

97-27996

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
97-627996

97 DEC 11 AM 9:02

*Lloyd J. Dowding*  
REGISTER OF DEEDS

Counter *29*  
Verify: *29*  
D.E. *29*  
Proof: *16*  
Fee: *16.00*  
Ck   
Cash   
Charge

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THIS PAGE ADDED FOR  
RECORDING  
INFORMATION.

LLOYD J. DOWDING  
SARPY COUNTY REGISTER OF DEEDS  
1210 GOLDEN GATE DRIVE #1109  
PAPILLION, NEBRASKA 68046-2895



97-27996A

RIGHT-OF-WAY EASEMENT

This Indenture is made this 10<sup>th</sup> day of December, 1997 by Roland F. Waite.

WITNESSETH:

WHEREAS, Roland F. Waite is the owner of Lots 1 and 2, I-80 Industrial Park Replat 4, a Subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, and

WHEREAS, it is necessary and convenient for the owner of Lot 2 to grant a non-exclusive perpetual easement in favor of Lot 1 for ingress and egress over the real estate hereinafter described by the owner of Lot 1, his heirs, personal representative and assigns as well the tenants, their agents and business invitees of the building located upon Lot 1.

NOW, THEREFORE, Roland F. Waite, being the owner of Lot 2, for himself, his heirs, personal representative and assigns, covenants and grants to himself, as the owner of Lot 1, his heirs, personal representative and assigns, as well as the tenants, their agents and business invitees of the building located upon Lot 1, a non-exclusive perpetual easement for ingress and egress by vehicular traffic and pedestrians over and across the following described real estate, to-wit:

Beginning at the northwest corner of Lot 2, I-80 Industrial Replat 4; Thence South 89°59'54" East for 61.00 feet along the south right of way of Giles Road; Thence South 16°10'09" West for 91.58 feet; Thence South 00°00'07" West for 65.20 feet; Thence along a curve to the left (having a radius of 50.00 feet and a long chord bearing South 44°59'53" East for 70.71 feet) for an arc length of 78.54 feet; Thence South 89°59'54" East for 40.50 feet; Thence along a curve to the right (having a radius of 58.00 feet and a long chord bearing South 65°27'53" East for 48.17 feet) for an arc length of 49.67 feet; Thence North 89°59'54" West for 169.82 feet; Thence North 00°00'07" East for 223.16 feet along the west property line of said Lot 2 to the Point of Beginning; Easement contains 11,998 square feet or 0.28 acres.

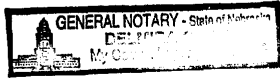
And Roland F. Waite, being the owner of Lot 1, for himself, his heirs, personal representative and assigns, hereby covenants that he will contribute and reimburse the owner of Lot 2, his heirs and assigns for twenty percent (20%) of all maintenance and repairs to the roadway upon the aforesaid easement area so that the same may be kept in a proper condition for use by the owners, tenants and occupants of the buildings located upon said Lots 1 and 2.

10<sup>th</sup> IN WITNESS WHEREOF, Roland F. Waite has executed the foregoing indenture this day of December, 1997.

  
\_\_\_\_\_  
Roland F. Waite

97-27996B

Subscribed and sworn to before me this 10<sup>th</sup> day of December, 1997.



Delmira Oetman  
Notary Public

My Commission Expires:

4-21-99