



**LEGAL DESCRIPTIONS:**

**PARCEL 1;**

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SECTION 34, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE N00°14'36"E (ASSUMED BEARING), ON THE WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 560.87 FEET TO THE POINT OF BEGINNING; THENCE S89°53'58"E, A DISTANCE OF 260.00 FEET TO A POINT ON THE WEST LINE OF LOT 2, HIDDEN TIMBERS ESTATES; THENCE N00°14'36"E, ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 213.21 FEET; THENCE N44°17'14"E, ON THE NORTHWEST LINE OF SAID LOT 2, A DISTANCE OF 181.29 FEET; THENCE N65°04'11"E, ON THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 216.60 FEET TO THE MOST NORTHERLY POINT OF SAID LOT 2; THENCE S20°38'56"E, ON THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 580.26 FEET TO A POINT ON THE NORTH LINE OF HIDDEN TIMBERS DRIVE; THENCE N54°13'51"E, ON THE NORTH LINE OF HIDDEN TIMBERS DRIVE, A DISTANCE OF 25.90 FEET; THENCE N20°38'56"W, A DISTANCE OF 623.16 FEET; THENCE N03°13'21"E, A DISTANCE OF 413.19 FEET; THENCE N89°45'48"W, A DISTANCE OF 609.16 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER; THENCE S00°14'36"W, ON THE WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 904.17 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 10.02 ACRES MORE OR LESS.

**PARCEL 2;**

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SECTION 34, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE N00°14'36"E (ASSUMED BEARING), ON THE WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 1465.04 FEET TO THE POINT OF BEGINNING; THENCE S89°45'48"E, A DISTANCE OF 369.86 FEET; THENCE N00°14'36"E, A DISTANCE OF 1179.58 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER; THENCE N89°57'47"W, A DISTANCE OF 369.85 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER; THENCE S00°14'36"W, ON THE WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 1178.29 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 10.02 ACRES MORE OR LESS.

**PARCEL 3;**

THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SECTION 34, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE N00°14'36"E (ASSUMED BEARING), ON THE WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 1465.04 FEET; THENCE S89°45'48"E, A DISTANCE OF 369.86 FEET TO THE POINT OF BEGINNING; THENCE N00°14'36"E, A DISTANCE OF 1197.85 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER; THENCE S89°57'47"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 714.26 FEET TO THE NORTHWEST CORNER OF THE TRACT CONVEYED BY THE DEED RECORDED IN DEED BOOK 109, PAGE 457; THENCE S00°21'31"E, ON THE WEST LINE OF SAID TRACT, A DISTANCE OF 510.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE S89°58'49"E, ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 218.83 FEET; THENCE S04°14'40"W, A DISTANCE OF 424.32 FEET; THENCE S73°47'40"W, A DISTANCE OF 695.20 FEET; THENCE S03°13'21"W, A DISTANCE OF 52.68 FEET; THENCE N89°45'48"W, A DISTANCE OF 239.33 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 20.22 ACRES MORE OR LESS.

**PARCEL 4;**

THAT PART OF THE SOUTHWEST QUARTER OF THE SECTION 34, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE N00°14'36"E (ASSUMED BEARING), ON THE WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 560.87 FEET; THENCE S89°53'58"E, A DISTANCE OF 260.00 FEET TO A POINT ON THE WEST LINE OF LOT 2, HIDDEN TIMBERS ESTATES; THENCE N00°14'36"E, ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 213.21 FEET; THENCE N44°17'14"E, ON THE NORTHWEST LINE OF SAID LOT 2, A DISTANCE OF 181.29 FEET; THENCE N65°04'11"E, ON THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 216.60 FEET TO THE MOST NORTHERLY POINT OF SAID LOT 2; THENCE S20°38'56"E, ON THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 580.26 FEET TO A POINT ON THE NORTH LINE OF HIDDEN TIMBER DRIVE; THENCE N54°13'51"E, ON THE NORTH LINE OF HIDDEN TIMBERS DRIVE, A DISTANCE OF 25.90 FEET TO THE POINT OF BEGINNING; THENCE N20°38'56"W, A DISTANCE OF 623.16 FEET; THENCE N03°13'21"E, A DISTANCE OF 466.07 FEET; THENCE N73°47'40"E, A DISTANCE OF 695.20 FEET; THENCE N04°14'40"E, A DISTANCE OF 424.32 FEET TO A POINT ON THE SOUTH LINE OF THE TRACT CONVEYED BY THE DEED RECORDED IN DEED BOOK 109, PAGE 457; THENCE S89°58'49"E, ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 502.41 FEET TO THE NORTHWEST CORNER OF THE TRACT CONVEYED BY THE DEED RECORDED IN DEED BOOK 112, PAGE 577; THENCE S00°20'57"E, ON THE WEST LINE OF SAID TRACT, A DISTANCE OF 961.31 FEET TO THE NORTHEAST CORNER OF HIDDEN TIMBERS ESTATES; THENCE S84°30'16"W, ON THE NORTH LINE OF HIDDEN TIMBERS ESTATES, A DISTANCE OF 1089.31 FEET; THENCE S65°04'11"W, ON SAID NORTH LINE, A DISTANCE OF 120.82 FEET TO THE NORTHWESTERLY CORNER OF LOT 3, HIDDEN TIMBERS ESTATES; THENCE S20°38'56"E, ON THE WEST LINE OF SAID LOT 3, A DISTANCE OF 570.49 FEET TO THE NORTH LINE OF HIDDEN TIMBERS DRIVE; THENCE S54°13'51"W, ON THE NORTH LINE OF HIDDEN TIMBERS DRIVE, A DISTANCE OF 25.90 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 20.62 ACRES MORE OR LESS.

**INGRESS-EGRESS AND UTILITY EASEMENT;**

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SECTION 34, TOWNSHIP 17 NORTH, RANGE 8 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE N00°14'36"E (ASSUMED BEARING), ON THE WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 560.87 FEET; THENCE S89°53'58"E, A DISTANCE OF 260.00 FEET TO A POINT ON THE WEST LINE OF LOT 2, HIDDEN TIMBERS ESTATES; THENCE N00°14'36"E, ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 213.21 FEET; THENCE N44°17'14"E, ON THE NORTHWEST LINE OF SAID LOT 2, A DISTANCE OF 181.29 FEET; THENCE N65°04'11"E, ON THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 216.60 FEET TO THE MOST NORTHERLY POINT OF SAID LOT 2, SAID POINT BEING THE POINT OF BEGINNING; THENCE S20°38'56"E, ON THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 580.26 FEET TO A POINT ON THE NORTH LINE OF HIDDEN TIMBERS DRIVE; THENCE N54°13'51"E, ON THE NORTH LINE OF HIDDEN TIMBERS DRIVE, A DISTANCE OF 51.80 FEET TO THE SOUTHWESTERLY CORNER OF LOT 3, HIDDEN TIMBERS ESTATES; THENCE N20°38'56"W, ON THE WESTERLY LINE AND ITS NORTHERLY EXTENSION OF SAID LOT 3, A DISTANCE OF 611.12 FEET; THENCE N03°13'21"E, A DISTANCE OF 510.79 FEET; THENCE N86°46'39"W, A DISTANCE OF 50.00 FEET; THENCE S03°13'21"W, A DISTANCE OF 521.36 FEET; THENCE S20°38'56"E, A DISTANCE OF 54.94 FEET TO THE POINT OF BEGINNING.