

Send To:
James E. Lang
11306 Davenport Street
Omaha, NE 68154

NOV
RECEIVED

NOV 7 11 43 AM '95

GEORGE J. WILSON, JR.
REGISTERED OF DEEDS
DOUGLAS COUNTY, NE



1160 682 MISC



12071 95 682-686

12071
2600 Comp MC-05449
DEL R C/O DUMP YR
LEGAL PG SCARLE FV

RECIPROCAL ACCESS EASEMENT

WHEREAS, Pacific Lots, Inc., a Nebraska corporation ("Grantor"), is the owner of the following described real property:

Lots 1 and 2, Cambridge Estates Replat II, being a replatting of Lot 64, Cambridge Estates Replat, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska (hereinafter referred to individually as Lot 1 and Lot 2 and collectively as Lots 1 and 2), and

WHEREAS, the Grantor is desirous of granting a reciprocal access easement for the purposes of ingress and egress from Lots 1 and 2 to 168th Street abutting such lots on the west pursuant to the terms hereof, and

NOW, THEREFORE, in consideration of the Covenants contained herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor agrees as follows:

1. Grant of Easement. Grantor does hereby grant and convey to itself and to any and all future owners of Lots 1 and 2, or any part thereof, and their respective heirs, successors, assigns, invitees, lessees and employees (the "Grantees"), a nonexclusive reciprocal access easement within, over and through the area shown and legally described on Exhibit "A" attached hereto (the "Easement Area"), for the purpose of ingress from the existing 168th Street to Lots 1 and 2 and egress to the existing 168th Street from Lots 1 and 2, said street abutting such lots on the west side of such lots. The Easement Area is also shown on the Cambridge Estates Replat II plat recorded with the Register of Deeds, Douglas County, Nebraska.

2. Construction, Repair and Maintenance of Roadway. Upon the construction of a structure upon Lot 2, the then owner of Lot 2 shall construct a hard surfaced roadway of not less than 25 feet in width within the Easement Area from the south lot line of Lot 2 south so as to provide access on to the existing 168th Street at a point at least 600 feet south of the center line of West Dodge Road, all as shown on the site plan attached hereto as Exhibit "B". The plans, specifications, and location of the roadway shall be approved in writing by the Grantor prior to its construction. The hard surfaced roadway shall also be designed to provide ingress and egress from Lot 1 to and from the existing 168th Street. The owner of Lot 2 shall properly maintain and repair the roadway during the term of this easement. In consideration of

LEGAL DESCRIPTION

A permanent easement for ingress and egress over that part of Lot 1, CAMBRIDGE ESTATES REPLAT 2, a subdivision, as surveyed, plotted and recorded in Douglas County, Nebraska, described as follows:

Commencing the point of intersection of the north right of way line of Burke Street with the east right of way line of 168th Street;
 Thence North 00°17'59" East (bearings referenced to the CAMBRIDGE ESTATES REPLAT 2 Final Plat) for 480.41 feet along the east right of way line of 168th Street to the TRUE POINT OF BEGINNING;

Thence North 00°17'59" East for 272.33 feet along the east right of way line of 168th Street to the north west corner of Lot 1, CAMBRIDGE ESTATES REPLAT 2;
 Thence North 84°31'41" East for 42.21 feet along the north line of Lot 1, CAMBRIDGE ESTATES REPLAT 2;

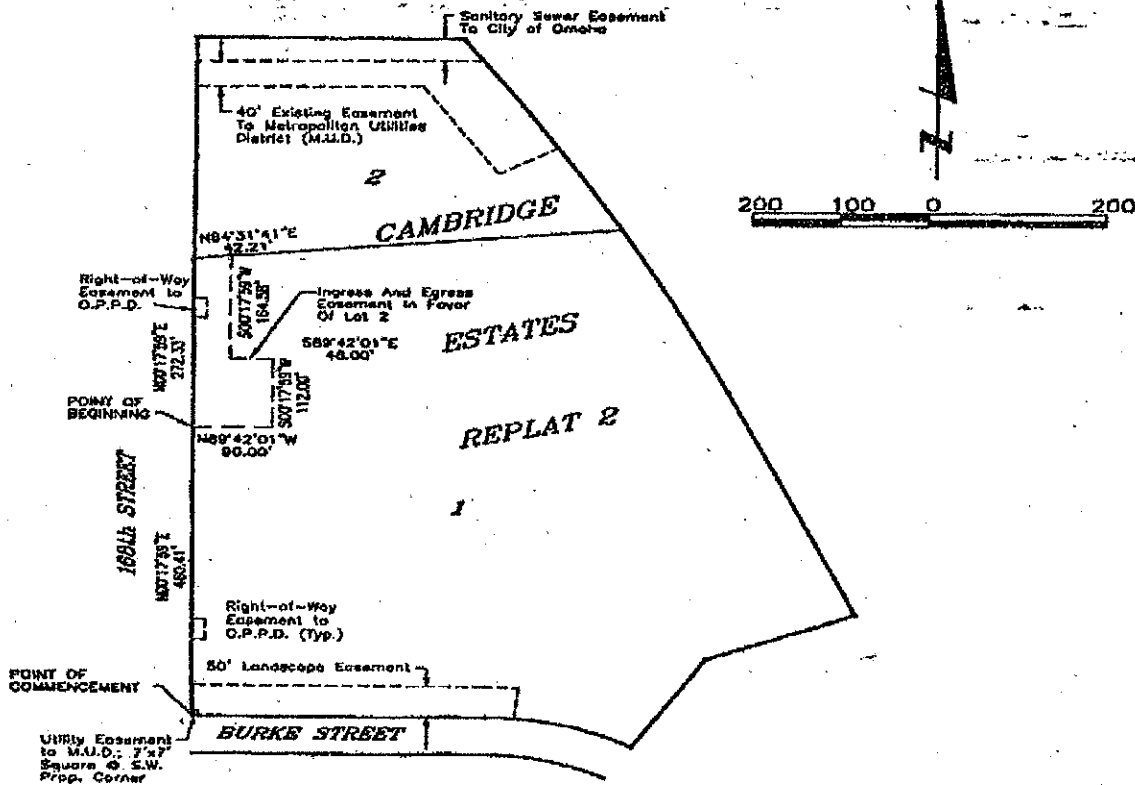
Thence South 00°17'59" West for 164.58 feet parallel with and 42.00 feet east of the east right of way line of 168th Street;

Thence South 89°42'01" East for 48.00 feet;

Thence South 00°17'59" West for 112.00 feet parallel with and 90.00 feet east of the east right of way line of 168th Street;

Thence North 89°42'01" West for 80.00 feet to the Point of Beginning.

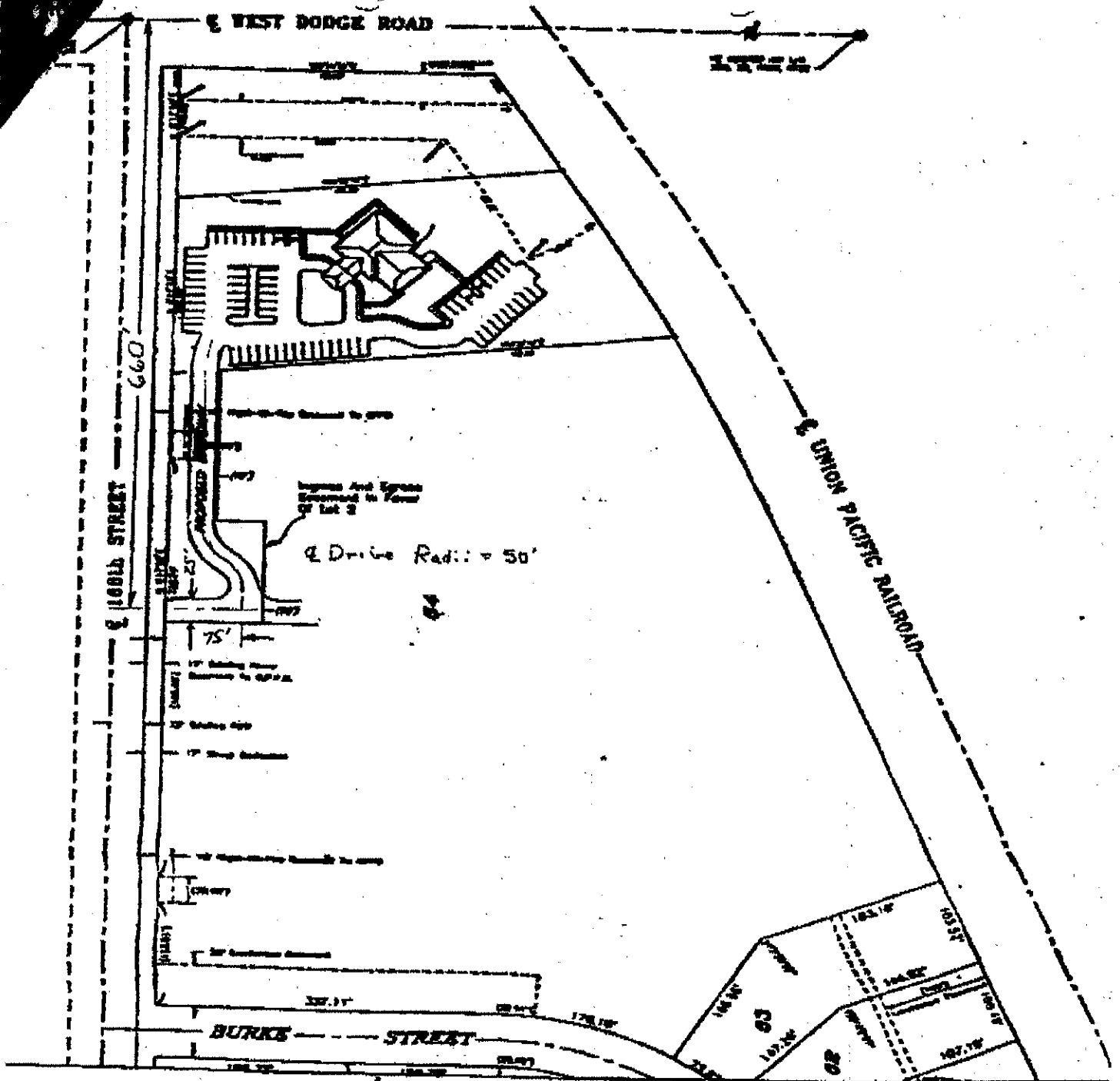
Contains 0.39 acre.



Book _____ Page _____ Date JULY 26, 1995 Job Number 88013-5301

lamp, ryne arson & associates, inc.
 engineers surveyors planners
 14747 california street omaha, nebraska 68154-1978 402-498-2408
 FAX 402-498-2730

Exhibit "A"



PROPOSED SITE PLAN

Exhibit "B"