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BREHM ENTERPRISES
EASEMENTS

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Wayne J. Douglas
REGISTER OF DEEDS

This is an easement agreement between Center Associates, a Nebraska partnership, and Brehm Enterprises, Inc.

WITNESSETH:

WHEREAS, Center Associates is the owner part of Lot 313 and all of Lot 314, Twinridge, an addition to the City of Bellevue, Sarpy County, Nebraska, except that part owned by Brehm Enterprises, Inc., described as follows:

The North 200 feet of the West 144.75 feet of Lot 314, Twinridge, an addition to the City of Bellevue, Sarpy County, Nebraska, described as follows:

"Beginning at the northwest corner of Lot 314 Twinridge at the intersection of the South line of Victoria Avenue and of the East line of highway 73-75, thence 200.00 feet southerly along the courses of the west lot line, thence at right angles, N 85°51'24" E 144.75 feet, thence N 4°04'36" W 189.5 feet to the south line of Victoria Avenue, thence 144.0 feet along the courses of Victoria Ave. (W along a curve of 630 feet radius with a chord S 88°21'36"W 65.85 feet, thence N 88°32'24"W 78.15 feet) to the point of beginning.

The land owned by Center Associates is referred to as the Center Property and the land owned by Brehm Enterprises, Inc. is referred to as the Brehm property, and,

WHEREAS, the Brehm property lies to the north and west of the Center property, and

WHEREAS, there is only one entrance and exit on the north for both properties to and from Victoria Avenue and only one

entrance to the south for both properties onto Fort Crook Road, and,

WHEREAS, there is needed ingress, egress, traffic flow, driveway, and common parking easements, and,

WHEREAS, it is the desire of the parties to create easements for the mutual benefit of the properties and their owners,

NOW THEREFORE, each party covenants and agrees as follows:

There is a driveway leading from and to Victoria Avenue across the western portion of the Brehm property to or from the south boundary line of the Brehm property. The driveway is for the common use and benefit of the owners of the Brehm property and the Center property, and their guests, invitees, customers and employees. Center Associates, its successors and assigns is granted an easement over said driveway for ingress and egress to and from Victoria Avenue, with the duty of the owners of Brehm property, their successors and assigns, to keep said driveway hard surfaced, smooth, free of snow, ice and debris, and in good condition and repair. No parking or other obstruction shall be permitted on said driveway so as to permit a free flow of traffic to and from Victoria Avenue.

There is an entrance and exit way to and from Fort Crook Road, lying on the southern portion of the Center property, which is for the common use of the owners of the Center property and the Brehm property. Center Associates grants to the owners of

the Brehm property, their guests, invitees, customers, employees, successors and assigns an easement for ingress and egress to and from the entrance and exitway on Fort Crook Road over and across the Center property with the duty of the owners of the Center property, their successors and assigns, to keep a driveway area hard surfaced, smooth and free of snow, ice and debris, and in good condition and repair. The driveway area shall be selected by the owner of the Center Associates property and no parking or other obstruction shall be permitted on said area so as to permit a free flow of traffic, and full ingress and egress to and from Fort Crook Road.

Center Associates and Brehm Enterprises covenant and agree that there shall not be any fences, barriers or obstructions on the common lot lines of the two properties so as to permit a free flow of traffic, vehicular and pedestrian, between said properties at any point.

Center Associates grants to the owners of the Brehm property, a common easement for parking and traffic flow on the following described portion of the Center property, lying east of the Brehm property:

Part of Lot 314, Twinridge, an addition as surveyed, platted and recorded in Sarpy County, Nebraska, being more particularly described as follows:

Beginning at a point on the South line of Victoria Avenue, said point being the Northeast corner of said Lot 314; thence South $11^{\circ}10'16''$ East, along the East line of said Lot 314, a distance of 200.67 feet to a point on the East line of said Lot 314; thence south $85^{\circ}51'24''$ West, a distance of 129.23 feet to a point; thence North $04^{\circ}04'36''$ West, a distance of 189.50 feet to a point on the South line of said Victoria Avenue; thence Easterly along a 630.00 foot radius curve to the left and along the South line of said Victoria Avenue,

an arc distance of 105.03 feet (said curve has a chord bearing North 80°34'09" East, and a chord distance of 104.91 feet) to the point of beginning.

The last described easement is for the common use of the owners of the two properties, their guests, invitees, customers, employees, successors and assigns for parking and traffic flow. It is the duty of the owners of the Brehm property, their successors and assigns, to keep said area hard surfaced, smooth and free of snow, ice and debris, and in good condition and repair, and the owners of the Center property covenant to reimburse the owners of the Brehm property one half of the cost thereof.

This agreement shall run with the land and be binding on lessees and tenants of said owners.

Dated 1-16, 1990.

CENTER ASSOCIATES,

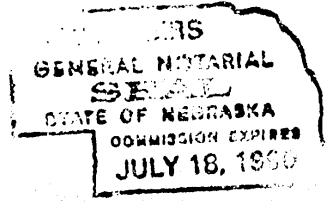
By [Signature]

BREHM ENTERPRISES, INC.

By [Signature]

STATE OF NEBRASKA)
COUNTY OF LANCASTER) ss.

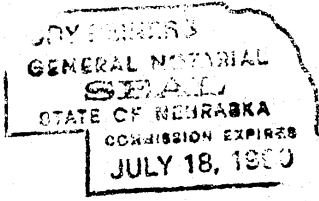
The above easement was executed and acknowledged by Russell Brehm, managing and general partner of Center Associates, a Nebraska partnership on the 16 day of January, 1990.



[Signature]
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The above easement was executed and acknowledged by Mary Jo Brehm Livingston, President of Brehm Enterprises, Inc. on the 16 day of January, 1990.



Joy Fisher

Notary Public