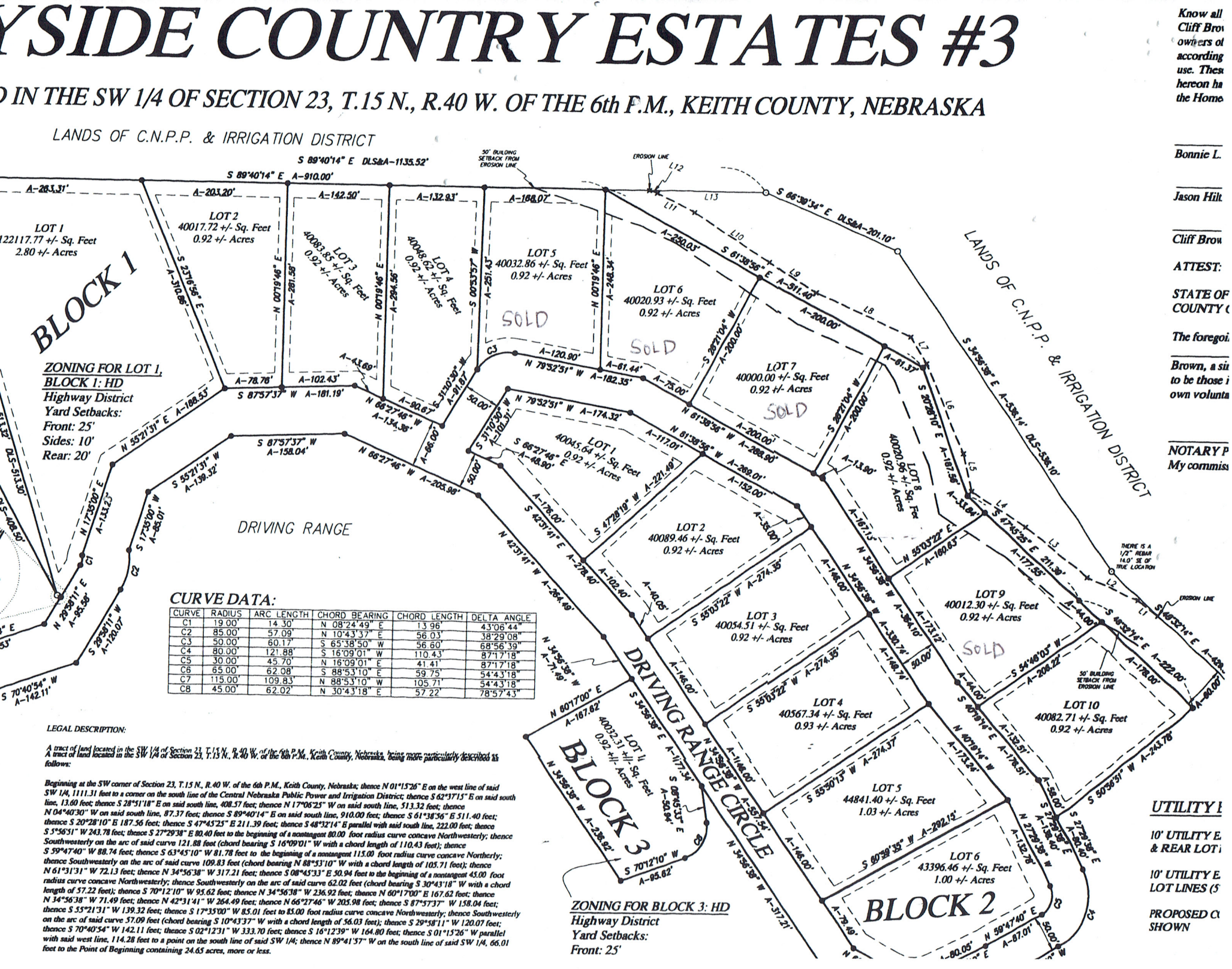
YSIDE COUNTRY ESTATES #3

D IN THE SW 1/4 OF SECTION 23, T.15 N., R.40 W. OF THE 6th P.M., KEITH COUNTY, NEBRASKA



CURVE DATA:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	19.00'	14.30'	N 08°24'49" E	13.96'	43°06'44"
C2	85.00'	57.09'	N 10°43'37" E	56.03'	38°29'08"
C3	50.00'	60.17'	S 65°38'50" W	56.60'	68°56'39"
C4	80.00'	121.88'	S 16°09'01" W	110.43'	87°17'18"
C5	30.00'	45.70'	N 16°09'01" E	41.41'	87°17'18"
C6	65.00'	62.08'	S 88°53'10" E	59.75'	54°43'18"
C7	115.00'	109.83'	N 88°53'10" W	105.71'	54°43'18"
C8	45.00'	62.02'	N 30°43'18" E	57.22'	78°57'43"

LEGAL DESCRIPTION:

A tract of land located in the SW 1/4 of Section 23, T.15 N., R.40 W. of the 6th P.M., Keith County, Nebraska, being more particularly described as follows:

A tract of land located in the SW 1/4 of Section 23, T.15 N., R.40 W. of the 6th P.M., Keith County, Nebraska, being more particularly described as follows:

Beginning at the SW corner of Section 23, T.15 N., R.40 W. of the 6th P.M., Keith County, Nebraska; thence N 01°15'26" E on the west line of said SW 1/4, 1111.31 feet to a corner on the south line of the Central Nebraska Public Power and Irrigation District; thence S 62°37'15" E on said south line, 13.60 feet; thence S 28°51'18" E on said south line, 408.57 feet; thence N 17°06'25" W on said south line, 513.32 feet; thence N 04°40'30" W on said south line, 87.37 feet; thence S 89°40'14" E on said south line, 910.00 feet; thence S 61°38'56" E 511.40 feet; thence S 20°28'10" E 187.56 feet; thence S 47°45'25" E 211.39 feet; thence S 48°32'14" E parallel with said south line, 222.00 feet; thence S 5°56'51" W 243.78 feet; thence S 27°29'38" E 80.40 feet to the beginning of a nontangent 80.00 foot radius curve concave Northwesterly; thence Southwesterly on the arc of said curve 121.88 feet (chord bearing S 16°09'01" W with a chord length of 110.43 feet); thence S 59°47'40" W 88.74 feet; thence S 63°45'10" W 81.78 feet to the beginning of a nontangent 115.00 foot radius curve concave Northerly; thence Southwesterly on the arc of said curve 109.83 feet (chord bearing N 88°53'10" W with a chord length of 105.71 feet); thence N 61°31'31" W 72.13 feet; thence N 34°56'38" W 317.21 feet; thence S 08°45'33" E 50.94 feet to the beginning of a nontangent 45.00 foot radius curve concave Northwesterly; thence Southwesterly on the arc of said curve 62.02 feet (chord bearing S 30°43'18" W with a chord length of 57.22 feet); thence S 70°12'10" W 95.62 feet; thence N 34°56'38" W 236.92 feet; thence N 60°17'00" E 167.62 feet; thence N 34°56'38" W 71.49 feet; thence N 42°31'41" W 264.49 feet; thence N 66°27'46" W 205.98 feet; thence S 87°57'37" W 158.04 feet; thence S 55°21'31" W 139.32 feet; thence S 17°35'00" W 85.01 feet to 85.00 foot radius curve concave Northwesterly; thence Southwesterly on the arc of said curve 57.09 feet (chord bearing S 10°43'37" W with a chord length of 56.03 feet); thence S 29°58'11" W 120.07 feet; thence S 70°40'54" W 142.11 feet; thence S 02°12'31" W 333.70 feet; thence S 16°12'39" W 164.80 feet; thence S 01°15'26" W parallel with said west line, 114.28 feet to a point on the south line of said SW 1/4; thence N 89°41'57" W on the south line of said SW 1/4, 66.01 feet to the Point of Beginning containing 24.65 acres, more or less.

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