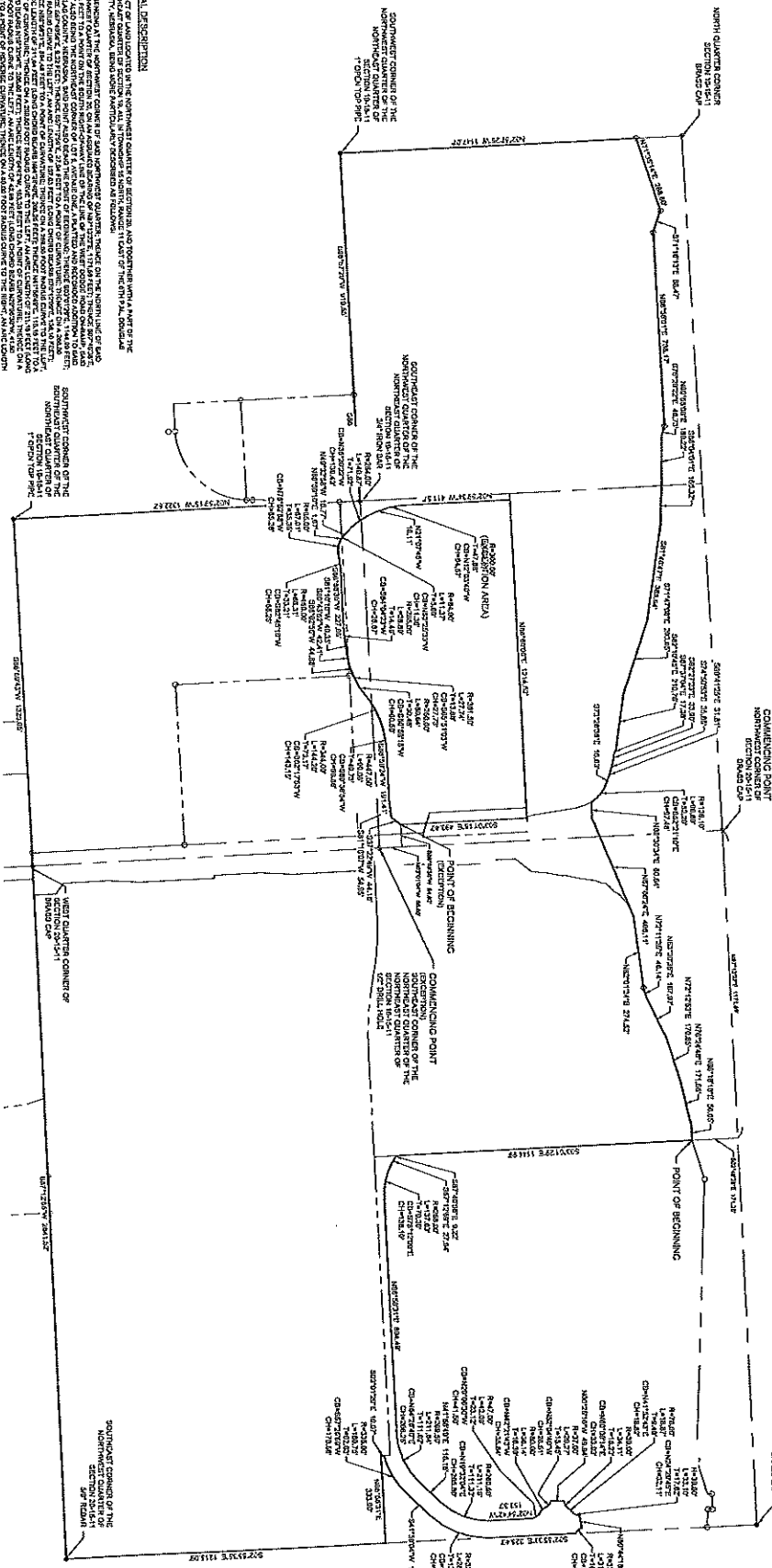


AVENUE ONE BOUNDARY EXHIBIT  
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, AND  
TOGETHER WITH A PART OF THE NORTHWEST QUARTER OF SECTION 19, ALL IN  
TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA



TRACT 1 (SECTION 19)  
A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA UNDER PARCEL 131242.

COMMONS POINT IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA UNDER PARCEL 131242. THIS COMMONS POINT IS THE POINT OF BEGINNING OF THE TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA UNDER PARCEL 131242. THE TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA UNDER PARCEL 131242 IS BOUNDED BY THE NORTHWEST QUARTER CORNER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA UNDER PARCEL 131242 ON THE WEST, BY THE COMMONS POINT ON THE SOUTH, BY THE POINT OF BEGINNING ON THE EAST, AND BY THE NORTHWEST QUARTER CORNER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA UNDER PARCEL 131242 ON THE NORTH.

LEGAL DESCRIPTION  
A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA UNDER PARCEL 131242. THIS TRACT OF LAND IS BOUNDED BY THE NORTHWEST QUARTER CORNER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA UNDER PARCEL 131242 ON THE WEST, BY THE COMMONS POINT ON THE SOUTH, BY THE POINT OF BEGINNING ON THE EAST, AND BY THE NORTHWEST QUARTER CORNER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA UNDER PARCEL 131242 ON THE NORTH.

**olsson**  
Engineers | Surveyors | CGA #CA-0618  
1111 South 67th West, Suite 200  
Omaha, NE 68128  
Tel: 402.341.1115

REV. NO.	DATE	REVISIONS DESCRIPTION

2023

OMAHA, NEBRASKA

1 of 1

BOUNDARY EXHIBIT

## LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, AND TOGETHER WITH A PART OF THE NORTHEAST QUARTER OF SECTION 19, ALL IN TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 20, ON AN ASSUMED BEARING OF N87°13'22"E, 1171.69 FEET; THENCE S02°46'38"E, 171.35 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE LINE OF THE WEST DODGE ROAD ON-RAMP, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 5, AVENUE ONE, A PLATTED AND RECORDED ADDITION TO SAID DOUGLAS COUNTY, NEBRASKA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S03°01'29"E, 1144.99 FEET; THENCE S67°40'56"E, 9.22 FEET; THENCE S57°12'59"E, 27.94 FEET TO A POINT OF CURVATURE; THENCE ON A 266.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 137.63 FEET (LONG CHORD BEARS S78°12'09"E, 136.10 FEET); THENCE N86°58'31"E, 894.49 FEET TO A POINT OF CURVATURE; THENCE ON A 269.50 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 211.64 FEET (LONG CHORD BEARS N64°28'40"E, 206.25 FEET); THENCE N41°58'49"E, 115.15 FEET TO A POINT OF CURVATURE; THENCE ON A 269.50 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 211.16 FEET (LONG CHORD BEARS N19°32'04"E, 205.80 FEET); THENCE N02°54'42"W, 153.30 FEET TO A POINT OF CURVATURE; THENCE ON A 47.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 42.98 FEET (LONG CHORD BEARS N29°06'30"W, 41.50 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ON A 80.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 36.14 FEET (LONG CHORD BEARS N42°21'43"W, 35.84 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ON A 37.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 29.27 FEET (LONG CHORD BEARS N52°04'40"W, 28.51 FEET); THENCE N00°25'16"W, 49.94 FEET TO A POINT OF CURVATURE; THENCE ON A 39.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH 34.11 FEET (LONG CHORD BEARS N60°00'14"E, 33.03 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ON A 78.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 18.87 FEET (LONG CHORD BEARS N41°52'43"E, 18.82 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ON A 39.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 33.10 FEET (LONG CHORD BEARS N24°29'45"E, 32.11 FEET); THENCE N80°44'18"E, 48.78 FEET TO A POINT OF CURVATURE; THENCE ON A 37.77 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 31.87 FEET (LONG CHORD BEARS S42°24'54"E, 30.93 FEET) TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE ON SAID EAST LINE OF THE NORTHWEST QUARTER S02°55'33"E, 325.40 FEET TO A POINT OF CURVATURE; THENCE ON A 335.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 262.56 FEET (LONG CHORD BEARS S19°31'37"W, 255.89 FEET); THENCE S41°59'04"W, 114.71 FEET TO A POINT OF CURVATURE; THENCE ON A 335.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 180.75 FEET (LONG CHORD BEARS S57°25'59"W, 178.56 FEET); THENCE S03°01'29"E, 10.07 FEET; THENCE N86°58'31"E, 333.90 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE ON SAID EAST LINE OF THE NORTHWEST QUARTER S02°55'35"E, 1215.09 FEET; THENCE ON THE SOUTH LINE OF SAID NORTHWEST QUARTER S87°12'55"W, 2641.52 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 20; THENCE ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 19 S86°59'43"W, 1325.05 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 19; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER N02°59'15"W, 1322.62 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 19 S86°57'29"W, 919.55 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19; THENCE ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 19 N02°57'26"W, 1147.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD FOR THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) N71°35'14"E, 288.60 FEET; (2) S71°16'13"E, 88.47 FEET; (3) N86°56'01"E, 738.17 FEET TO A POINT INTERSECTING SAID SOUTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD OFF-RAMP; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD OFF-RAMP FOR THE FOLLOWING ELEVEN (11) DESCRIBED COURSES: (1) S75°28'22"E, 46.73 FEET; (2) N89°55'08"E, 180.22 FEET; (3) S88°04'01"E, 155.32 FEET; (4) S81°46'47"E, 365.64 FEET; (5) S71°47'08"E, 293.85 FEET; (6) S82°10'45"E, 210.76 FEET; (7) S67°37'04"E, 17.38 FEET; (8) S82°27'23"E, 33.90 FEET; (9) S74°50'53"E, 35.86 FEET; (10) S69°41'25"E, 31.81 FEET TO A POINT OF CURVATURE; (11) ON A 136.10 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 99.69 FEET (LONG CHORD BEARS S52°21'10"E, 97.48 FEET); THENCE N88°30'34"E, 60.64 FEET; THENCE N67°06'24"E, 406.11 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD ON-RAMP; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF WEST DODGE ROAD ON-RAMP FOR THE FOLLOWING SIX (6) DESCRIBED COURSES: (1) N82°01'24"E, 274.52 FEET; (2) N72°11'25"E, 46.14 FEET; (3) N63°30'35"E, 167.97 FEET; (4) N72°12'53"E, 170.65 FEET; (5) N76°24'48"E, 171.56 FEET; (6) N86°18'18"E, 56.05 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING TRACT OF LAND;

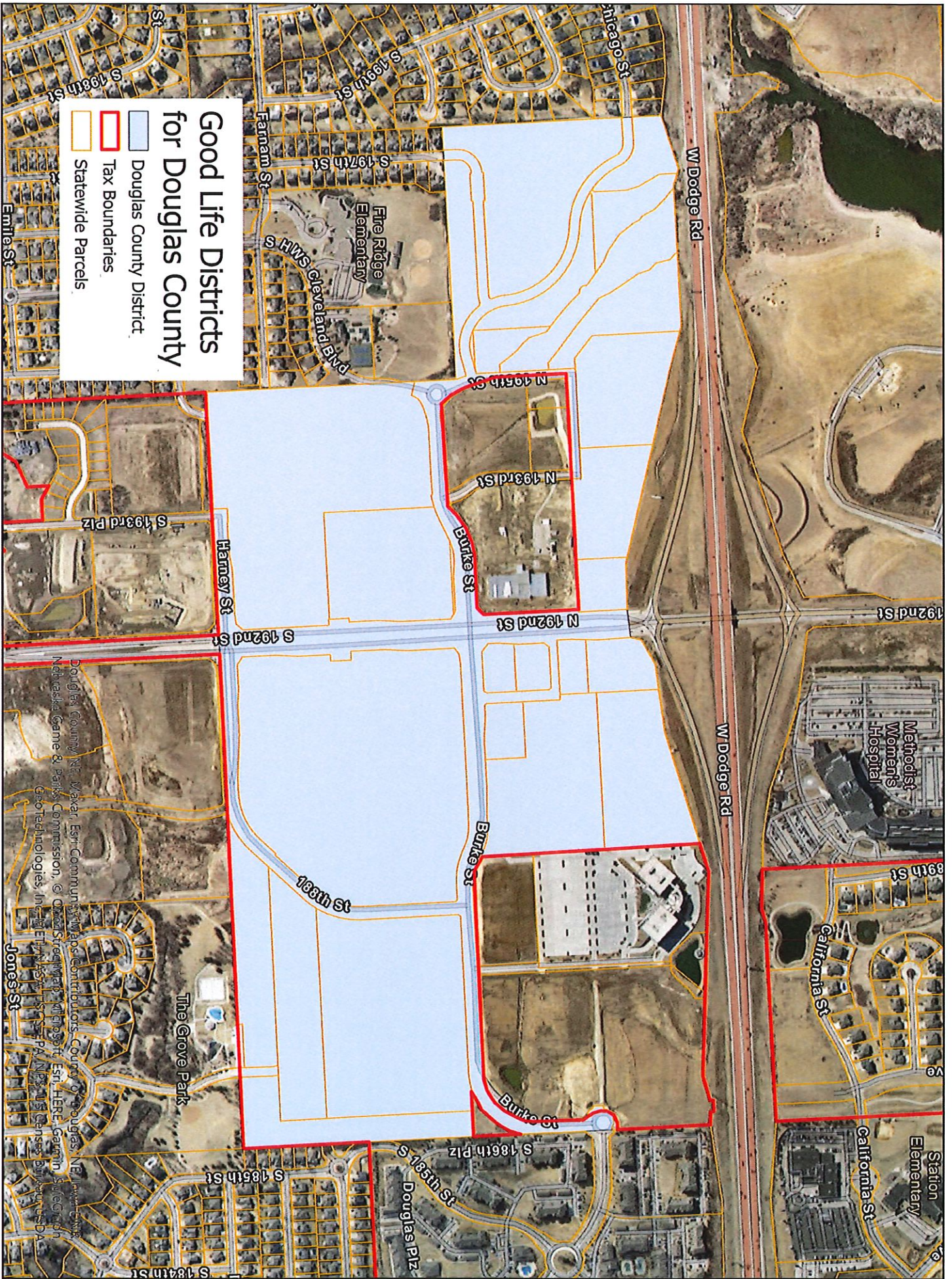
TRACT 1 (EXCEPTION)

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19; THENCE ON THE EAST LINE OF SAID NORTHEAST QUARTER ON AN ASSUMED BEARING OF N03°01'04"W, 86.60 FEET; THENCE S86°58'56"W, 84.93 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH 192ND STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF NORTH 192ND STREET S37°22'49"W, 44.16 FEET; THENCE S81°16'07"W, 54.95 FEET; THENCE S86°59'24"W, 191.41 FEET TO A POINT OF CURVATURE; THENCE ON A 447.50 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 99.06 FEET (LONG CHORD BEARS S80°38'54"W, 98.86 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ON A 344.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 144.20 FEET (LONG CHORD BEARS S62°17'53"W, 143.15 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ON A 260.00 FOOT RADIUS CURVE TO THE RIGHT AND ARC LENGTH OF 60.64 FEET (LONG CHORD BEARS S56°58'15"W, 60.50 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ON A 361.50 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 27.74 FEET (LONG CHORD BEARS S65°51'03"W, 27.73 FEET); THENCE S68°02'56"W, 44.88 FEET; THENCE S80°43'52"W, 42.41 FEET; THENCE S81°10'10"W, 49.35 FEET TO A POINT OF CURVATURE; THENCE ON A 285.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 28.89 FEET (LONG CHORD BEARS S84°04'23"W, 28.87 FEET); THENCE S86°58'36"W, 227.95 FEET TO A POINT OF CURVATURE; THENCE ON A 450.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 66.31 FEET (LONG CHORD BEARS S82°45'19"W, 66.25 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ON A 85.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 67.01 FEET (LONG CHORD BEARS N78°52'58"W, 65.28 FEET); THENCE N86°59'10"E, 1.67 FEET TO A POINT OF CURVATURE; THENCE ON A 84.00 FOOT RADIUS CURVE TO THE RIGHT, AND ARC LENGTH OF 11.37 FEET (LONG CHORD BEARS N53°25'33"W, 11.36 FEET); THENCE N49°32'58"W, 15.77 FEET TO A POINT OF CURVATURE; THENCE ON A 284.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 140.87 FEET (LONG CHORD BEARS N35°20'22"W, 139.43 FEET); THENCE N21°07'45"W, 18.11 FEET TO A POINT OF CURVATURE; THENCE ON A 300.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 94.97 FEET (LONG CHORD BEARS N12°03'40"W, 94.57 FEET); THENCE N02°59'34"W, 411.57 FEET; THENCE N86°59'06"E, 1214.52 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF NORTH 192ND STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF NORTH 192ND STREET, S03°01'18"E, 493.40 FEET TO THE POINT OF BEGINNING.

SAID TRACT 1 (EXCEPTION) CONTAINS A CALCULATED AREA OF 733,739.93 SQUARE FEET OR 16.844 ACRES MORE OR LESS.

SAID TRACT CONTAINS A CALCULATED AREA OF 9,339,666.90 SQUARE FEET OR 214.409 ACRES MORE OR LESS, MINUS TRACT 1 (EXCEPTION) AREA OF 733,739.93 SQUARE FEET OR 16.844 ACRES MORE OR LESS, FOR A TOTAL CALCULATED AREA OF 8,605,926.97 SQUARE FEET OR 197.565 ACRES MORE OR LESS.



**Good Life Districts  
for Douglas County**

- Douglas County District
- Tax Boundaries
- Statewide Parcels

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