

97-12643

FILED SARPY CO. NE.
NOTARIAL NUMBER
97-012643

31 JUL 20 PM 2:52

Sharon J. Miller
REGISTERED DEEDS

Counter ☒
Verify: ☒
D.E.: ☒
Proof: ☒
Fee: 10.00
Ck ☒
Cash ☐
Charge ☐

EASEMENT AGREEMENT

This Easement Agreement is made and entered into this 17th day of June, 1997, by and between WILLIAM F. MILLER (herein the "Grantor") and MILLER-EAST PROPERTIES, L.L.C., a Nebraska limited liability company (herein the "Grantee").

Preliminary Statement

Grantor is the owner of real property in Sarpy County, Nebraska, legally described as follows (herein the "Grantor Property"):

The Southeasterly 148.00 feet of the Southwesterly 240.03 feet of Lot 36, together with all of Lot 37, together with the Southwesterly 50.00 feet of Lot 38, Brook Valley Business Park, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska

Grantee is the owner of real property in Sarpy County, Nebraska, legally described as follows (herein the "Grantee Property"):

Lots 38 and 39, Brook Valley Business Park, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, except the Southwesterly 50.00 feet of said Lot 38.

Grantee is currently constructing a building on the Grantee Property and desires to secure an ingress and egress easement for access to the Grantee Property across certain property situated on the Grantor Property, as legally described and depicted in Exhibit "A" attached hereto (herein the "Easement Area"). Grantor, who is a principal in Grantee, desires to grant Grantee a permanent nonexclusive ingress and egress easement on and along the Easement Area.

NOW, THEREFORE, in consideration of the foregoing Preliminary Statement, and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee do hereby agree as follows:

1. Grantor grants Grantee, and its employees, visitors, licensees, agents, and invitees, a perpetual nonexclusive right, privilege and easement to come upon and travel across the Easement Area for ingress to and egress from the Grantee Property and publicly dedicated streets (herein the "Ingress and Egress Easement").
2. Grantor further grants Grantee the right to construct and maintain, in its discretion, pavement improvements on and across the Easement Area.
3. Notwithstanding anything to the contrary herein, Grantor may from time to time grant additional nonexclusive ingress and egress easements on and along the Easement Area and may grant other easements, i.e., for public utilities, on and along the Easement Area without the consent or approval of the owner of the Grantee Property.

Kennedy Helms
10306 Regency Parkway Dr.
Omaha NE 68114

012643

Rec'd By
ATTORNEY
CHG 150

27-12643A

4. The respective owners of the Grantor Property and the Grantee Property shall each prohibit and take reasonable action to prevent any parking on and along the Easement Area, or any other blockage of the Easement Area.

5. The Ingress and Egress Easement shall run with the land, inure to the benefit of, and be binding upon, the parties and their respective heirs, personal representatives and assigns.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement to be effective as of the date and year first above written.

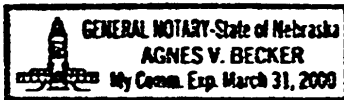
William F. Miller
WILLIAM F. MILLER, Grantor

MILLER-EAST PROPERTIES, L.L.C., a Nebraska
limited liability company, Grantee

By: William F. Miller
Title: Member

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

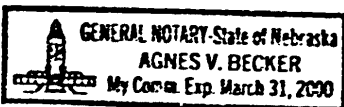
The foregoing instrument was acknowledged before me this 17 day of June, 1997, by
WILLIAM F. MILLER.



Agnes V. Becker
Notary Public

STATE OF NEBRASKA)
) ss.:
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 17 day of June, 1997, by
William F. Miller, Member of MILLER-EAST PROPERTIES, L.L.C., a Nebraska limited liability
company, on behalf of the limited liability company.



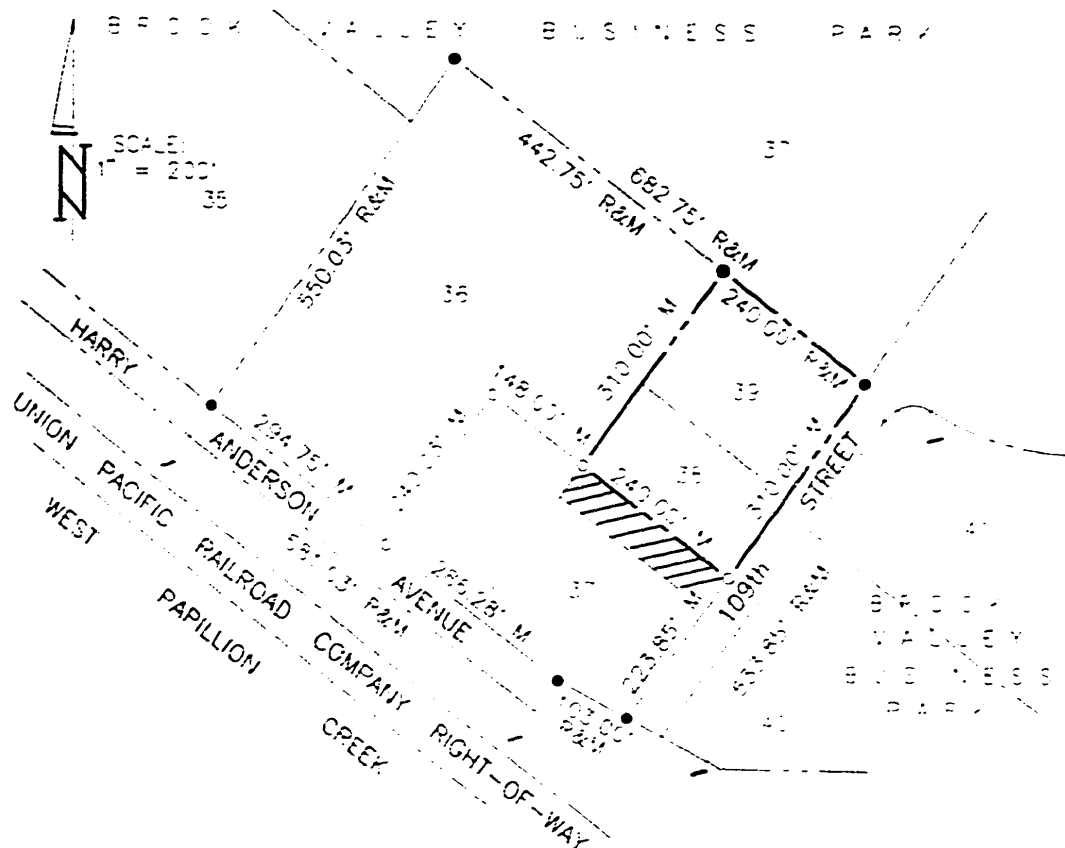
Agnes V. Becker
Notary Public

97-12643B

50' x 240'

THE ABOVE SURVEY WAS MADE BY ME OR UNDER MY DIRECT PERSONAL
SUPERVISION AND THAT I AM A FULLY REGISTERED LAND SURVEYOR UNDER THE LAWS OF
THE STATE OF MICHIGAN.

LOT 38 AND 39, BLOCK 1, LEE'S BUSINESS PARK, A SUB. CO. IS SURVEYED,
 PLATTED AND RECORDED IN SADDY COUNTY, NEBRASKA, EXCEPT THE
 SOUTHWESTERLY CORNER OF SAID LOT 38.



CERTAIN PLATTING REQUIREMENTS HAVE BEEN WAIVED AND APPROVAL HAS BEEN GRANTED IN RESPECT TO THE ABOVE, PURSUANT TO AUTHORITY VESTED IN THE UNDERSIGNED AS DESIGNATED AGENT OF THE CITY COUNCIL PURSUANT TO SECTION 8(b) OF ORDINANCE NO. 98 OF THE CITY OF LA VISTA.

ADDRESS

BUILDING PERMIT NO.

- corners found (3/4" dia)
- corners set (3/4" dia)
- R recorded distance
- M measured distance
- etc other 100' etc

FD-302 (Rev. 10-6-95) 100-333-1000

000 _____ 869 _____

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

Date: July 3, 1997 Ref. to 100
 BY: STB July 3, 1997

James Warner