

Agenda Item: 8.

MEMORANDUM

TO: Finance, Expenditures and Legal Subcommittee

FROM: Amanda Grint, Water Resources Engineer

SUBJECT: Review and Recommendation of Transfer Deed of Prairie Queen Recreational Area to the City of Papillion

DATE: November 3, 2016

The interlocal agreement with the City of Papillion, Sarpy County and SID 290 for the West Papillion Regional Basin Number 5 (now called Prairie Queen Recreation Area) included a provision to transfer the District acquired property to the City of Papillion at the time of annexation of private land adjacent to the Prairie Queen property or June 2025 whichever date shall be earlier.

The City of Papillion annexed adjacent property in August 2015 and in October 2015, the City of Papillion officially took over maintenance of the Recreation Area. The attached transfer deed has been prepared by the District and reviewed by the City of Papillion.

On February 10, 2016, a land auction was held for the sale of the surplus property at Prairie Queen. There were two parcels for sale, one along 132nd Street and one along Highway 370. The 49 acres along 132nd Street was sold however, the 27.171 acres along Highway 370 did not meet the reserve amount and was not sold on that date. On the attached exhibit titled, Surplus Property Exhibit, Parcel 2 is the surplus property and Parcel 1 is what would be transferred with the Prairie Queen Recreation Area to Papillion.

Throughout the marketing and in negotiations after the auction, it became clear that access to a portion of the 27.171 acre surplus property along Hwy 370 was problematic. It is recommended that the Board retain ownership of the more developable western portion of the surplus tract for future land sale and transfer the remainder of the surplus property to the City of Papillion with the rest of the District acquired land. This is depicted on the attached Transfer Deed Exhibit. In summary, 15.332 acres of the previously designated surplus property would be retained by the District and the remaining 11.7 acres would be transferred to Papillion.

Management recommends that the Subcommittee recommend to the Board that the General Manager be authorized to execute the proposed Transfer Deed with the City of Papillion for the Prairie Queen Recreation Area subject to changes deemed necessary by the General Manager determines necessary and approval as to form by Legal Counsel.

Upon execution please return to:
Papio-Missouri River Natural Resources District
8901 S. 154th St.
Omaha, Nebraska 68138-3621

**WARRANTY DEED, RESERVATION OF EASEMENTS,
AND DECLARATION OF RESTRICTIVE COVENANTS**

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the sufficiency and adequacy of which is hereby acknowledged, **PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT**, a political subdivision of the State of Nebraska (“Grantor”) does convey to the **CITY OF PAPILLION, NEBRASKA**, a municipal corporation (“Grantee”) all right, title and interest of Grantor, in and to the real property in Sarpy County, Nebraska, more particularly described by the legal description on Exhibit A, attached hereto and incorporated herein by reference (the “Real Estate”), less and except the easements, reservations, covenants and restrictions of record, including, but not limited to, the Easements and Restrictive Covenants more particularly described herein below that are excepted and reserved by Grantor from such conveyance.

RESERVATION OF EASEMENTS; DECLARATION OF RESTRICTIVE COVENANTS

Grantor hereby reserves for itself, its successors, assigns, officers, agents, employees and contractors (the “Grantor Parties”), and excepts from the conveyance of the Real Estate, the following easements and restrictive covenants (collectively, the “Easements and Restrictive Covenants”) in, on, under, over and across the Real Estate:

- a) Grantor hereby reserves for the Grantor Parties the permanent right and authority to enter the Real Estate during any time deemed to be a flood emergency by Grantor and during all other reasonable times and to use any and all roads in the Real Estate as Grantor deems reasonably necessary.

- b) Grantor further hereby reserves for the Grantor Parties the permanent and exclusive right and authority to construct, operate, maintain, repair, replace, manage and regulate a multi-purpose flood control and recreational dam (the “Dam”) and reservoir (including two water quality basins and associated dams) (the “Reservoir”) constructed on the Real Estate as part of the West Papillion Creek Flood Control project, and the non-recreational appurtenances thereof, together with such future

flood control improvements as Grantor deems necessary and that Grantee approves in writing (such approval to not be unreasonably withheld or delayed).

Grantor further hereby reserves for the Grantor Parties the permanent right and authority to use any and all unimproved portions of the Real Estate for the borrow and fill of earthen material for use in operation, maintenance, repair, replacement of the Dam, Reservoir and/or the non-recreational appurtenances thereto.

- c) Grantor further hereby reserves for the Grantor Parties the permanent right and authority to periodically flow and overflow waters, sediment, and flood debris detained by the Dam and/or the Reservoir, upon all areas within the Real Estate located within the watershed of the Dam and having a ground surface elevation lower than 1,086.5 feet above mean sea level, referenced to the North American Vertical Datum of 1988 (the “NAVD”) (such areas constituting the “Regulated Flood Pool”). The Regulated Flood Pool may not be used for the construction or maintenance of structures, fixtures or other improvements without the prior written approval of Grantor; provided, however, the Regulated Flood Pool may be used for the following activities:
 - i) Dredging or other removal of silt from the Regulated Flood Pool from time to time;
 - ii) Excavation or filling of earth or rock in the Regulated Flood Pool in order to construct, operate and maintain sheet-pilings, revetments or other temporary or permanent shoreline erosion prevention and bank protection devices or methods within the Regulated Flood Pool; or
 - iii) Installation of landscaping, low-voltage lighting, boat ramps, decks, docks or boat lifts in the Regulated Flood Pool.
- d) Grantor further hereby reserves for the Grantor Parties the permanent right and authority to periodically flow and overflow waters, sediment, and flood debris detained by the Dam and/or the Reservoir, upon all areas within Real Estate located within the watershed of the Dam and having a ground surface elevation lower than 1,092.0 feet above mean sea level, NAVD (such areas constituting the “Maximum Pool”). No part of the Maximum Pool may be used for the placement of any earthen fill or other fill in any area of the Maximum Pool, except for limited filling in the Regulated Flood Pool as set forth and permitted in Section d(ii).
- e) Grantor further hereby reserves the right to periodically adjust the elevation of the permanent pool of the Reservoir in order to perform necessary operation, maintenance, repair, or replacement of the Dam and/or Reservoir.
- f) Grantee may, with Grantor’s prior written approval in each instance with respect to any particular trail or other improvement, construct a public pedestrian and bicycle trail and other recreational improvements (collectively, the “Grantee Improvements”) in, on, over and across the Dam at Grantee’s sole cost and expense. After any such

construction, Grantee may operate and maintain such improvement. Upon reasonable request by Grantor, Grantee shall relocate and/or remove, at Grantee's sole cost and expense, any and all Grantee Improvements that Grantor reasonably deems to interfere with the Grantor's operation, maintenance, repair, replacement, management or regulation of the Dam, Reservoir, and/or the non-recreational appurtenances thereto.

The parties intend that the Real Estate shall be conveyed subject to the Easements and Restrictive Covenants set forth herein, which Easements and Restrictive Covenants shall run with the Real Estate and be binding upon all parties having any right, title or interest in the Real Estate or any part thereof, their successors and assigns, and shall inure to their benefit.

Grantor covenants with Grantee that Grantor:

(1) is lawfully seized of such Real Estate and that it is free from encumbrances, except easements, reservations, covenants and restrictions of record, including, but not limited to, the Easements and Restrictive Covenants;

(2) has good right and lawful authority and power to convey the same; and

(3) warrants and will defend the title to such Real Estate against the lawful claims of all persons whatsoever.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has hereunto caused its seal to be affixed and signed by its General Manager.

Dated _____, 2016.

THE PAPIO-MISSOURI RIVER NATURAL
RESOURCES DISTRICT

By: _____
JOHN WINKLER, General Manager

STATE OF NEBRASKA)
) ss
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me on _____,
2016, by JOHN WINKLER, General Manager of the PAPIO-MISSOURI RIVER NATURAL
RESOURCES DISTRICT.

Notary Public

IN WITNESS WHEREOF, Grantee has joined in an executed this Warranty Deed,
Reservation of Easements, and Declaration of Restrictive Covenants to show its agreement with
the Easements and Restrictive Covenants contained herein.

Dated _____, 2016.

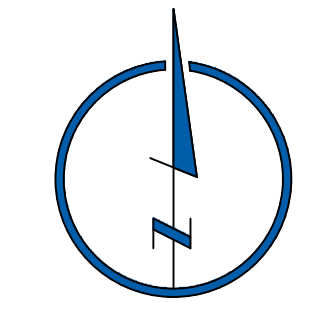
THE CITY OF PAPILLION, NEBRASKA

By: _____
DAVID BLACK, Mayor

Attest:

Elizabeth Butler, City Clerk

SURPLUS PROPERTY EXHIBIT



LEGEND

- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- SECTION CORNER
- △ CORNERS SET (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS-692)
- CORNERS FOUND
- M MEASURED DIMENSIONS
- P PLAT DIMENSIONS
- RPC RED PLASTIC CAP
- PPC PINK PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- ☆ COMPUTED CORNER
- PROPOSED CHANNEL MAINTENANCE EASEMENT

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 2" BRASS CAP STAMPED "SARPY COUNTY 2000" AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25

THENCE NORTH 02°41'18" WEST FOR 220.87 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE SOUTH 87°18'42" WEST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE NAD83) FOR 81.27 FEET TO A 5/8" REBAR WITH 2" PINK PLASTIC CAP STAMPED "SCHABEN LS 608" ON THE NORTH RIGHT OF WAY LINE OF THE STATE OF NEBRASKA HIGHWAY 370 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES:

1. THENCE NORTH 84°07'11" WEST FOR 464.02 FEET;
2. THENCE SOUTH 76°38'31" WEST FOR 539.88 FEET;
3. THENCE NORTH 83°54'42" WEST FOR 525.11 FEET;
4. THENCE SOUTH 81°18'17" WEST FOR 306.91 FEET;
5. THENCE SOUTH 87°52'07" WEST FOR 559.78 FEET;
6. THENCE NORTH 23°49'09" WEST FOR 140.22 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "D2 LS 308" ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE NORTH 02°30'51" WEST FOR 839.80 FEET ON SAID WEST LINE TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 71°22'06" EAST FOR 604.32 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 56°25'17" EAST FOR 347.93 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 57°04'51" EAST FOR 408.84 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 68°19'31" EAST FOR 217.19 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 37°54'27" EAST FOR 151.97 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 73°54'37" EAST FOR 123.68 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

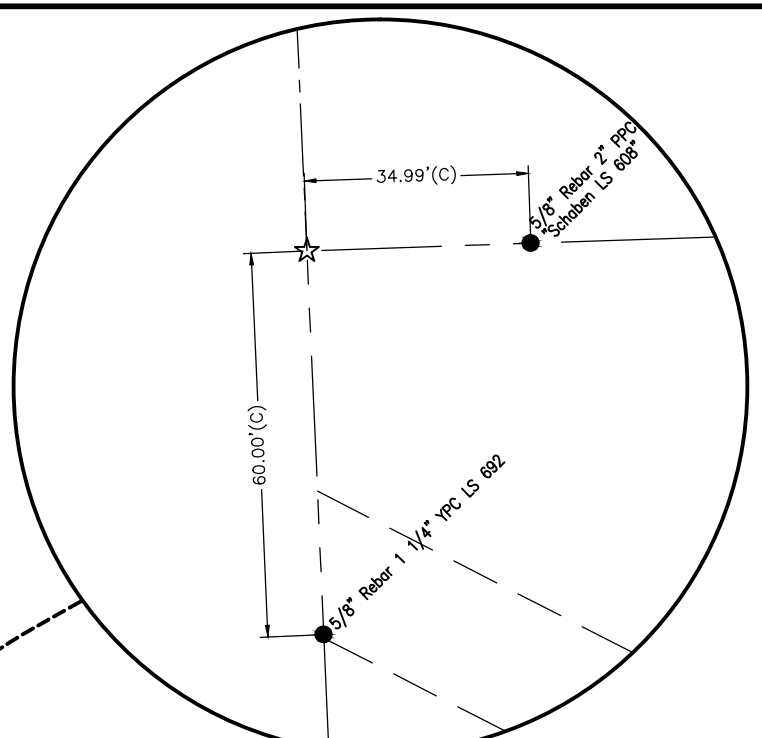
THENCE NORTH 68°19'31" EAST FOR 217.19 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 78°44'24" EAST FOR 323.57 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

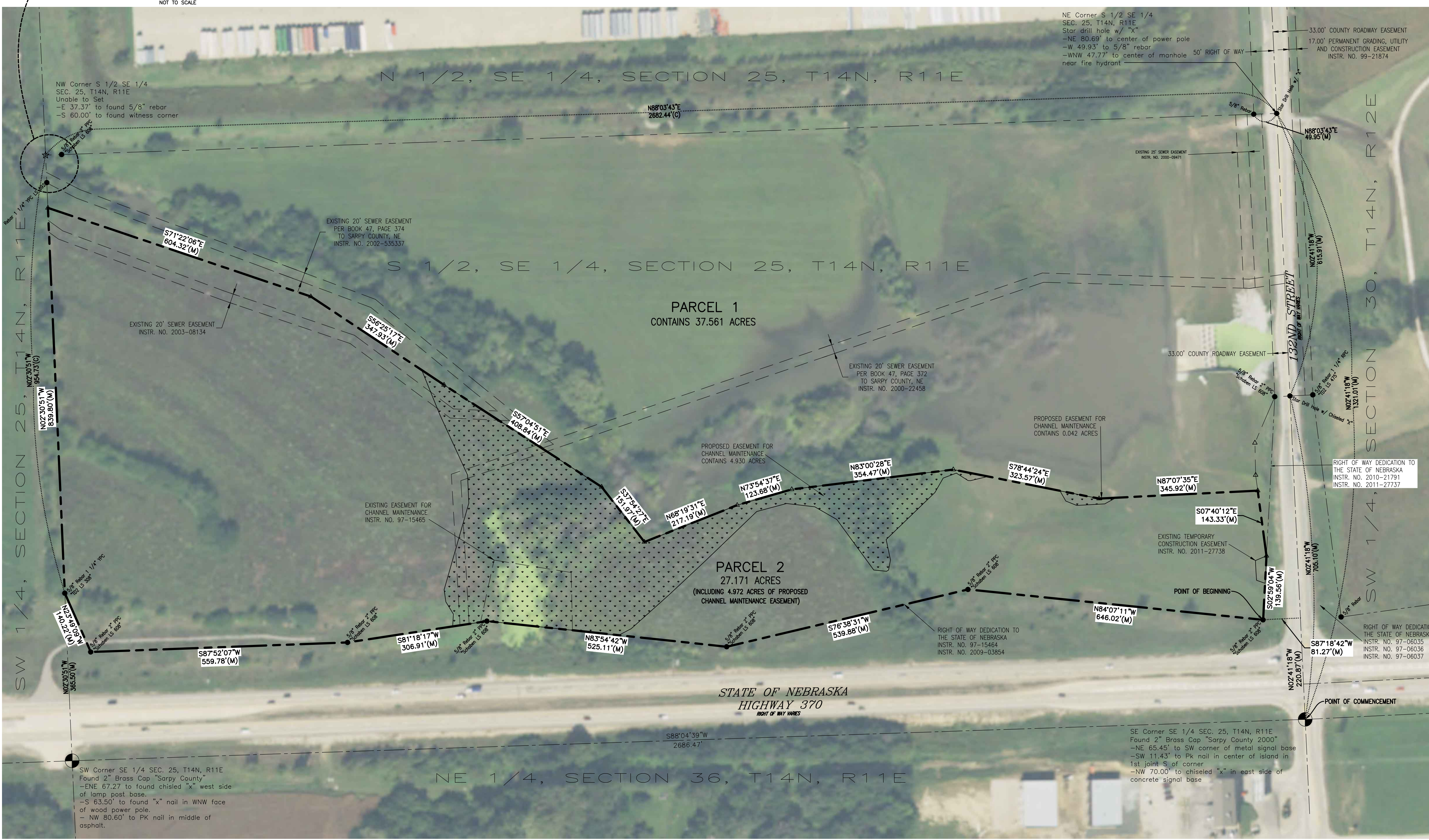
THENCE NORTH 87°07'35" EAST FOR 345.92 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 ON THE NORTH RIGHT OF WAY LINE OF THE STATE OF NEBRASKA HIGHWAY 370;

THENCE SOUTH 07°40'12" EAST FOR 143.33 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 ON SAID NORTH RIGHT OF WAY LINE;

THENCE SOUTH 02°59'04" WEST FOR 139.56 FEET TO THE POINT OF BEGINNING. CONTAINS 27.171 ACRES INCLUDING 4.972 ACRES OF PROPOSED CHANNEL MAINTENANCE EASEMENTS.



WITNESS CORNER DETAIL
NOT TO SCALE



SW 1/4, SECTION 25, T14N, R11E

SECTION 30, T14N, R11E

DRAWN BY CTM	CHECKED BY MRT	DATE 10/12/15	JOB NUMBER-TASKS 0108095.07-406
REVISIONS			BOOK AND PAGE 08095.43.4
SURVEY CERTIFICATE			
PT. S 1/2 SE 1/4 SEC. 25, T14N, R11E, OF THE 6TH P.M. PAPILLON, SARPY COUNTY, NEBRASKA			
LAND SURVEYOR'S CERTIFICATION			
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.			
DATE OF SIGNATURE:			
SHEET			
1 OF 1			

L:\Engineering\08095.07\08095.07-406\08095.07-406.dwg, 12/23/2015 12:23:33 AM, ELISE A. WOLAK, LAMP RYNEARSON & ASSOCIATES

LEGAL DESCRIPTION – PARCEL 1

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT A 2" BRASS CAP STAMPED "SARPY COUNTY" AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE NORTH 02°30'51" WEST FOR 365.50 FEET ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED "D2 LS 308" AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 02°30'51" WEST FOR 839.80 FEET CONTINUING ON SAID WEST LINE TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 71°22'06" EAST FOR 604.32 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 56°25'17" EAST FOR 289.92 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 22°02'24" EAST FOR 104.39 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 24°43'54" EAST FOR 41.19 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 24°38'46" EAST FOR 103.51 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 02°37'56" EAST FOR 61.52 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 15°54'02" WEST FOR 195.93 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

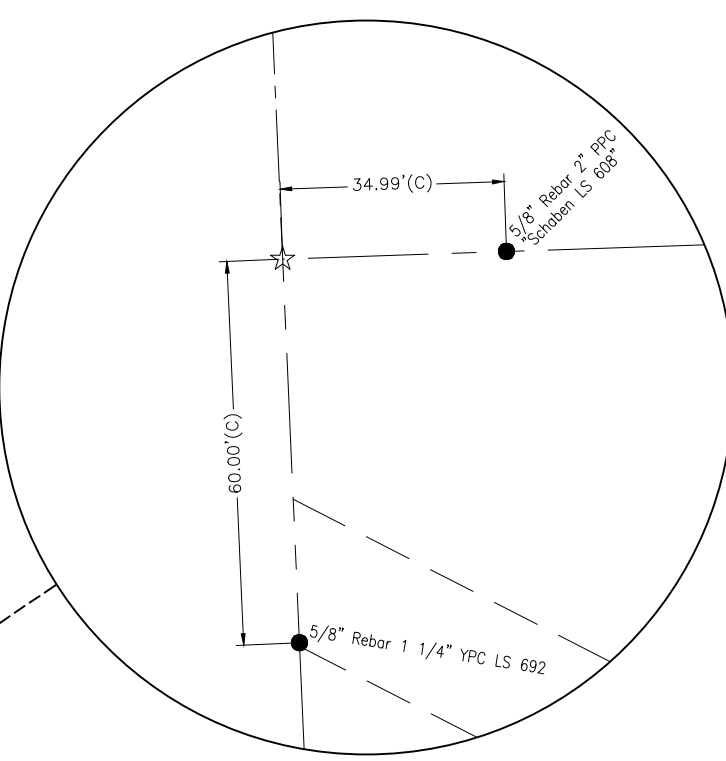
THENCE SOUTH 07°58'23" EAST FOR 26.71 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 31°31'42" EAST FOR 31.35 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE SOUTH 03°25'37" WEST FOR 26.81 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 ON THE NORTH RIGHT OF WAY LINE OF THE STATE OF NEBRASKA HIGHWAY 370;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES;

1. THENCE SOUTH 81°18'17" WEST FOR 231.20 FEET TO A 5/8" REBAR WITH 2" PINK PLASTIC CAP STAMPED "SCHABEN LS 608";
2. THENCE SOUTH 87°52'07" WEST FOR 559.78 FEET TO A 5/8" REBAR WITH 2" PINK PLASTIC CAP STAMPED "SCHABEN LS 608";
3. THENCE NORTH 23°49'09" WEST FOR 140.22 FEET TO THE POINT OF BEGINNING. CONTAINS 15.332 ACRES.



LEGAL DESCRIPTION – PARCEL 2

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 2" BRASS CAP STAMPED "SARPY COUNTY 2000" AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE NORTH 02°41'18" WEST FOR 220.87 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE SOUTH 87°18'42" WEST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE NAD83) FOR 81.27 FEET TO A 5/8" REBAR WITH 2" PINK PLASTIC CAP STAMPED "SCHABEN LS 608" ON THE NORTH RIGHT OF WAY LINE OF THE STATE OF NEBRASKA HIGHWAY 370 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES;

1. THENCE NORTH 84°07'11" WEST FOR 464.02 FEET TO A 5/8" REBAR WITH 2" PINK PLASTIC CAP STAMPED "SCHABEN LS 608";
2. THENCE SOUTH 76°38'31" WEST FOR 539.88 FEET TO A 5/8" REBAR WITH 2" PINK PLASTIC CAP STAMPED "SCHABEN LS 608";
3. THENCE NORTH 83°54'42" WEST FOR 525.11 FEET TO A 5/8" REBAR WITH 2" PINK PLASTIC CAP STAMPED "SCHABEN LS 608";
4. THENCE SOUTH 81°18'17" WEST FOR 75.71 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 03°25'37" EAST FOR 26.81 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 31°31'42" WEST FOR 31.35 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 07°58'23" EAST FOR 26.71 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 15°54'02" EAST FOR 195.93 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 02°37'56" WEST FOR 61.52 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 24°38'46" WEST FOR 103.51 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 24°43'54" WEST FOR 41.19 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 22°02'24" WEST FOR 104.39 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 56°25'17" WEST FOR 289.92 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;

THENCE NORTH 71°22'06" WEST FOR 604.32 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692 ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE NORTH 02°30'51" WEST FOR 114.93 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25, SAID POINT IS WITNESSED BY A TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692, 60.00 FEET SOUTH OF SAID NORTHWEST CORNER ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, AND BY A 5/8" REBAR WITH 2" PINK PLASTIC CAP STAMPED "SCHABEN LS 608", 34.99 FEET EAST OF SAID NORTHWEST CORNER AND ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE NORTH 88°03'43" EAST FOR 2682.44 FEET TO A STAR DRILL HOLE WITH CHISELED "X" AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE SOUTH 02°41'18" EAST FOR 615.91 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 TO A STAR DRILL HOLE WITH CHISELED "X" ON THE NORTH RIGHT OF WAY LINE OF THE STATE OF NEBRASKA HIGHWAY 370;

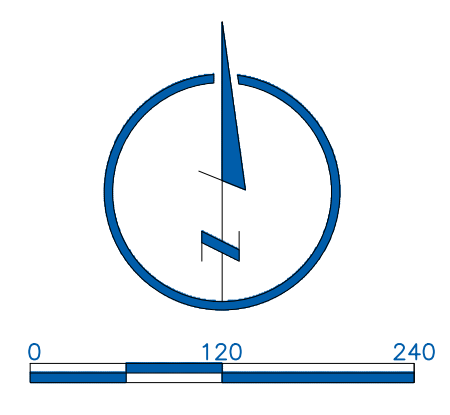
THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES;

1. THENCE SOUTH 87°18'42" WEST FOR 33.17 FEET TO A 5/8" REBAR WITH 2" PINK PLASTIC CAP STAMPED "SCHABEN LS 608";
2. THENCE SOUTH 23°17'39" WEST FOR 109.39 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;
3. THENCE SOUTH 01°12'45" EAST FOR 70.13 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;
4. THENCE SOUTH 07°40'12" EAST FOR 177.58 FEET TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 692;
5. THENCE SOUTH 02°59'04" WEST FOR 139.56 FEET TO THE POINT OF BEGINNING. CONTAINS 49.868 ACRES INCLUDING 0.467 ACRES OF COUNTY ROADWAY EASEMENT.

TRANSFER DEED EXHIBIT

LEGEND

- PROPERTY LINE
- - - SECTION LINE
- - - EXISTING EASEMENT LINE
- SECTION CORNER
- △ CORNERS SET (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS-692)
- CORNERS FOUND
- M MEASURED DIMENSION
- C COMPUTED DIMENSION
- R RECORD DIMENSION PER EBA SURVEY BY ERIC A. SCHABEN LS-608 DATED JANUARY 15, 2008
- PPC PINK PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- ☆ COMPUTED CORNER



N 1/2, SE 1/4, SECTION 25, T14N, R11E

S 1/2, SE 1/4, SECTION 25, T14N, R11E

PARCEL 2
CONTAINS 49.868 ACRES
(INCLUDING 0.467 ACRES OF EXISTING COUNTY ROADWAY EASEMENT)

PARCEL 1
CONTAINS 15.332 ACRES

STATE OF NEBRASKA
HIGHWAY 370
RIGHT OF WAY LINES

NE 1/4, SECTION 36, T14N, R11E

SECTION 30, T14N, R12E

SECTION 30, T14N, R12E

SECTION 30, T14N, R12E

SECTION 30, T14N, R12E

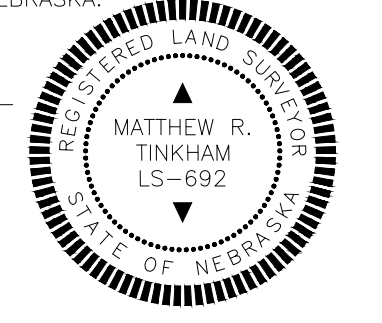
SECTION 30, T14N, R12E

SECTION 30, T14N, R12E

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DATE OF SIGNATURE:



DRAWN BY CTM	DESIGNED BY MRT	DATE 10/12/15	JOB NUMBER/ASIS 01108095.02-406	BOOK AND PAGE 08095.#3.4
<p>LAMP RYNEARSON & ASSOCIATES 14710 West Dodge Road, Suite 100 Omaha, Nebraska 68154-2027 www.LRA-Inc.com</p>				
<p>SURVEY CERTIFICATE</p>				
<p>PT. S 1/2 SE 1/4 SEC. 25, T14N, R11E, OF THE 6TH P.M. PAPILLION, SARPY COUNTY, NEBRASKA</p>				
<p>1 OF 1</p>				

L:\Engineering\08095.DWG\01108095.DWG - 2/24/2016 8:46:28 AM. WIT: R. TINKHAM, LAMP RYNEARSON & ASSOCIATES