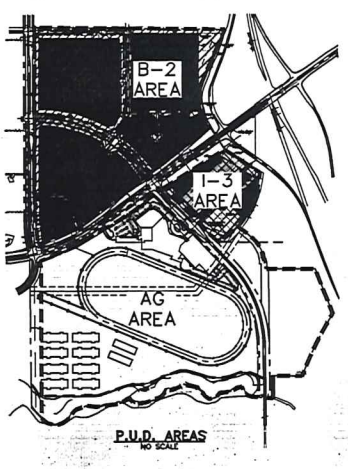
SOUTHWEST VILLAGE
AMENDMENT TO THE P.U.D.
COVER SHEET

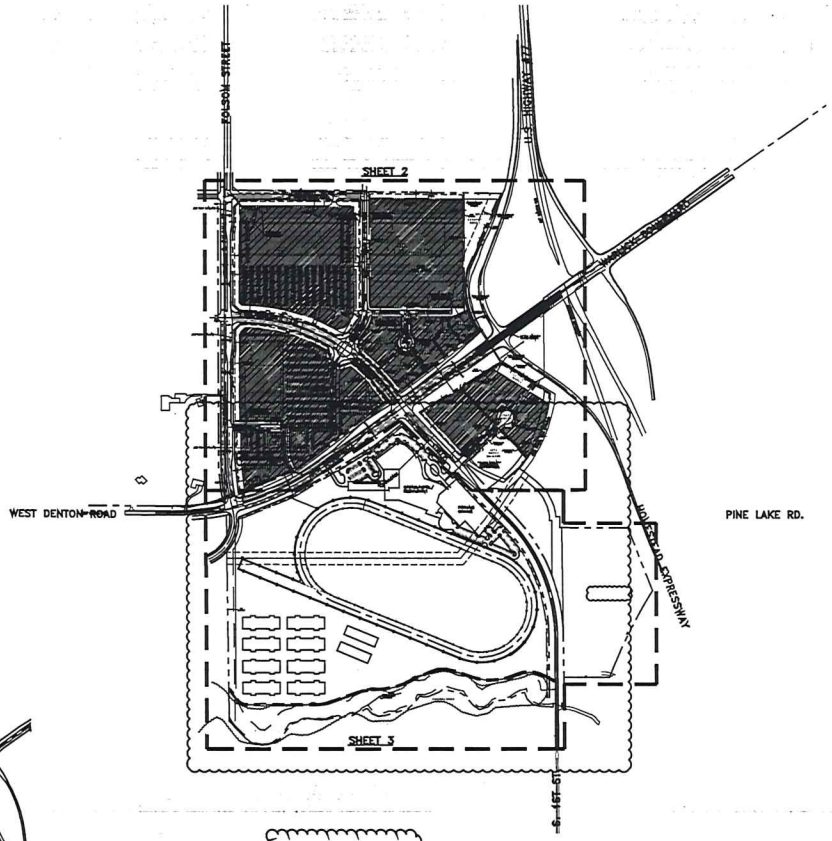
SCALE: 1"=400'
0 200 400 800
SCALE IN FEET

CENTERLINE CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
A	175.00	35°56'43.01"	109.74	56.74	107.96
B	1500.00	52°21'29.73"	1370.74	737.41	1323.54
C	4000.00	04°17'49.82"	299.10	150.07	299.93
D	1400.00	12°20'42.73"	294.99	156.89	296.33
E	350.00	48°17'20"	465.14	260.67	447.22
F	2000.00	27°27'42.92"	956.61	488.09	949.46
G	4000.00	04°17'49.82"	299.10	150.07	299.93
H	1000.00	16°40'31"	291.04	146.58	290.01
I	1000.00	69°22'50"	1210.92	692.16	1136.28
J	1000.00	8°08'02"	141.96	71.10	141.84

P.U.D. BOUNDARY CURVE DATA					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
1	290.80	12°29'35"	63.41	31.83	63.28
2	26.19	44°19'03"	20.25	10.66	19.75
3	377.50	11°11'32"	44.98	22.56	44.91
4	403.50	154°28'04"	1087.82	1780.88	787.05
5	215.50	130°12'33"	489.74	484.35	390.95
6	1400.00	31°54'20"	341.99	163.74	330.41
7	501.99	32°31'06"	284.91	146.41	284.10
8	1091.35	32°27'45"	875.48	348.95	864.75
9	66.50	97°30'23"	113.17	75.84	100.00
10	1560.00	7°08'26"	194.87	97.58	194.75
11	816.08	48°30'11"	524.13	278.99	508.57



P.U.D. AREAS
NO SCALE



AG AREA LAND USE TABLE	
Uses	Max. gross square feet
Cultivation, Processing, Sales, Warehousing, Processing, Hand Labor, Storage, Shipping, Sales, Office	165,000
Greenhouses	20,000

I-3 AND B-2 AREA LAND USE TABLE	
Uses	Max. Gross Square Feet
Office and Research*	300,000
Lawn and Garden	140,000
Hotel/Motel	250 Rooms
Mobile Hotel	250 sleeping units
Retail	1,000,000**
Total	1,300,000**

*The PUD must have at least an aggregate of 300,000 square feet of office and industrial uses, not including any space that may be built in the AG area if the horse racing track is built.

**The B-2 and I-3 Areas shall not exceed an aggregate of 1,000,000 square feet of office, industrial and commercial/retail square feet.

OWNERS

SOUTHWEST, INC
WESTERN HEMISPHERE HOLDING COMPANY
8644 EXECUTIVE WOODS DRIVE
LINCOLN, NE 68512
PHONE: (402)436-3444

LEGRANDE EXCAVATING, INC.
7801 S 1ST
LINCOLN, NE 68512
PHONE: (402)423-4076

ENGINEER & PREPARER

OLSSON ASSOCIATES
1111 LINCOLN MALL
LINCOLN, NE. 68501
PHONE: 474-6311

DEVELOPER

DIAL COMPANIES INC.
11000 NICHOLAS ST. #200
OMAHA, NE 68154
PHONE: (402)493-2800

B-2 PUD (NORTH) LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 18 I.T., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, STATE OF NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 27 MINUTES 24 SECONDS EAST, A DISTANCE OF 1,321.77 FEET TO A POINT, THENCE NORTH 00 DEGREES 33 MINUTES 36 SECONDS EAST, A DISTANCE OF 33.00 FEET TO A POINT, THENCE NORTH 00 DEGREES 33 MINUTES 36 SECONDS EAST, A DISTANCE OF 1,321.77 FEET TO A POINT, THENCE NORTH 00 DEGREES 33 MINUTES 36 SECONDS EAST, A DISTANCE OF 1,321.77 FEET TO A POINT, THENCE NORTH 00 DEGREES 33 MINUTES 36 SECONDS EAST, A DISTANCE OF 374.26 FEET TO A POINT LOCATED 60.00 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH 00 DEGREES 27 MINUTES 31 SECONDS EAST ALONG A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,128.47 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, SAID LINE BEING THE NORTH LINE OF SAID LOT 18 I.T., THENCE SOUTH 88 DEGREES 32 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 18 I.T., SAID LINE BEING THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,199.02 FEET TO A POINT, THENCE SOUTH 32 DEGREES 40 MINUTES 15 SECONDS WEST, A DISTANCE OF 873.21 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 48 DEGREES 30 MINUTES 11 SECONDS, A RADIUS OF 816.08 FEET, A ARC LENGTH OF 524.13 FEET, A CHORD BEARING OF SOUTH 21 DEGREES 26 MINUTES 21 SECONDS WEST, A DISTANCE OF 510.57 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A DELTA ANGLE OF 9 DEGREES 08 MINUTES 23 SECONDS, A RADIUS OF 1,560.00 FEET, A ARC LENGTH OF 249.87 FEET TO A POINT, THENCE SOUTH 50 DEGREES 29 MINUTES 22 SECONDS WEST, A DISTANCE OF 1,064.30