89^{\circ}54'43''W$, ON THE NORTH LINE OF SAID LOT 59 I.T., A DISTANCE OF 153.97' TO A POINT; THENCE $N00^{\circ}16'42''W$, ON AN EAST LINE OF SAID LOT 59 I.T., A DISTANCE OF 89.56' TO A POINT; THENCE $S89^{\circ}52'15''W$, ON THE NORTH LINE OF SAID LOT 59 I.T. AND THE NORTH LINE OF LOT 21 I.T. A DISTANCE OF 114.02' TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH 148TH STREET; THENCE $N00^{\circ}14'03''W$, ON THE EAST RIGHT OF WAY LINE OF SAID 148TH STREET, A DISTANCE OF 1518.70 TO A POINT; THENCE $N89^{\circ}45'48''E$, A DISTANCE OF 180.78' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF $34^{\circ}29'04''$, A RADIUS OF 300.00', AN ARC LENGTH OF 180.56', A CHORD LENGTH OF 177.85', A TANGENT LENGTH OF 93.11', AND A CHORD BEARING OF $N72^{\circ}31'16''E$ TO A POINT; THENCE $N55^{\circ}16'44''E$, A DISTANCE OF 1,444.96' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF $21^{\circ}56'22''$, A RADIUS OF 300.00', AN ARC LENGTH OF 114.87', A CHORD LENGTH OF 114.17', A TANGENT LENGTH OF 58.15', AND A CHORD BEARING OF $N44^{\circ}18'33''E$ TO A POINT; THENCE $N33^{\circ}20'23''E$, A DISTANCE OF 376.55' TO A POINT; THENCE $N56^{\circ}07'55''W$, A

DISTANCE OF 62.35' TO A POINT; THENCE N41°41'03"W, A DISTANCE OF 60.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A CENTRAL ANGLE OF 10°33'23", A RADIUS OF 464.35', AN ARC LENGTH OF 85.55', A CHORD LENGTH OF 85.43', A TANGENT LENGTH OF 42.90', AND A CHORD BEARING OF N42°33'11"E TO A POINT; THENCE S41°41'03"E, A DISTANCE OF 57.80' TO A POINT; THENCE S56°07'55"E, A DISTANCE OF 50.80' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 102.76' TO A POINT; THENCE S56°39'37"E, A DISTANCE OF 70.98' TO A POINT; THENCE N33°20'23"E, A DISTANCE OF 80.00' TO A POINT; THENCE S56°39'37"E, A DISTANCE OF 79.02' TO A POINT; THENCE N47°05'25"E, A DISTANCE OF 70.57' TO A POINT; THENCE S34°42'25"E, A DISTANCE OF 140.00' TO A POINT; THENCE N55°17'35"E, A DISTANCE OF 446.63' TO A POINT; THENCE S00°11'36"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 606.76' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,958,234.37 SQUARE FEET OR 44.95 ACRES, MORE OR LESS.

2/20/2025

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