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GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

DECLARATION OF EASEMENT FOR INGRESS AND EGRESS
AND OTHER COVENANTS

This Declaration is made this 20th day of October, 1988, by Farmland Enterprises, Inc., a Nebraska corporation, with offices located at 13333 West Center Road, Omaha, Nebraska 68144, hereinafter called the "Owner".

WHEREAS, Owner is seized of an estate in fee simple of a parcel of real estate, hereinafter referred to as the "Premises," which is legally described as set forth on the attached Exhibit "A", across which there runs a private road, which is legally described as set forth on the attached Exhibit "B"; and

WHEREAS, the Owner, in consideration of certain ground leases for portions of the Premises, has agreed to dedicate an easement for purposes of ingress and egress to and from various areas of the Premises; and

WHEREAS, the Owner, for the benefit all present and future owners, tenants, or business patrons of either the Owner or tenants of the Premises desires to establish an easement and promulgate rules for the orderly flow of traffic over and across such easement and to establish such other covenants for the development of the Premises;

NOW, THEREFORE, the undersigned hereby grants to all present or future owners or tenants of any portion of the Premises, and to their respective employees, customers, licensees, and invitees, a non-exclusive, ^{permanent} easement to use, free of charge, the aforementioned property, as described on Exhibit "B", upon which there presently exists said private street for their

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use, for pedestrian and vehicular ingress and egress, subject only to such reasonable and uniformly adopted rules as may be established by Owner; and no obstructions shall be placed, erected, or permitted upon the aforementioned property which in any way will interfere with the rights granted herein.

IN WITNESS WHEREOF, the Owner has executed this Declaration on the date first above written.

Farmland Enterprises, Inc.,
A Nebraska Corporation

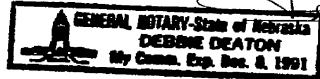
By Deborah L. Goertz
Deborah L. Goertz
Vice President

State of Nebraska)
) ss
County of Douglas)

Before me, a Notary Public in and for said county and state, personally came Deborah L. Goertz, known to me to be the Vice President of Farmland Enterprises, Inc., and known to me to be the identical person who signed the foregoing instrument, and acknowledged the execution thereof to be her voluntary act and deed and the voluntary act and deed of the corporation.

Witness my hand and notarial seal this 20th day of October, 1988.

Debbie Deaton
Notary Public



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Exhibit "A"

Lots 1-5, inclusive, Old Orchard West, a subdivision located in the Southeast Quarter of Section 25, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska.

Exhibit "B"

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LEGAL DESCRIPTION
INGRESS AND EGRESS EASEMENT

An Ingress and Egress Easement located in part of Lot 3, Old Orchard West, a subdivision located in the SE 1/4 of Section 25, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Lot 3, Old Orchard West; thence S00°10'40"E (Assumed Bearing) along the West right-of-way line of 132nd Street, a distance of 65.00 feet; thence S89°49'20"W, a distance of 220.00 feet; thence N00°10'40"W, a distance of 12.00 feet; thence S89°49'20"W, a distance of 294.87 feet to a point on the East line of Lot 5, Old Orchard West; thence along said East line of Lot 5, Old Orchard West, on the following described courses; thence N00°10'40"W, a distance of 20.50 feet; thence N89°49'20"E, a distance of 13.15 feet; thence N00°10'40"W, a distance of 32.50 feet to the Northwest corner of said Lot 3, Old Orchard West; thence N89°49'20"E along the North line of Lot 3, Old Orchard West, a distance of 501.72 feet to the Point of Beginning.