

**BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA**

**A RESOLUTION AUTHORIZING CHAIR TO EXECUTE THE LETTER OF
COMMITMENT AND THE APPLICATION DOCUMENTS FOR THE NEBRASKA
DEPARTMENT OF ECONOMIC DEVELOPMENT'S SITE AND BUILDING
DEVELOPMENT FUND**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2012), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, a fortune 200 company plans to build a \$200+ million data center facility on a 140-acre campus located in the SW corner of Highway 50 and Schram Road in Sarpy County. The project is expected to bring jobs and economic growth to Sarpy County; and,

WHEREAS, the project will require infrastructure improvements such as a sewer extension, water extensions, a power substation, and paving of roads, wherein some of the infrastructure costs are eligible to be covered by the Nebraska Department of Economic Development's Site and Building Development Fund grant; and,

WHEREAS, Sarpy County wishes to commit to the project development by way of a Letter to the Nebraska Department of Economic Development (Letter) and further apply for use of \$750,000 of the Site and Building Development Fund for the infrastructure costs and site development of the land within Sarpy County as specifically detailed in the Site and Building Development Fund Application documents (Application), which a copy of the Letter and Application are attached hereto and incorporated by reference; and,

WHEREAS, it is the decision of this board that the execution of the attached Letter to the Nebraska Department of Economic Development and the Application for Site and Building Development Fund is in the best interests of the citizens of Sarpy County as the project is expected to bring jobs and economic development to Sarpy County.

NOW THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the attached Letter and the attached Site and Building Development Fund Application are hereby approved, and that the Chairman is hereby authorized to sign the Letter, the Application, and all associated documents therein.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 30th day of July, 2013.



Attest

SEAL


Sarpy County Board Chairman -VICE


County Clerk

Sarpy County Board of Commissioners

1210 GOLDEN GATE DRIVE
PAPILLION, NE
593-4155
www.sarpy.com

ADMINISTRATOR Mark Wayne
DEPUTY ADMINISTRATOR Scott Bovick
FISCAL ADMIN./PURCHASING AGT. Brian Hanson



COMMISSIONERS

Don Kelly District 1
Jim Thompson District 2
Tom Richards District 3
Brenda Carlisle District 4
Jim Warren District 5

Memo

To: Sarpy County Commissioners

From: Mark Wayne, County Administrator

RE: Project Oasis

On the July 30th Board meeting the Commissioners are being asked to authorize the Chairman to sign a commitment letter/application for the construction of road improvements to Schram Road and a sanitary sewer line for Project Oasis. The letter is a requirement for the Site and Building Development Fund application for DED in the amount of \$750,000. The County is the applicant for the project and the funds must be used by the company to pay for infrastructure or purchase of property. The funds will be used to offset costs to reimburse the County for 1/3 of the road improvements and remaining for the MUD waterline.

This project is beginning to move quickly and will require a number of approvals from both the Planning Commission and County Board over the next weeks and months. The name of the company will remain confidential until its formal announcement and I anticipate that announcement sometime in September.

Please feel free to contact me if you need additional information.

July 25, 2013



Mark Wayne, County Administrator

Sarpy County Board of Commissioners

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COMMISSIONERS

Don Kelly District 1
Jim Thompson District 2
Tom Richards District 3
Brenda Carlisle District 4
Jim Warren District 5

July 30, 2013

Ms. Brook Euteneuer, Manager
Nebraska Department of Economic Development
301 Centennial Mall South
Lincoln, NE 68509

Dear Ms. Euteneuer:

Sarpy County is committed to the design and construction of a wastewater sewer line and road improvements to the Project Oasis site located at Hwy 50 and Schram Road.

The wastewater sewer line extends approximately 8,400 feet, at an estimated cost of \$700,000 to be paid 100% by the County. In addition, Project Oasis will pay \$5,500 per development acre (20-35 acres) for sewer development fees.

The road improvements start at 144th St. (Hwy 50) and Schram Road west on Schram Road to 150th St. The estimated cost is \$801,000 with the County paying 2/3 (\$534,000) of the cost and SBDF funds contributing 1/3 (\$267,000). The road improvements will be completed within 12 months of the start date.

Please feel free to contact me if you have additional questions.

Sincerely,

Jim Thompson, Vice Chairman
Sarpy County Board of Commissioners



Project Oasis

Site and Building Development Fund Application

July 16, 2013



Nebraska Department of Economic Development
 Site and Building Development Fund, LB 388
 First Priority Project Application

DED USE ONLY
Date Received:

Part I: General Information

1. APPLICANT	2. APPLICATION PREPARER
<input checked="" type="checkbox"/> Nebraska Local Government <input type="checkbox"/> Non-Profit Organization Organization Name: <u>Sarpy County</u> Address 1: <u>1210 Golden Gate Drive</u> Address 2: _____ City: <u>Papillion</u> State: <u>NE</u> Zip: <u>68046-2845</u> Organization Contact: <u>Mark Wayne, County Board Administrator</u> Phone: _____ (402) 504-7209 Fax: <u>(402) 593-4360</u> Email: <u>markw@sarpy.com</u> Federal Tax ID Number: <u>N/A - Government</u>	Name: <u>Toby Churchill, SCEDC</u> Address: <u>1301 Harney Street</u> City: <u>Omaha</u> State: <u>NE</u> Zip: <u>68102</u> Phone: <u>(402) 978-7918</u> Email: <u>tchurchill@selectgreateromaha.com</u>

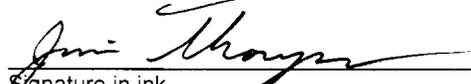
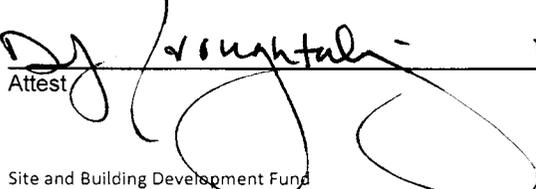
3. Project Title and summary description:

Project Title: Oasis

A Fortune 200 company will build a \$200+ million Data Center facility on a 140-acre campus located in the SW corner of Highway 50 and Schram Road in Sarpy County, Nebraska. The project will require a sewer extension, water extensions (primary and redundant mains), a new power substation and the paving of Schram Road (from Highway 50 west to 150th Street). This application is asking approval for a \$750,000 SBDF grant. The grant funds will be used first to pay one-third of the cost of the estimated \$801,000 road improvements on Schram Road (estimated at \$267,000 for SBDF). Sarpy County will pay the other two-thirds of the road construction amount. The remaining SBDF funds, ~\$483,000 (\$750,000 - \$267,000) will be applied to the water extension improvements projected at \$1,731,400 (for primary & secondary feeds). The company will contribute the remaining funds needed for the water extension (\$1,248,400). The County will also construct a sewer main to the northwest corner of the site at a projected cost of \$651,000. In total, the company and Sarpy County will be investing \$3,639,400 in infrastructure to use as matching funds.

4. CERTIFYING OFFICIAL

To the best of my knowledge and belief, data and information in this application are true and correct, including any commitment of local or other resources. This application has been duly authorized by the governing body of the applicant. The applicant will comply with all requirements governing the use of funds.

	Jim Thompson, Vice Chairman, Sarpy County Board	7-30-13
Signature in ink	Typed Name and Title	Date Signed
	DEB HOUGHTALING	7-30-13
Attest	Typed Name and Title	Date Signed

PART II Funding Summary
 (Round amounts to the nearest hundred dollars.)

Activity	SBDF	Matching Funds	Total Funds	Sources of Matching
Land and Building Acquisition				
Building Construction or Rehab				
Public Fac. & Improvements				
Site Preparation				
Streets	267,000	534,000	801,000	Sarpy County
Storm Sewers				
Sanitary Sewers		651,000	651,000	Sarpy County
Natural Gas				
Water Source/Well/Distribution	483,000	816,000	1,299,000	Primary Feed - Company
Electrical Substation / Distribution		1,206,000	1,206,000	Redundant Feed - Company
Telecommunications				
Infrastructure Development - other				
Planning				
Engineering				
Others - describe Redundant Water		432,400	432,400	Secondary Feed - Company
TOTAL	750,000	3,639,400	4,389,400	

PART III Budget
 Please include a detailed budget showing sources and uses of funds.

PART IV Attachments & Exhibits

- The following items should be included as exhibits to the application:
- Certificate of Good Standing from Secretary of State if applicant is a Non-profit
 - Internal Revenue Service designation or Attorney verification for Non-profit status
 - Letter(s) of Commitment for matching funds
 - Site map(s) and a legal description of the site

Project Oasis: Sources and Uses of Funds

	Costs	Description of Cost or Improvements	Sources and Uses of Funds
Road	\$801,000	Paving of Schram Road (144th - 150th Streets). See attached map.	Total cost of the road improvements are estimated at \$801,000 (see attached estimate). SBDF Funds will pay a 1/3 of the cost of the road (\$267,000) and Sarpy County will pay the other 2/3 of the cost of the road (\$534,000). Design and construction will take approximately 12 months.
Water Extension	\$1,299,000 - Primary Feed \$432,400 - Redundant Feed	The project will be located generally in the southwest quadrant of the site. Water will be extended south along Highway 50 (24"); west along Schram Road (12"); and then south along 150th Street (12"). A secondary redundant water extension will be constructed south along 156h Street (12") and then west along Schram Road (12") and connect to the primary feed. See attached map.	SBDF Funds not applied to the road will be used for the water main construction, estimated at \$483,000 (\$750,000 - \$267,000). The company will contribute the rest of the cost of the water extensions. Metropolitan Utilities District provided the cost estimates (see attached). Design, ROW acquisition and construction is scheduled to be complete by June 24, 2014.
Sewer Extension	\$651,000	Extend 7,990 feet of a sewer main to site (includes, 10", 12", 15", 18" & 54" portions). See attached map.	Sarpy County will construct and pay for the sewer extension to the site (see attached sewer study and cost estimate). The company will be paying typical per acre sewer connect fees per platted acre, currently estimated at \$385,000 for 35 acres. Sewer will be complete by mid-2014.
Power Cost	\$1,206,000	OPPD will be locating a new 161 kV Substation on the SE corner of the site.	OPPD is paying a large amount to fund the new substation and the company is contributing \$1,206,000 for power improvements for their project.

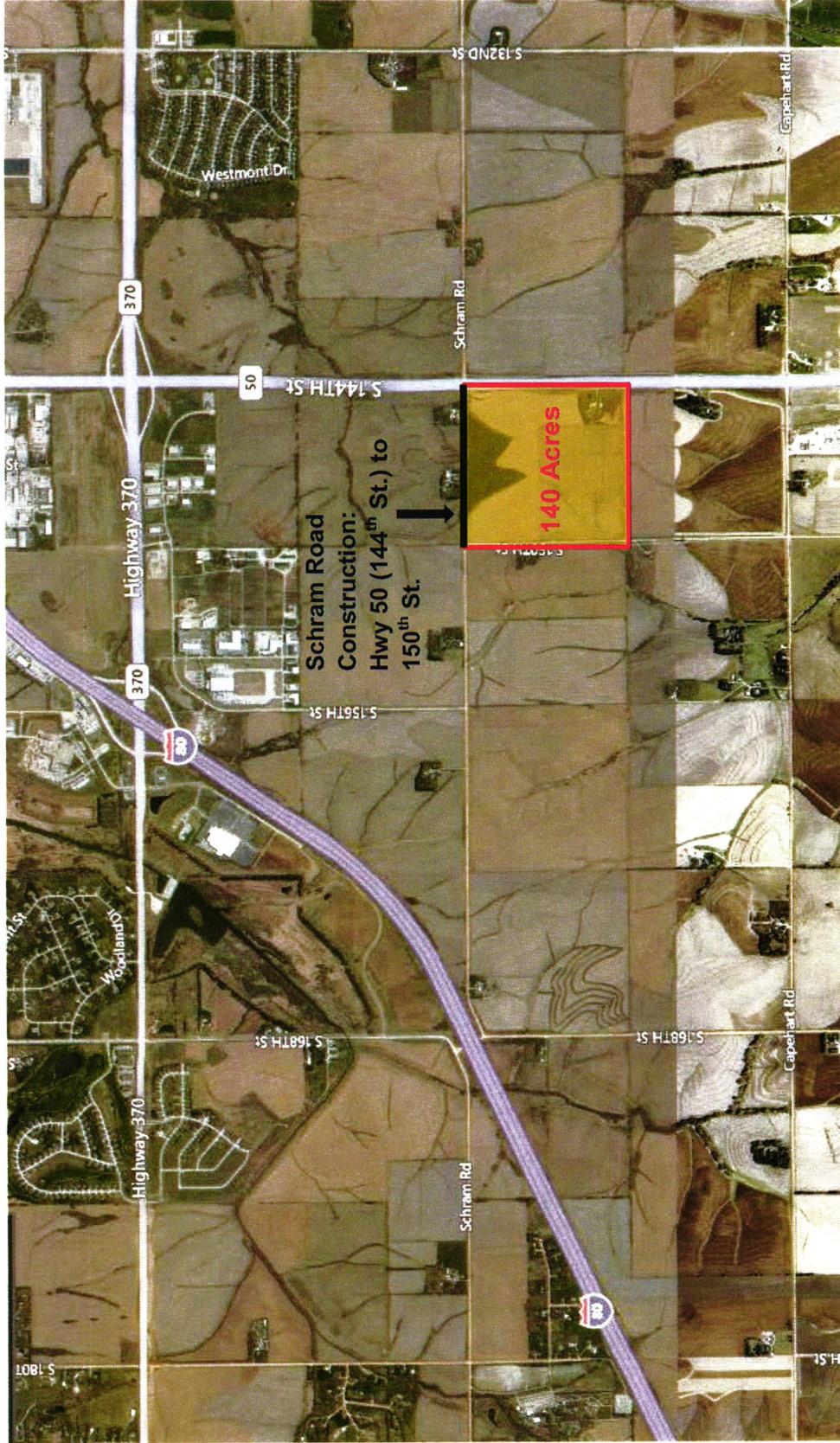
Oasis Site Utility Aerial

Hwy 50 & Schram Road SW Corner



Oasis Site Road Construction Aerial

Hwy 50 & Schram Road SW Corner



Schram Road
 150th Street to NE HWY 50
 Preliminary Opinion of Engineer's Probable Costs

24 Foot Paving Width: 2 - 12 Foot Lanes, Earthen Shoulders

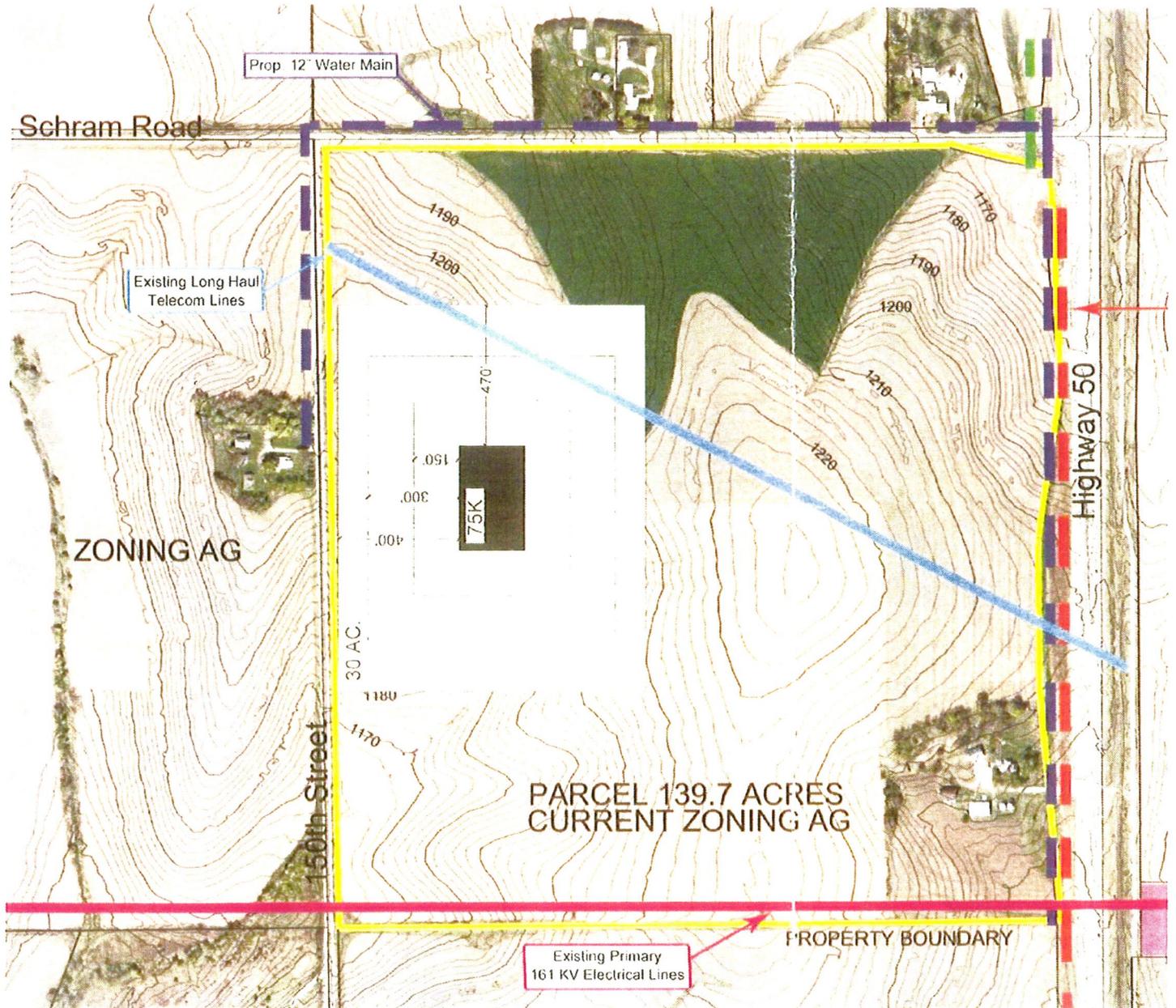
Description	Quantity	Unit	Unit Price	Total
ROW Acquisition	1.4	Acre	\$40,000.00	\$56,000.00
Construct 9" PCC Concrete Pavement, Class 47B-3500	6,800	SY	\$55.00	\$374,000.00
Construct 6" PCC Driveway Aprons, Class 47B-3500	100	SY	\$40.00	\$4,000.00
Grading and Stabilization	1	LS	\$240,000.00	\$240,000.00
Remove Nominal Diameter CMP Pipe	150	LF	\$10.00	\$1,500.00
Construct Nominal Diameter CMP Pipe	200	LF	\$100.00	\$20,000.00
Construct Driveway Cross Pipe (18" DIA)	160	LF	\$25.00	\$4,000.00
Construct CMP Flared Ends (Dia. Varies)	10	EA	\$500.00	\$5,000.00
Seeding	5	AC	\$2,000.00	\$10,000.00
			Subtotal	\$714,500.00
			Soft Costs and Contingencies (~12%)	\$85,500.00
			Grand Total	\$800,000.00

Water Main Extension Cost - Metropolitan Utilities District	
Primary Water Feed	
Pioneer Main Fees to existing water mains	\$192,000
24" Main - Hwy 50 (1/4 mile south of 370 to Schram Road)	\$729,000
12" Main - Schram Road (Hwy 50 to 150th St) & 150th Street (Schram Rd to SE corner of Site)	\$378,000
Total Primary Feed Costs	\$1,299,000
Secondary Water Feed	
16" Main - 156th Street & 12" Main - Schram Road	\$432,400
Total Water Extension Cost	\$1,731,400

SANITARY SEWER STUDY

140 Acres SW of Hwy 50 & Schram Road (Power Park Site)

February, 2013



Prepared by:
E&A Consulting Group, Inc.
E&A Project No. P2012.588.001

Introduction

This report was authorized by the Sarpy County Administrator's office and originated from a request by Sarpy County Economic Development to preliminarily evaluate the required sanitary sewer to serve the proposed 140 acre "Power Park" site located southwest of Highway 50 and Schram in Sarpy County. The study identifies probable future land uses, areas served by the proposed sanitary sewer, the required size and grade of the sewer and provides estimated construction costs.

Overview

The proposed sanitary sewer is an extension of an existing sanitary sewer located on the west side of the Westmont Subdivision whose southerly terminus point is approximately 1,200 feet south of Highway 50. The Power Park site is located approximately 7,400 feet to the southwest as measured along the natural drainage course. The entire basin area which drains to the existing 21" sanitary sewer is 911.4 acres. The existing sanitary sewer is currently owned and maintained by Sarpy County.

For the purposes of this study it has been assumed that ultimate land uses will be industrial and commercial for property located within one-quarter mile of arterial streets i.e. 144th Street, Highway 50, Highway 370 and Schram Road. For areas beyond this one-quarter mile line it has been assumed that the land would be utilized for residential purposes. These assumptions are generally in accordance with the Sarpy County Land Use Master Plan.

The northerly portion of the Power Park site naturally drains to the north and therefore towards the existing sanitary sewer. Also an industrial user, evaluating the site in 2013 for purchase has situated a possible building location near the ridge line of the property. It has been assumed that this proposed building locations will naturally drain to the north or can be graded to drain to the north with minor grade modifications. Areas to the south in the Power Park, shown on Exhibit 1 as Areas "X" and "Y" drain naturally to the south and eventually the Springfield, NE area. Extension of sanitary sewers from Springfield, being over 2 ½ miles to the south is not economically feasible at this time and therefore it has been assumed that Areas "X" and "Y" would pump back over the ridge to the north. Areas "X" and "Y" have been included in the flow computations for this study.

Flow Assumptions

The assumptions for sanitary sewer flow based on land use for this study is as follows:

Industrial / Commercial

Capita per Acre	15
Flow per Capita	100 gpd
Peaking Factor	4.0
Infiltration	43 gpcd

Residential

Density per Acre	3.5 Units
Capita per Unit	3.5
Flow per Capita	100 gpd
Peaking Factor	4.0
Infiltration	43 gpcd

For all pipe flow calculations the Mannings roughness coefficient of 0.013 has been used.

Basin Characteristics

There are two distinct discharge points for the Power Park and these are noted on Exhibit 1 as Impact Points "A" and "D". "A" serves the westerly portion of the site and "D" serves the easterly portion of the site. Both of these outfall locations drain to a more significant drainage way that runs easterly and northeasterly towards the Westmont subdivision and the existing sewer. The upper reaches of the basins have available slopes in excess of 1.0%. The more significant drainage way has available slopes of 0.5% to 0.7%. The entire basin area is currently used for farming and is in row crops except for a few residential acreages.

The entire basin has been divided into 15 sub-basins. 13 of the sub-basins naturally draining to the north and two sub-basins("X" and "Y") which drain naturally south but have been assumed will be pumped over the ridge to the north.

The sub-basin boundaries are delineated on Exhibit 1 and the sub-basin areas are also shown on Exhibit 1.

Peak Flows and Required Pipe Sizes/Grades

Within each sub-basin the peak flows were calculated for both the light industrial / commercial uses and the residential uses. For each impact point the resultant peak sanitary flow is shown on Exhibit 1. The required sanitary outfall pipe size is also shown on Exhibit 1. Pipe sizes were determined as the minimum pipe size required at the approximate slope of the adjacent drainage way (available slope).

Opinions of Probable Cost

Based on the basin study and the pipe capacity study the linear feet of properly sized sanitary sewer outfall and number of related manhole structures were determined and opinions of probable cost exhibit prepared. There are three separate Opinions of Probable Cost and they are shown collectively as Exhibit 2. The first cost estimate identifies the cost of the outfall sewer on the west portion of the property and proceeding all the way to the existing sewer near the Westmont subdivision. This sewer is the one that would need to be constructed if a potential user would site a building near the north-south ridge line and on the westerly portion of the site as with the current user evaluating the site. The second estimate identifies the incremental costs associated with an additional outfall sewer along the east side of the property. The third estimate identifies the costs of two sanitary lift stations that would be necessary in order to provide sanitary service to the southerly portion of the Power Park. Sanitary pumping stations can vary widely in cost depending on size, redundancy required and telemetry required. The southerly portion of the Power Park site will ultimately be connected to sewer to the south and therefore these pumping stations, when they are required, will be temporary. For that reason estimates towards the lower end of the range have been utilized for this study.

E & A CONSULTING GROUP
 330 N 117TH STREET, OMAHA, NE 68154

PHONE: (402) 895 4700
 FAX: (402) 895-3599

OPINION OF PROBABLE COST - EXHIBIT 2

PROJECT : POWER PARK SANITARY SEWER
 CLIENT: SARPY COUNTY
 JOB NO. 2012.588.001
 ESTIMATED BY: WESTERGARD

DATE: February 20, 2013

POWER PARK WEST SANITARY OUTFALL SEWER

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 10" SANITARY SEWER	1,600	LF	\$20.00	\$32,000
2	CONSTRUCT 12" SANITARY SEWER	2,100	LF	\$22.00	\$46,200
3	CONSTRUCT 15" SANITARY SEWER	2,300	LF	\$28.00	\$64,400
4	CONSTRUCT 18" SANITARY SEWER	1,600	LF	\$35.00	\$56,000
5	CONSTRUCT 54" SANITARY MANHOLE (24)	290	VF	\$375.00	\$108,750
6	CRUSHED ROCK BEDDING	2,100	TON	\$22.00	\$46,200
7	AIR TESTING & TV INSPECTION	1	LS	\$10,000.00	\$10,000
8	CLEAR AND GRUB	1	LS	\$15,000.00	\$15,000
9	SEEDING	15	AC	\$2,000.00	\$30,000
10	EROSION CONTROL	1	LS	\$20,000.00	\$20,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$428,550

11	PERMANENT EASEMENT ACQUISITION	3.5	AC	\$15,000.00	\$52,500
12	TEMPORARY EASEMENT ACQUISITION	17	AC	\$5,000.00	\$85,000
13	ENGINEERING DESIGN	1	LS	\$40,000.00	\$40,000
14	CONSTRUCTION STAKING	1	LS	\$10,000.00	\$10,000
15	CONSTRUCTION MANAGEMENT	1	LS	\$35,000.00	\$35,000

TOTAL ESTIMATED PROJECT COST:

\$651,050

OPINION OF PROBABLE COST - EXHIBIT 2

PROJECT : POWER PARK SANITARY SEWER
 CLIENT: SARPY COUNTY
 JOB NO. 2012.588.001
 ESTIMATED BY: WESTERGARD DATE: February 20, 2013

POWER PARK EAST SANITARY OUTFALL SEWER

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 10" SANITARY SEWER	1,550	LF	\$20.00	\$31,000
5	CONSTRUCT 54" SANITARY MANHOLE (5)	60	VF	\$375.00	\$22,500
6	CRUSHED ROCK BEDDING	400	TON	\$22.00	\$8,800
7	AIR TESTING & TV INSPECTION	1	LS	\$4,000.00	\$4,000
8	CLEAR AND GRUB	1	LS	\$2,500.00	\$2,500
9	SEEDING	2	AC	\$2,000.00	\$3,000
10	EROSION CONTROL	1	LS	\$4,000.00	\$4,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$75,800

11	PERMANENT EASEMENT ACQUISITION	0.75	AC	\$15,000.00	\$11,250
12	TEMPORARY EASEMENT ACQUISITION	4	AC	\$5,000.00	\$17,500
13	ENGINEERING DESIGN	1	LS	\$9,000.00	\$9,000
14	CONSTRUCTION STAKING	1	LS	\$5,000.00	\$5,000
15	CONSTRUCTION MANAGEMENT	1	LS	\$8,000.00	\$8,000

TOTAL ESTIMATED PROJECT COST: \$126,550

E & A CONSULTING GROUP
330 N 117TH STREET, OMAHA, NE 68154

PHONE: (402) 895-4700
FAX: (402) 895-3599

OPINION OF PROBABLE COST - EXHIBIT 2

PROJECT : POWER PARK SANITARY SEWER
CLIENT: SARPY COUNTY
JOB NO. 2012.588.001
ESTIMATED BY: WESTERGARD

DATE: February 20, 2013

POWER PARK SANITARY PUMP STATIONS

NO.	ITEM		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT SAN. PUMP STATION (COMPLETE)		2	EA	\$100,000.00	\$200,000
TOTAL ESTIMATED CONSTRUCTION COST:						\$200,000

13	ENGINEERING DESIGN		1	LS	\$20,000.00	\$20,000
14	CONSTRUCTION STAKING		1	LS	\$3,000.00	\$3,000
15	CONSTRUCTION MANAGEMENT		1	LS	\$18,000.00	\$18,000

TOTAL ESTIMATED PROJECT COST:

\$241,000

Summary and Conclusions

Evaluation of existing topography confirms that the northerly portion of the Power Park site, including the proposed location of the user currently evaluating the site for purchase, can be served by a gravity sewer. The southerly portion of the site drains naturally to the south towards Springfield. Extension of sanitary sewer to Springfield, nearly three miles away is not economically feasible. Therefore to provide sanitary sewer service to the southerly portion of the site installation of one or more sanitary sewer pumping stations would be required.

There are two discharge point for the Power Park site. One located at a draw approximately 400' west of Highway 50 and the other being located at a draw approximately 400' east of the westerly property line. The sewer required to be constructed for the potential user would discharge to this westerly draw. Neither the easterly outfall sewer or the mentioned pumping stations would need to be constructed to serve the potential user.

The size of the required outfall sewers as determined by this study starts at a 10" diameter at the Power Park site and increases to 12", 15" and 18" diameters at points where downstream basins will connect to the outfall sewer. The existing 21" sewer located on the west side of the Westmont subdivision has been determined to properly sized and has adequate capacity for the entire Power park site as well as the balance of the drainage basin.

The outfall sewer route would follow existing draws going generally northeasterly from the site. The route is entirely used for agricultural purposes and is in row crops. No unusual construction or easement acquisition challenges exist.

The construction cost of the outfall sewer to serve the westerly portion of the Power Park site including the proposed location of the current user evaluating the site for purchase is \$428,550. The total project cost which includes allowances for easement acquisition, engineering design, staking and construction management is \$651,050. This estimate is for the western outfall sewer from the Power Park site and proceeding all the way to the connection to the existing 21" sewer at Westmont. Estimated costs for the easterly outfall from the site and also for the pumping stations to serve the southerly portions of the site have also been provided.

EXHIBIT "A"
LEGAL DESCRIPTION

The Northeast Quarter (NE¼) of Section 2, Township 13 North, Range 11 East of the 6th P.M., in Sarpy County, Nebraska, EXCEPT that part thereof described as follows:

Beginning at the Southeast corner of the Northeast Quarter of said Section 2; thence Northerly, along the East line of said Northeast Quarter, a distance of 2,586.38 feet, to the Northeast corner of said Northeast Quarter; thence Westerly, deflecting 91°01'26" left, along the North line of said Northeast Quarter, a distance of 543.08 feet; thence Southerly, deflecting 89°58'09" left, a distance of 33.00 feet, to the existing Southerly county road right-of-way line; thence Easterly, deflecting 74°57'44" left, a distance of 200.07 feet; thence Easterly, deflecting 07°59'53" left, a distance of 146.37 feet; thence Southerly, deflecting 83°57'54" right, a distance of 315.16 feet; thence Southerly, deflecting 06°06'27" left, a distance of 401.12 feet; thence Southerly, deflecting 13°14'09" right, a distance of 504.70 feet; thence Southerly, deflecting 09°01'17" left, a distance of 500.03 feet; thence Southerly, deflecting 03°08'31" left, a distance of 771.68 feet, to the South line of said Northeast Quarter; thence Easterly, deflecting 86°26'19" left, along the South line of said Northeast Quarter, a distance of 74.93 feet, to the existing Westerly right-of-way line of Highway 50; thence continuing Easterly, deflecting 00°00'00", along the South line of said Northeast Quarter, a distance of 64.10 feet, to the Point of Beginning;

Subject to public roads and/or highways.