

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
~~2008~~ 04715

2008 FEB 22 P 2:54 P

*Glenn J. Bowring*  
REGISTER OF DEEDS

COUNTER ah C.E. ah  
VERIFY ah D.E. p  
PROOF \_\_\_\_\_  
FEES \$ \_\_\_\_\_ 31.00  
CHECK # \_\_\_\_\_  
CHG. CH CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

## INGRESS AND EGRESS EASEMENT

*KNOW ALL MEN BY THESE PRESENTS:*

THAT ROBERT S. MASTERS and MARY JANE MASTERS, husband and wife, , hereinafter referred to as GRANTORS, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey unto the Owners of Lots 1 and 2, Block 1, Masters Addition, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, including vacated Wall Street adjacent to Lot 1, hereinafter referred to as GRANTEES, and to their successors and assigns, a permanent easement for the right of vehicular ingress and egress to Lots 1 and 2, Block 1, Masters Addition including vacated Wall Street adjacent to Lot 1, hereinafter referred to as THE PROPERTY which is presently owned by the GRANTORS. The Grantees, their employees, invitees, agents and public emergency response vehicles shall have the right of ingress and egress over, through, and across the parcel of land described as follows, to-wit:

### SEE ATTACHED EXHIBITS "A & B" PERMANENT EASEMENT LEGAL DESCRIPTIONS

It is further agreed as follows:

- 1) The PROPERTY may be further subdivided and/or replatted in the future subject to obtaining required approvals from applicable governmental agencies.
- 2) The GRANTORS, their successors and assigns shall be responsible for maintenance of the pavement and for snow removal from the paved areas within that portion of the easement area set forth on Exhibits "A & B" that lies in property owned by the GRANTOR.
- 3) The GRANTEES, their successors or assigns, shall be responsible for maintenance of the pavement and for snow removal from the paved areas within that portion of the easement area set forth on Exhibits "A & B" that lies in property owned by the GRANTEES.

Return to:  
Masters Real Estate  
6315 Leavenworth Street  
68106

04715

CH

A

- 4) That said GRANTORS for themselves and their successors and assigns do confirm that they, are well seized in fee of the above described property and that they have the right to grant and convey this permanent sewer easement in the manner and form aforesaid, and that they will, and their heirs, executors, and administrators, shall warrant and defend this permanent easement to said GRANTEES, and their successors and assigns, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set her or their hands(s) this  
21<sup>st</sup> Day of February, 2008

Robert S. Masters  
 ROBERT S. MASTERS

Mary Jane Masters  
 MARY JANE MASTERS

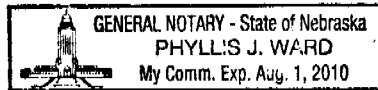
ACKNOWLEDGMENT

STATE OF NEBRASKA )  
 ) SS  
 COUNTY OF DOUGLAS )

On this 21<sup>st</sup> day of February, 2008

before me, a Notary Public, in and for said County, personally came the above named: ROBERT S. MASTERS and MARY JANE MASTERS, husband and wife, who are personally known to me to be the identical persons whose names are affixed to the above instrument and acknowledged the instrument to be their voluntary acts and deeds.

WITNESS my hand and Notarial Seal the day and year last above written.



PUBLIC

Phyllis J. Ward  
 NOTARY

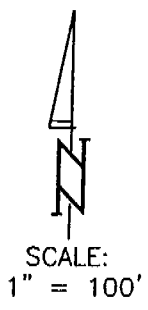
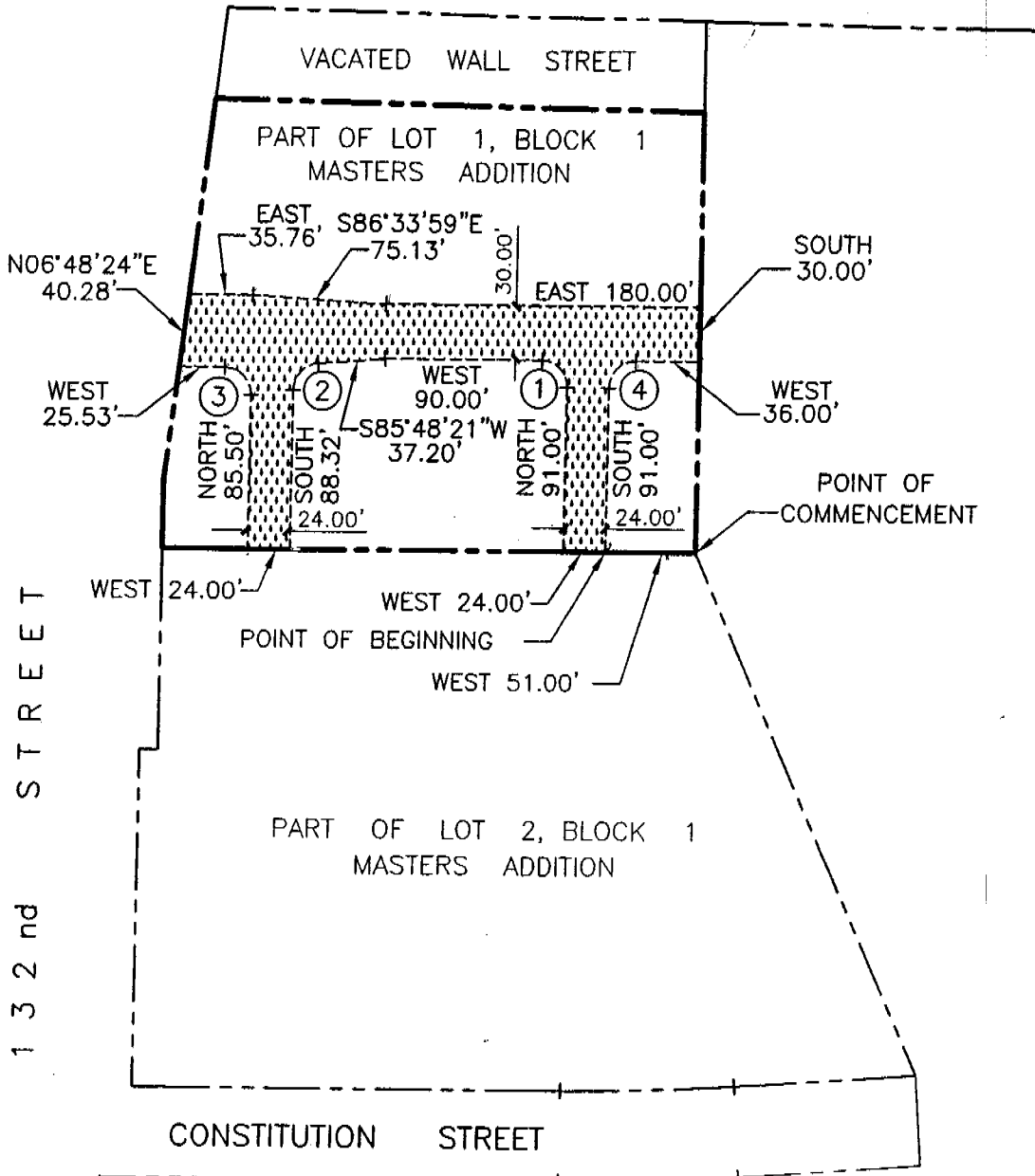
Notary Seal

RETURN TO:

Thompson, Dreessen & Dornier, Inc.  
 10836 Old Mill Road  
 Omaha, NE 68154

B

HIGHWAY 370



- LOT 1, BLOCK 2 MASTERS ADDITION
- ① RADIUS = 15.00'  
CHORD BEARING = N45°00'00"W  
CHORD DISTANCE = 21.21'  
ARC DISTANCE = 23.56'
  - ② RADIUS = 15.00'  
CHORD BEARING = S42°54'10"W  
CHORD DISTANCE = 20.42'  
ARC DISTANCE = 22.46'

- ③ RADIUS = 15.00'  
CHORD BEARING = N45°00'00"W  
CHORD DISTANCE = 21.21'  
ARC DISTANCE = 23.56'
- ④ RADIUS = 15.00'  
CHORD BEARING = S45°00'00"W  
CHORD DISTANCE = 21.21'  
ARC DISTANCE = 23.56'

EXHIBIT "A"

SHEET 1 OF 2

MASTERS REAL ESTATE

TD2 FILE NO.: 294-130-EX1

DATE: FEB. 18, 2008

THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

C

## LEGAL DESCRIPTION

THAT PART OF LOT 1, BLOCK 1, MASTERS ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, COMMENCING AT THE SE CORNER OF SAID LOT 1;

THENCE WEST (ASSUMED BEARING) 51.00 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING;

THENCE CONTINUING WEST 24.00 FEET ON THE SOUTH LINE OF SAID LOT 1;

THENCE NORTH 91.00 FEET;

THENCE NORTHWESTERLY ON A 15.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N45°00'00"W, CHORD DISTANCE 21.21 FEET, AN ARC DISTANCE OF 23.56 FEET;

THENCE WEST 90.00 FEET;

THENCE S85°48'21"W 37.20 FEET;

THENCE SOUTHWESTERLY ON A 15.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S42°54'10"W, CHORD DISTANCE 20.42 FEET, AN ARC DISTANCE OF 22.46 FEET;

THENCE SOUTH 88.32 FEET TO THE SOUTH LINE OF SAID LOT 1;

THENCE WEST 24.00 FEET ON THE SOUTH LINE OF SAID LOT 1;

THENCE NORTH 85.50 FEET;

THENCE NORTHWESTERLY ON A 15.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N45°00'00"W, CHORD DISTANCE 21.21 FEET, AN ARC DISTANCE OF 23.56 FEET;

THENCE WEST 25.53 FEET TO THE EAST LINE OF 132ND STREET;

THENCE N06°48'24"E 40.28 FEET ON THE EAST LINE OF 132ND STREET;

THENCE EAST 35.76 FEET;

THENCE S86°33'59"E 75.13 FEET;

THENCE EAST 180.00 FEET TO THE EAST LINE OF SAID LOT 1;

THENCE SOUTH 30.00 FEET ON THE EAST LINE OF SAID LOT 1;

THENCE WEST 36.00 FEET;

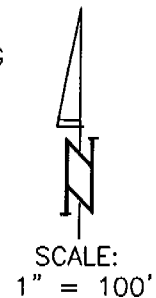
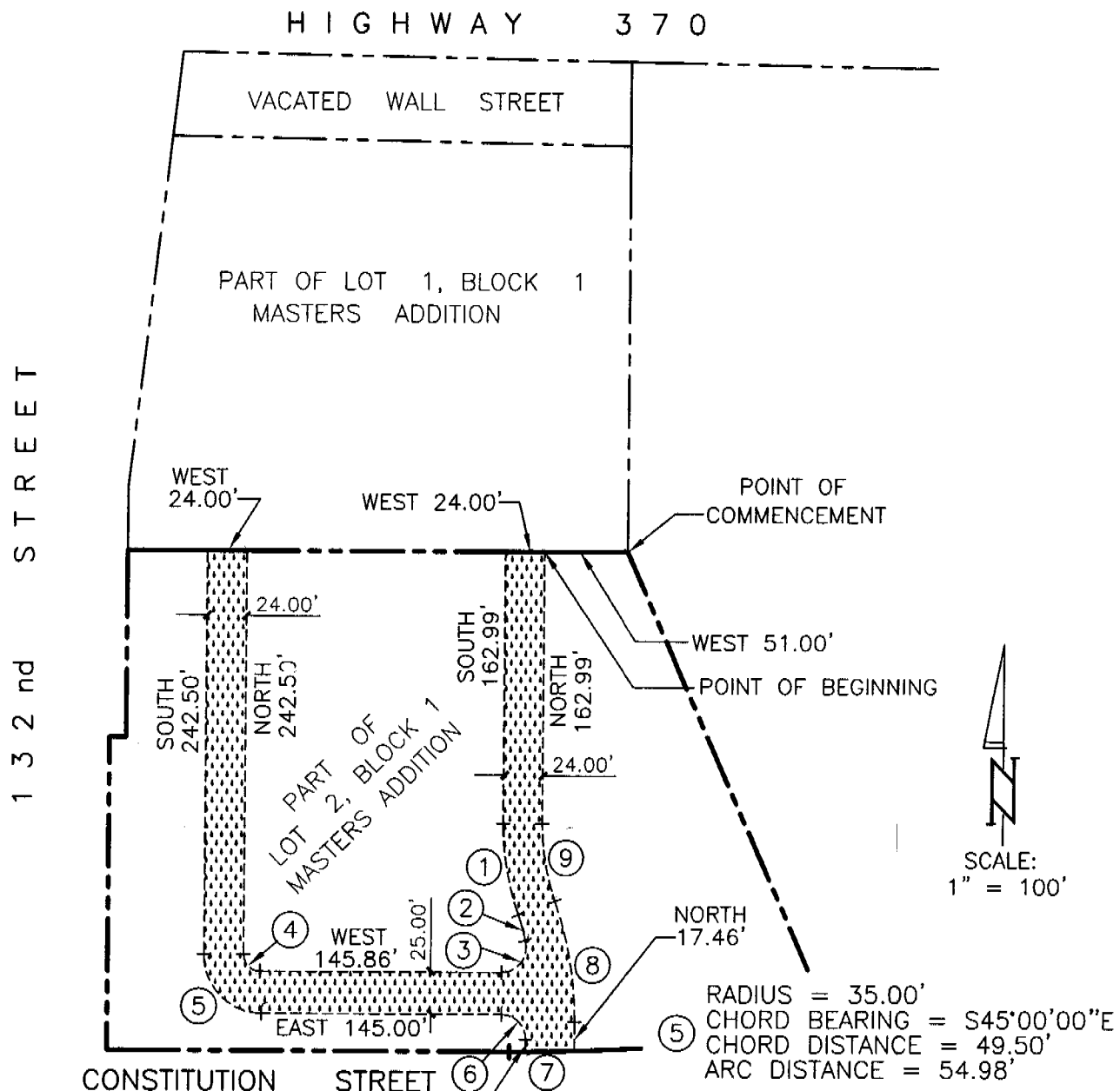
THENCE SOUTHWESTERLY ON A 15.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S45°00'00"W, CHORD DISTANCE 21.21 FEET, AN ARC DISTANCE OF 23.56 FEET;

THENCE SOUTH 91.00 FEET TO THE POINT OF BEGINNING.

## EXHIBIT "A"

SHEET 2 OF 2

D



- ① RADIUS = 160.95'  
CHORD BEARING = S10°00'35"E  
CHORD DISTANCE = 55.95'  
ARC DISTANCE = 56.24'
- ② RADIUS = 136.95'  
CHORD BEARING = S16°30'51"E  
CHORD DISTANCE = 16.72'  
ARC DISTANCE = 16.73'
- ③ RADIUS = 15.00'  
CHORD BEARING = S38°29'21"W  
CHORD DISTANCE = 23.48'  
ARC DISTANCE = 26.97'
- ④ RADIUS = 10.00'  
CHORD BEARING = N45°00'00"E  
CHORD DISTANCE = 14.14'  
ARC DISTANCE = 15.71'

- ⑤ RADIUS = 35.00'  
CHORD BEARING = S45°00'00"E  
CHORD DISTANCE = 49.50'  
ARC DISTANCE = 54.98'
- ⑥ RADIUS = 15.00'  
CHORD BEARING = S45°00'00"E  
CHORD DISTANCE = 21.21'  
ARC DISTANCE = 23.56'
- ⑦ RADIUS = 1406.81'  
CHORD BEARING = N88°58'54"E  
CHORD DISTANCE = 30.00'  
ARC DISTANCE = 30.01'
- ⑧ RADIUS = 210.60'  
CHORD BEARING = N10°00'35"W  
CHORD DISTANCE = 73.21'  
ARC DISTANCE = 73.58'
- ⑨ RADIUS = 136.95'  
CHORD BEARING = N10°00'35"W  
CHORD DISTANCE = 47.61'  
ARC DISTANCE = 47.85'

**EXHIBIT "B"**

**SHEET 1 OF 2**

2008-04715 E

**LEGAL DESCRIPTION**

THAT PART OF LOT 2, BLOCK 1, MASTERS ADDITION, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, COMMENCING AT THE NE CORNER OF SAID LOT 2;

THENCE WEST (ASSUMED BEARING) 51.00 FEET ON THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING;

THENCE CONTINUING WEST 24.00 FEET ON THE NORTH LINE OF SAID LOT 2;

THENCE SOUTH 162.99 FEET;

THENCE SOUTHEASTERLY ON A 160.95 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S10°00'35"E, CHORD DISTANCE 55.95 FEET, AN ARC DISTANCE OF 56.24 FEET;

THENCE SOUTHEASTERLY ON A 136.95 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S16°30'51"E, CHORD DISTANCE 16.72 FEET, AN ARC DISTANCE OF 16.73 FEET;

THENCE SOUTHWESTERLY ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S38°29'21"W, CHORD DISTANCE 23.48 FEET, AN ARC DISTANCE OF 26.97 FEET;

THENCE WEST 145.86 FEET;

THENCE NORTHWESTERLY ON A 10.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N45°00'00"E, CHORD DISTANCE 14.14 FEET, AN ARC DISTANCE OF 15.71 FEET;

THENCE NORTH 242.50 FEET TO THE NORTH LINE OF SAID LOT 2;

THENCE WEST 24.00 FEET ON THE NORTH LINE OF SAID LOT 2;

THENCE SOUTH 242.50 FEET;

THENCE SOUTHEASTERLY ON A 35.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S45°00'00"E, CHORD DISTANCE 49.50 FEET, AN ARC DISTANCE OF 54.98 FEET;

THENCE EAST 145.00 FEET;

THENCE SOUTHEASTERLY ON A 15.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S45°00'00"E, CHORD DISTANCE 21.21 FEET, AN ARC DISTANCE OF 23.56 FEET;

THENCE SOUTH 7.46 FEET TO THE SOUTH LINE OF SAID LOT 2;

THENCE NORTHEASTERLY ON THE SOUTH LINE OF SAID LOT 2 ON A 1406.81 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N88°58'54"E, CHORD DISTANCE 30.00 FEET, AN ARC DISTANCE OF 30.01 FEET;

THENCE NORTH 17.46 FEET;

THENCE NORTHWESTERLY ON A 210.60 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N10°00'35"W, CHORD DISTANCE 73.21 FEET, AN ARC DISTANCE OF 73.58 FEET;

THENCE NORTHWESTERLY ON A 136.95 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N10°00'35"W, CHORD DISTANCE 47.61 FEET, AN ARC DISTANCE OF 47.85 FEET;

THENCE NORTH 162.99 FEET TO THE POINT OF BEGINNING.

**EXHIBIT "B"**

**SHEET 2 OF 2**

MASTERS REAL ESTATE

TD2 FILE NO.: 294-130-EX2

DATE: FEB. 18, 2008

THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860