

**WAHOO CITY COUNCIL AGENDA**  
**Thursday, May 7, 2026 - 7:00 PM**  
**Wahoo Public Library, 637 N Maple St, Wahoo, NE 68066**

NOTICE IS HEREBY GIVEN that the Mayor and Council of the City of Wahoo meet on the second and fourth Tuesdays of each month at the Wahoo Public Library, 637 N Maple Street Wahoo, Nebraska, at 7:00 p.m. Notice of special meetings shall be given by posting a notice thereof on the bulletin board in City Hall, U.S. Post Office, and FirstBank of Nebraska, at least 24 hours before the special meeting. All Council meetings are open to the public and the agenda, which is kept continually current, is available for public inspection at the office of the City Clerk at City Hall during normal business hours.

Individuals requiring physical or sensory accommodations, individual interpreter service, Braille, large print or recorded material, please contact the ADA Coordinator at City Hall, 637 N Maple St, Wahoo, Nebraska, 68066, telephone 402-443-3222 as far in advance as possible, but no later than 48 hours before the scheduled event.

**Pledge of Allegiance**

**Advise the public of the location of posting of Open Meetings Act and Title VI information**

**Roll Call**

**Comments from the public on items not on the Agenda**

**Public hearings and associated actions**

1. Application for Conditional Use Permit for a car lot located at Lots 7-8 Blk 36 south Wahoo Addition with offices at 130 S Walnut Street
2. Application for Rezone of Krumel Industrial Subdivision from C-3 & Ag to C-2 and I-2

**Items Not Requiring a Public Hearing**

1. Consideration of a waiver of the Expressway Corridor Design Standards changing it from 1/4 mile to 1/8 mile within the Krumel Subdivision.
2. Recommendation of approval of the final plat for Krumel Industrial Subdivision

**Report on current and upcoming projects**

**Miscellaneous and correspondence**

**Approve minutes of \_\_\_\_\_ meeting.**

**Adjournment**

**CITY OF WAHOO**  
**APPLICATION FOR CONDITIONAL USE PERMIT**

Name: Dennis J. Harkin

Address or Location: Lots 7-8 Block # 36 South Wahoo Addition (Behind Runza)  
with office at 130 S Walnut St, Wahoo, NE, 68066

Current zoning of property NRC

Under the provisions of Article 6 of the City of Wahoo Zoning Regulations, the undersigned hereby applies for a Conditional Use Permit to Run a Used Car dealer ship

on the property described as: Lot 7-8 Block 36

Proposed development of the property is shown on plans attached hereto. Type and proposed use is as follows:

Grading & crushed concrete with an approved dealership signage

This application authorizes representatives of the City of Wahoo to enter the above property for purposes of inspection, examination, and investigation related to this application, and posting of signs as required by zoning regulations.

Date: 3/13/26 Signed [Signature] Applicant

Address: 657 W 16th St  
Wahoo, NE, 68066

Phone: 531-248-7137

FEE: \$ 250 Receipt # 31195

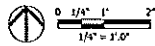
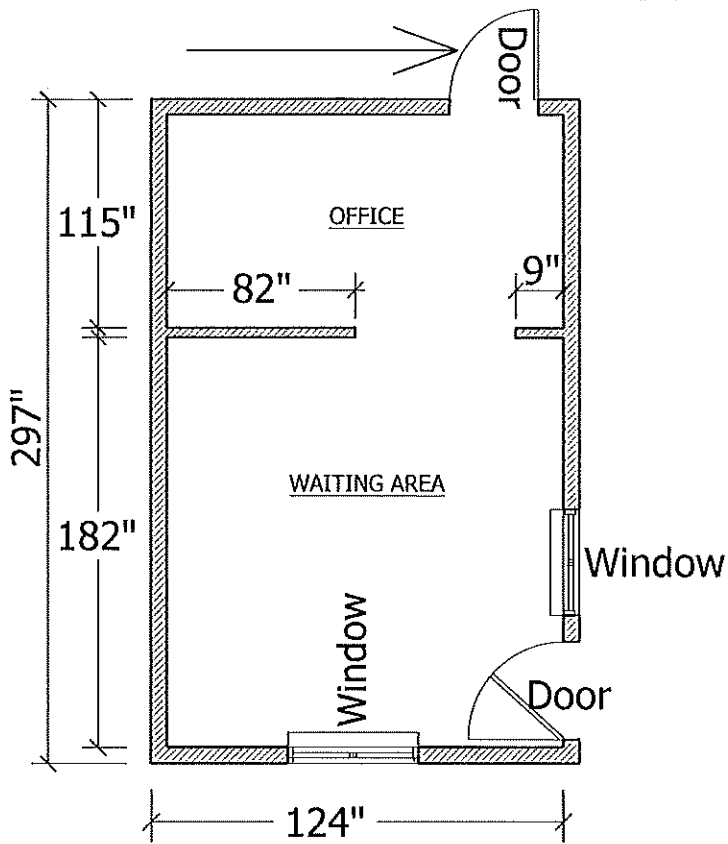
Publication fees will be billed to applicant

Date of Hearing (Planning Commission) May 7th, 2026. Approved  Denied

Date of Hearing (City Council) May 26th, 2026. Approved  Denied

\_\_\_\_\_  
Zoning Administrator

# RESTROOM THROUGH TOP DOOR



GROUND FLOOR LAYOUT	
PLAN VIEW	A1.0









**CITY OF WAHOO  
APPLICATION FOR CHANGE OF ZONING**

Applicant's Name JEO Investments, Inc.

Applicant's Address 1937 N Chestnut St. Wahoo, NE 68066

Phone Number(s): 402-443-7455

Address or location of property to be rezoned A portion of the southeast corner of U.S.  
Highway 77 and Old Highway 77

Legal description of property to be rezoned A part of the west half of the northwest quarter in  
Section 35, Township 15 North Range 7 East, Wahoo, Nebraska

Area of property (Sq Ft or Acres) 48.89 acres

Current use of property Agricultural

Proposed use of property Industrial and Highway Commercial

Present zoning C-3 (AHO)(GCO) & Ag (AHO)(GCO) Requested zoning C-2 (AHO)(GCO) & I-2 (AHO)(GCO)

Current zoning and use of adjoining properties:

North: C-2 & C-3 (AHO) (GCO) South: I-2 (AHO)(GCO)

East: AG (AHO)(GCO) West: I-2 (AHO)(GCO)

Designated use of property on Future Land Use Map and Wahoo Comprehensive plan: \_\_\_\_\_  
Flex and Industrial

**Applicant must furnish a survey plat of property proposed to be rezoned, and site plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.**

Under the provisions of the City of Wahoo Zoning Regulations, the undersigned hereby applies for a change of zoning. This application authorizes representatives of the City of Wahoo to enter the above property for purposes of inspection, examination, and investigation related to this application, and posting of signs as required by Zoning Regulations.

Date: 11/3/25 Signed: 

Owner or authorized agent

Address: 1937 N Chestnut St. Wahoo, NE 68066

Phone: 402-443-7455

FEE: \$ \$250.00 Receipt # 30896 - 11/3/2025

Publication fees will be billed to applicant

Date of Hearing (Planning Commission) 5/7/2026 . 20\_\_ . Approved \_\_\_\_\_ Denied \_\_\_\_\_

Date of Hearing (City Council) 5/26/2026 , 20\_\_ . Approved \_\_\_\_\_ Denied \_\_\_\_\_

\_\_\_\_\_  
Zoning Administrator

**JUSTIFICATION:**

Questions 1 through 10 must be answered completely. Use additional sheets if needed.

1. Explain how this request is compatible with the future land use elements of the Wahoo, Nebraska Comprehensive Plan.
2. What type of development does the Wahoo, Nebraska comprehensive Plan recommend for this general area?
3. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area?
4. Is the proposed zoning district in the floodplain hazard area as delineated under the federal flood insurance program?
5. Provide reasons to support the need for the proposed zoning in this area.
6. How would the proposed district conform with adjacent zoning districts?
7. What is the general character of the area? Describe
8. What type of sewer and water system will be used?
9. Does the change affect any proposed public projects?
10. How will the proposed zoning district affect traffic in the area?



## Rezone Justification – Krumel Industrial Subdivision

### **1. Explain how this request is compatible with the future land use elements of the Wahoo, Nebraska Comprehensive Plan.**

Krumel Industrial Subdivision will be a combination of C-2 and I-2 zoning consistent with the Future Land Use designation of Flex and Industrial along the important transportation corridors of U.S. Highway 77 and Old Highway 77.

### **2. What type of development does the Wahoo, Nebraska comprehensive Plan recommend for this general area?**

The 2017 Comprehensive Plan considered this area to be served by flex and industrial uses. The proposed subdivision is consistent with that vision. The subdivision will be a mix uses intended for highway traffic, flex industrial uses, and heavier industrial uses, all designed to provide important services and job creation opportunities.

### **3. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area?**

A soil survey report is attached. A full geotechnical report has been commissioned to begin once crops are harvested in the project area and will be submitted prior to final plat.

### **4. Is the proposed zoning district in the floodplain hazard area as delineated under the federal flood insurance program?**

N/A

### **5. Provide reasons to support the need for the proposed zoning in this area.**

This project will facilitate the transition from service-adjacent agricultural uses to highway commercial and industrial development and services along the Highway 77 corridor.

A parallel zoning amendment request proposes to reduce the width of the Design Corridor Overlay from ¼ mile to 1/8 mile from the U.S. Highway 77 corridor east of Old Highway 77. This is appropriate as to not burden industrial development with the expense associated with the design regulations, but still protect the intent and design priority immediately adjacent to this important transportation corridor in Wahoo.

**6. How would the proposed district conform with adjacent zoning districts?**

The subdivision will be a continuation of adjacent commercial and industrial zoning districts.

**7. What is the general character of the area? Describe**

The current character of the area is transitional agricultural land.

**8. What type of sewer and water system will be used?**

Sewer and water will be designed and constructed to the City's specifications and connected to the existing Department of Utilities systems.

**9. Does the change affect any proposed public projects?**

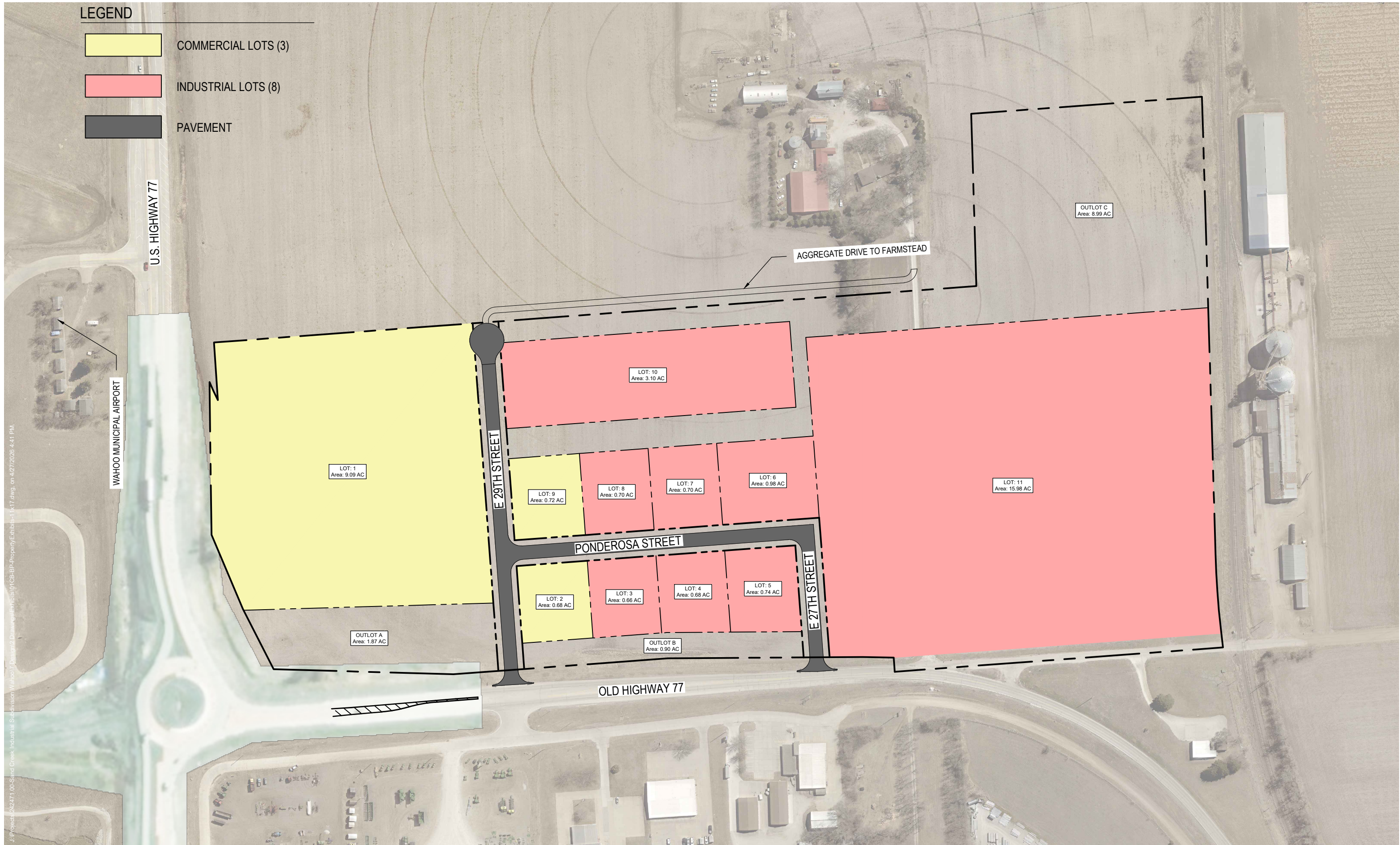
No.

**10. How will the proposed zoning district affect traffic in the area?**

A traffic study has been commissioned and will be reviewed and approved by NDOT. A draft of the study is included herein.

LEGEND

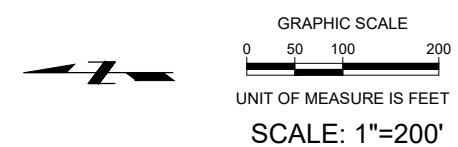
- COMMERCIAL LOTS (3)
- INDUSTRIAL LOTS (8)
- PAVEMENT



J:\Project\20247100-Sand Creek Industrial Subdivision\Wahoo\7\_Design2\_Drawing\Exhibits\01CB-SP-Property\Exhibit-1.k17.dwg, on 4/27/2026 4:41 PM

# Krumel Industrial Subdivision

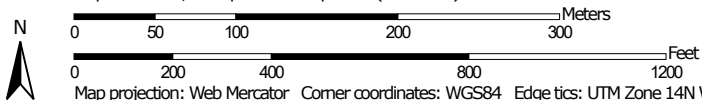
WAHOO, NE



Hydrologic Soil Group—Saunders County, Nebraska



Map Scale: 1:4,670 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84




Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

9/21/2025  
Page 1 of 4

### MAP LEGEND

**Area of Interest (AOI)**









 Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Lines**


-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Points**






-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Saunders County, Nebraska  
 Survey Area Data: Version 22, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3948	Fillmore silt loam, terrace, occasionally ponded	D	0.0	0.0%
7105	Yutan silty clay loam, terrace, 2 to 6 percent slopes, eroded	C	15.9	23.0%
7280	Tomek silt loam, 0 to 2 percent slopes	C	26.5	38.3%
7340	Filbert silt loam, 0 to 1 percent slopes	D	26.7	38.6%
<b>Totals for Area of Interest</b>			<b>69.1</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

- LEGEND**
- MONUMENT FOUND 1/2" REBAR (UNLESS NOTED OTHERWISE)
  - MONUMENT SET 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "BORCHERS L.S. 790"
  - CALCULATED POINT
  - U DEEDED DISTANCE
  - G GOVERNMENT DISTANCE
  - M MEASURED DISTANCE
  - P PLATTED DISTANCE
  - R RECORDED DISTANCE
  - R1 RECORDED DISTANCE-SIMONDS 2010
  - R2 RECORDED DISTANCE-BORCHERS 2016
  - R3 RECORDED DISTANCE-CHARLES 2006

**OWNER / DEVELOPER:**  
JEO INVESTMENTS INC.  
ROB BRIGHAM  
1937 N CHESTNUT STREET  
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**ENGINEER / SURVEYOR:**  
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ISAAC KREIKEMEIER AND JOSH BORCHERS  
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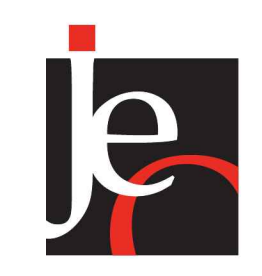
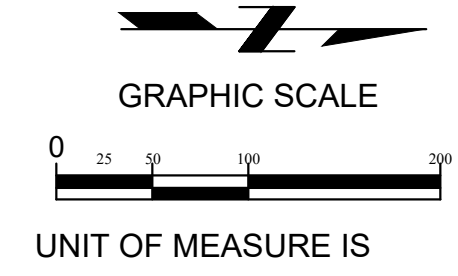
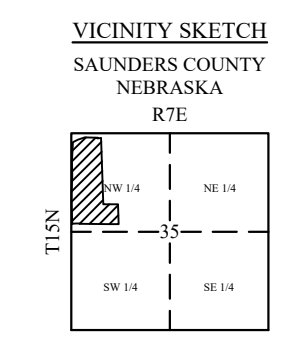
**ZONING INFORMATION**  
EXISTING ZONING:  
EAST OF OLD HIGHWAY 77: TRANSITION ZONE  
WEST OF OLD HIGHWAY 77: HEAVY INDUSTRIAL (I-2)

PROPOSED ZONING:  
LOTS 1-9: HIGHWAY COMMERCIAL (C-2)  
LOTS 10-11: HEAVY INDUSTRIAL (I-2)

**BUILDING SETBACK RESTRICTIONS**

**HIGHWAY COMMERCIAL DISTRICT (C-2)**  
FRONT YARD 25 FEET  
SIDE YARD 10 FEET  
REAR YARD 20 FEET

**HEAVY INDUSTRIAL (I-2)**  
FRONT YARD 25 FEET  
SIDE YARD 10 FEET  
REAR YARD 10 FEET



**JEO CONSULTING GROUP**

1937 N CHESTNUT ST  
WAHOO, NE 68066  
800.723.8567 | jeo.com

JEO CONSULTING, INC.  
ORGANIZATION CERTIFICATE OF  
AUTHORIZATION NUMBER: CA-0069

PRELIMINARY PRELIMINARY  
NOT FOR CONSTRUCTION  
30%  
DATE:  
09.22.2025  
PRELIMINARY PRELIMINARY

[09.22.2025]  
Isaac Kreikenmeier - Civil Engineer  
E-20028

**ISSUE**

MARK	DATE	DESCRIPTION
-	00/00/0000	XX

**KRUMEL INDUSTRIAL SUBDIVISION**

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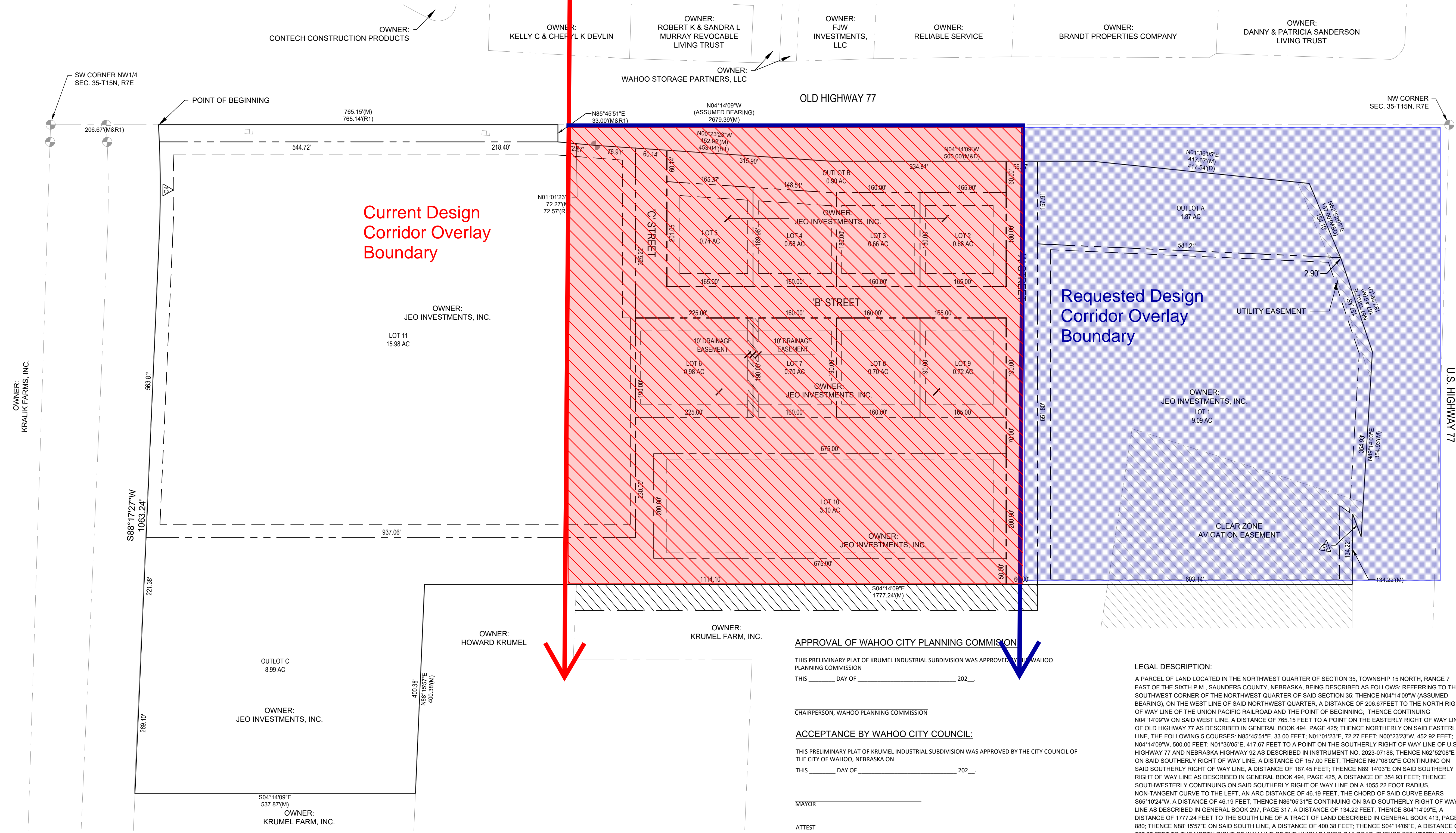
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QAQC: [IK]



Know what's below.  
Call before you dig.



**PRELIMINARY PLAT**



**CURVE DATA TABLE**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	46.19'	1055.22'	002°30'29"	23.10'	S65°10'24"W	46.19'
C2	217.89'	2095.80'	005°57'24"	109.04'	S85°25'54"W	217.79'

**APPROVAL OF WAHOO CITY PLANNING COMMISSION**

THIS PRELIMINARY PLAT OF KRUMEL INDUSTRIAL SUBDIVISION WAS APPROVED BY THE WAHOO PLANNING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_.

CHAIRPERSON, WAHOO PLANNING COMMISSION

**ACCEPTANCE BY WAHOO CITY COUNCIL:**

THIS PRELIMINARY PLAT OF KRUMEL INDUSTRIAL SUBDIVISION WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WAHOO, NEBRASKA ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_.

MAYOR \_\_\_\_\_

ATTEST  
CITY CLERK \_\_\_\_\_

**ACCEPTANCE BY WAHOO CITY ENGINEER:**

THIS PRELIMINARY PLAT OF KRUMEL INDUSTRIAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE WAHOO CITY ENGINEER ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_.

WAHOO CITY ENGINEER \_\_\_\_\_

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE N04°14'09"W (ASSUMED BEARING), ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 206.67 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND THE POINT OF BEGINNING; THENCE CONTINUING N04°14'09"W ON SAID WEST LINE, A DISTANCE OF 765.15 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 77 AS DESCRIBED IN GENERAL BOOK 494, PAGE 425; THENCE NORTHERLY ON SAID EASTERLY LINE, THE FOLLOWING 5 COURSES: N85°45'51"E, 33.00 FEET; N01°01'23"E, 72.27 FEET; N00°23'23"W, 452.92 FEET; N04°14'09"W, 500.00 FEET; N01°36'05"E, 417.67 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 77 AND NEBRASKA HIGHWAY 92 AS DESCRIBED IN INSTRUMENT NO. 2023-07188; THENCE N62°52'08"E ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 157.00 FEET; THENCE N67°08'02"E CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 187.45 FEET; THENCE N89°14'03"E ON SAID SOUTHERLY RIGHT OF WAY LINE AS DESCRIBED IN GENERAL BOOK 494, PAGE 425, A DISTANCE OF 354.93 FEET; THENCE SOUTHWESTERLY CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE ON A 1055.22 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 46.19 FEET; THE CHORD OF SAID CURVE BEARS S65°10'24"W, A DISTANCE OF 46.19 FEET; THENCE N89°05'51"E CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE AS DESCRIBED IN GENERAL BOOK 297, PAGE 317, A DISTANCE OF 134.22 FEET; THENCE S04°14'09"E, A DISTANCE OF 1777.24 FEET TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN GENERAL BOOK 413, PAGE 880; THENCE N88°15'57"E ON SAID SOUTH LINE, A DISTANCE OF 400.38 FEET; THENCE S04°14'09"E, A DISTANCE OF 537.87 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S88°17'27"W ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1063.24 FEET TO A POINT OF CURVATURE; THENCE WESTERLY CONTINUING ON SAID NORTH RIGHT OF WAY LINE, ON A 2095.80 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 217.89 FEET TO THE POINT OF BEGINNING; THE CHORD OF SAID CURVE BEARS S85°25'54"W, A DISTANCE OF 217.79 FEET, CONTAINING 48.89 ACRES, MORE OR LESS.

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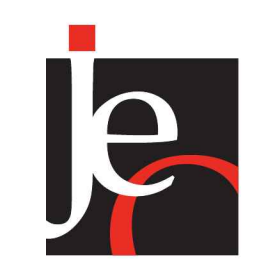
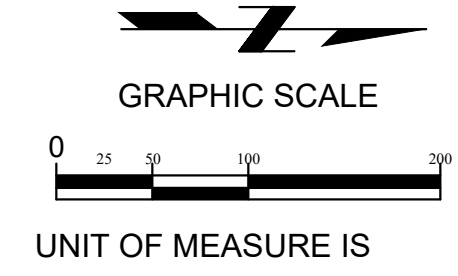
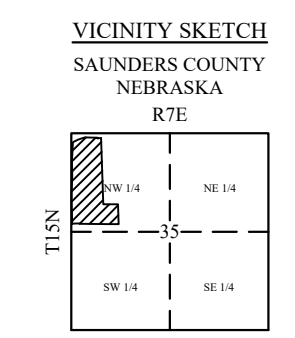
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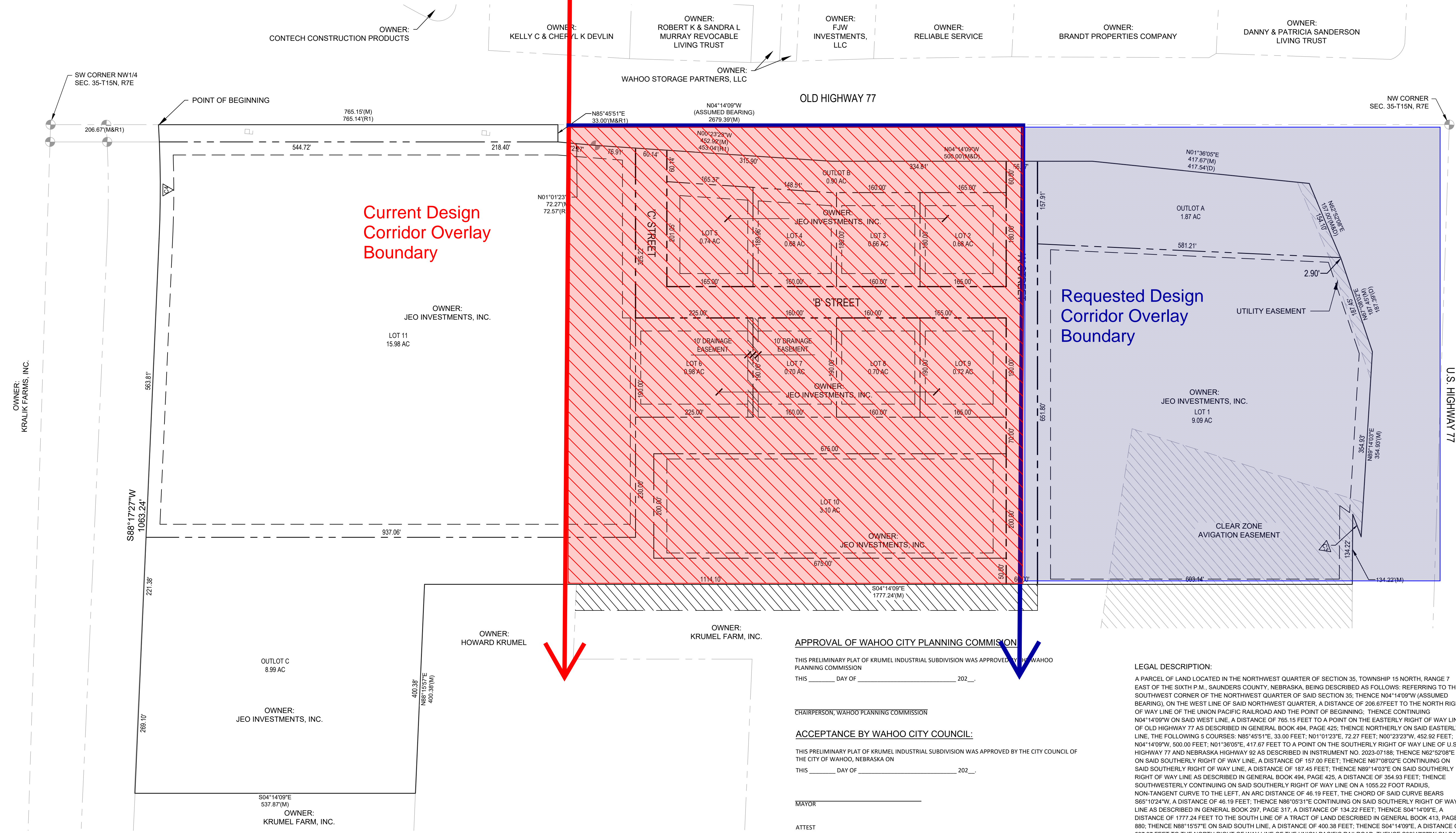
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QAQC: [IK]



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CHAIRPERSON, WAHOO PLANNING COMMISSION

**ACCEPTANCE BY WAHOO CITY COUNCIL:**

THIS PRELIMINARY PLAT OF KRUMEL INDUSTRIAL SUBDIVISION WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WAHOO, NEBRASKA ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_.

MAYOR \_\_\_\_\_

ATTEST  
CITY CLERK \_\_\_\_\_

**ACCEPTANCE BY WAHOO CITY ENGINEER:**

THIS PRELIMINARY PLAT OF KRUMEL INDUSTRIAL SUBDIVISION WAS REVIEWED AND APPROVED BY THE WAHOO CITY ENGINEER ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_.

WAHOO CITY ENGINEER \_\_\_\_\_

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE N04°14'09"W (ASSUMED BEARING), ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 206.67 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND THE POINT OF BEGINNING; THENCE CONTINUING N04°14'09"W ON SAID WEST LINE, A DISTANCE OF 765.15 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 77 AS DESCRIBED IN GENERAL BOOK 494, PAGE 425; THENCE NORTHERLY ON SAID EASTERLY LINE, THE FOLLOWING 5 COURSES: N85°45'51"E, 33.00 FEET; N01°01'23"E, 72.27 FEET; N00°23'23"W, 452.92 FEET; N04°14'09"W, 500.00 FEET; N01°36'05"E, 417.67 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 77 AND NEBRASKA HIGHWAY 92 AS DESCRIBED IN INSTRUMENT NO. 2023-07188; THENCE N62°52'08"E ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 157.00 FEET; THENCE N67°08'02"E CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 187.45 FEET; THENCE N89°14'03"E ON SAID SOUTHERLY RIGHT OF WAY LINE AS DESCRIBED IN GENERAL BOOK 494, PAGE 425, A DISTANCE OF 354.93 FEET; THENCE SOUTHWESTERLY CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE ON A 1055.22 FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 46.19 FEET; THE CHORD OF SAID CURVE BEARS S65°10'24"W, A DISTANCE OF 46.19 FEET; THENCE N89°05'51"E CONTINUING ON SAID SOUTHERLY RIGHT OF WAY LINE AS DESCRIBED IN GENERAL BOOK 297, PAGE 317, A DISTANCE OF 134.22 FEET; THENCE S04°14'09"E, A DISTANCE OF 1777.24 FEET TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN GENERAL BOOK 413, PAGE 880; THENCE N88°15'57"E ON SAID SOUTH LINE, A DISTANCE OF 400.38 FEET; THENCE S04°14'09"E, A DISTANCE OF 537.87 FEET TO THE NORTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S88°17'27"W ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1063.24 FEET TO A POINT OF CURVATURE; THENCE WESTERLY CONTINUING ON SAID NORTH RIGHT OF WAY LINE, ON A 2095.80 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 217.89 FEET TO THE POINT OF BEGINNING; THE CHORD OF SAID CURVE BEARS S85°25'54"W, A DISTANCE OF 217.79 FEET, CONTAINING 48.89 ACRES, MORE OR LESS.