

E A S E M E N T

BOOK 638 PAGE 87

The following easement is hereby granted to Ralph E. and Rita G. Biniamow for construction and maintenance of a sanitary sewer line:

A 5 foot strip of land parallel to and on the South side of the West 120 feet of the South line of Ralph E. and Rita G. Biniamow's property and a 5 foot strip of land parallel to and on the East side of existing frontage road a distance of 50 feet to center of existing manhole.

This easement shall be non-exclusive and shall run with the land. Grantee shall maintain line and repair any damage caused by line. Copy of plat denoting easement is attached hereto and hereby made part of this easement.

In payment for this easement, Grantee, and any of its assigns, principals or agents hereby waive any claim against David E. Abboud and any of his affiliate companies or agents, including but not limited to Commercial Realty, Inc.; Omen Construction Company or The Baron Corporation.

GRANTOR: THE BARON CORPORATION

By David R. Abboud Date 8/25/80

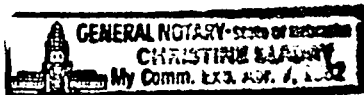
GRANTEE: MASTER TUNE COMPANY

By Ralph E. Biniamow 8/25/80
Ralph E. Biniamow Date

State of Nebraska)
) ss.
County of Douglas)

Before me, a notary public qualified for said county, personally came David E. Abboud and Ralph E. Biniamow known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal on August 25, 1980.



Christine Sladky
Notary Public

My commission expires April 7, 1982.

PROJ. NO. 100-100

LOCATION 100-100 34th St.
100-100 34th St. 15-12.

POOR INSTRUMENT FILED

To The Office of
LOUIS E. LAMBERTY
County Surveyor and Engineer
Douglas County

MASTERTUNE
(TEXACO)

BOOK 638 PAGE 88

Field Notes: *Found pins as shown. Set remaining pins and chiseled "X" as shown.*

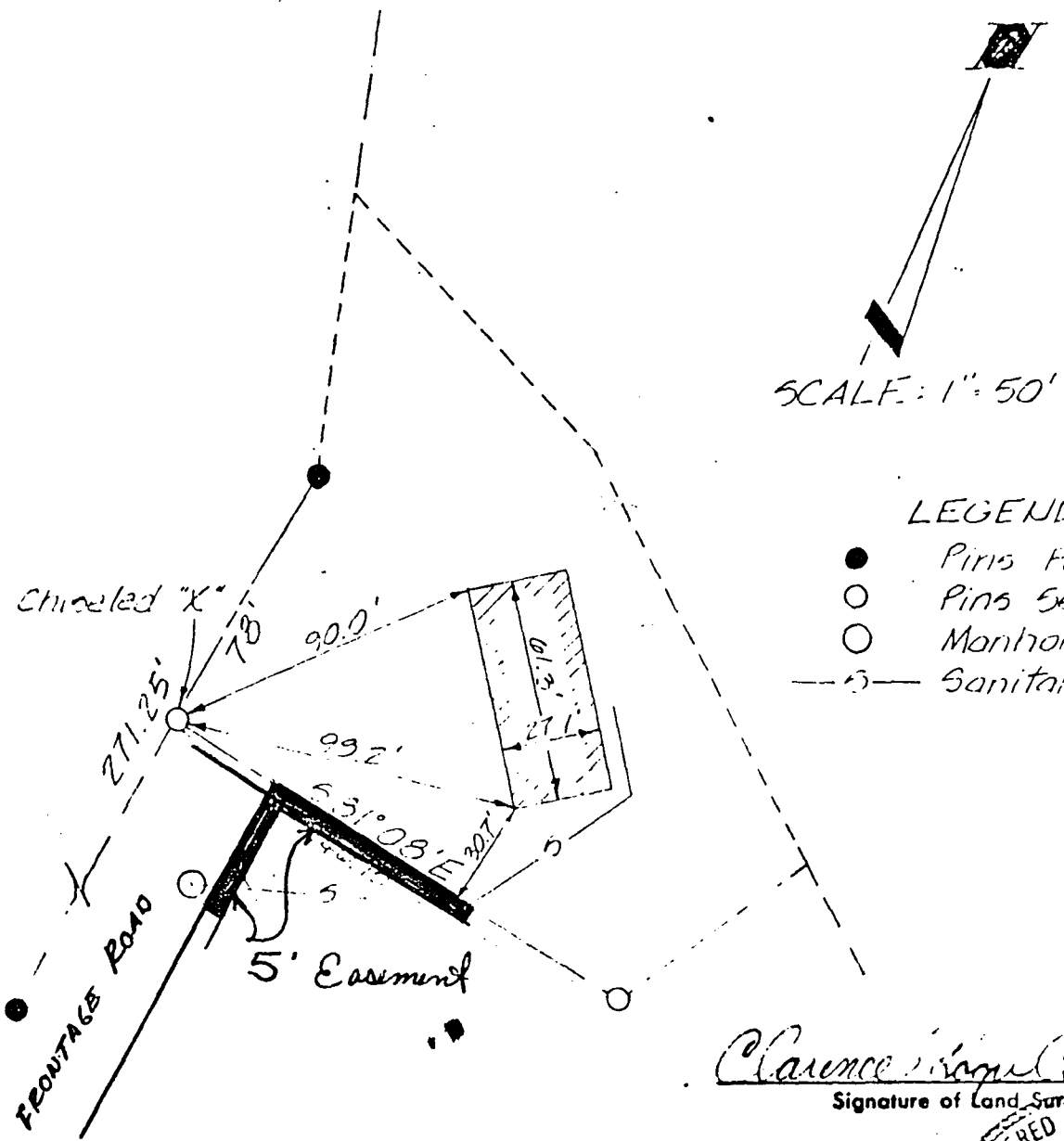
EASEMENT from Baron Capt Mastertune dtd 8/29/00.
Baron Capt by D.E.L.W.
Mastertune by R.B.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Legal Description *See attached sheet.*

Plat to scale showing tract surveyed with all pertinent points.



SCALE: 1" = 50'

LEGEND

- Pins Found
- Pins Set
- Manhole
- X— Sanitary Sewer Line

Clarence Roger Carrell
Signature of Land Surveyor

DATE RECEIVED: _____

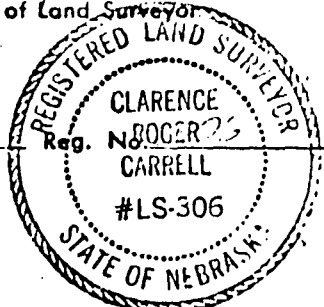
Date: JUL 29 1930

THE SCHEMMER ASSOCIATES INC.

10830 OLD MILL ROAD
OMAHA, NEBRASKA 68154

OFFICIAL ADDRESS: _____

BLDG. PERMIT NO.: _____



SEAL

LEGAL DESCRIPTION

ALL IN THE WEST HALF OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6th P.M., COMMENCING AT THE WEST QUARTER CORNER OF SECTION 35; THENCE SOUTH 0°05' WEST (ASSUMED BEARING) ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 48 FEET; THENCE SOUTH 81°08' EAST FOR A DISTANCE OF 97.5 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 11°59' EAST FOR A DISTANCE OF 112.4 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE INTERSTATE HIGHWAY NO. 80 INTERCHANGE TO A POINT OF CURVATURE OF A 3.1661° CURVE; THENCE ALONG SAID 3.1661° CURVE (WITH THE NORTHERLY TANGENT BEARING OF SOUTH 8°52' WEST) TO THE LEFT FOR A DISTANCE OF 78 FEET; THENCE SOUTH 81°08' EAST FOR A DISTANCE OF 146.15 FEET; THENCE NORTH 60°37' EAST FOR A DISTANCE OF 56.25 FEET; THENCE NORTH 8°52' EAST TO THE CENTER OF THE BIG PAPILLION CREEK; THENCE NORTHWESTERLY ALONG THE CENTER OF SAID CREEK TO INTERSECT THE PROJECTED EASTERLY RIGHT-OF-WAY LINE OF THE INTERSTATE HIGHWAY NO. 80 INTERCHANGE; THENCE SOUTH 11°59' EAST FOR A DISTANCE OF 45.0 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

THE SCHEMMER ASSOCIATES INC.
ARCHITECTS-ENGINEERS-PLANNERS
10830 OLD MILL ROAD
OMAHA, NEBRASKA 68154

RECEIVED
1980 AUG 26 PM 2:22
C. HAROLD OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

Page 87
of 89
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Index
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5-15-12

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