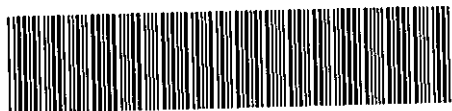


1301 540 MISC



11033 99 540-545

Nebr Doc
Stamp Tax

Date

\$

By

RICHARD N TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 JUL 22 PM 12:08

RECEIVED

ROADWAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, the undersigned, Gregory A. Eckert and Laura A. Eckert, husband and wife, individuals residing in Douglas County, Nebraska, ("Eckert") are the owners of the real estate more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein, (hereinafter the "Eckert Parcel"); and

WHEREAS, Eckert desires to establish and create a roadway easement twelve and one-half feet in width over, upon and across a portion of the Eckert Parcel for the benefit of the Grantees listed on Exhibit "B" attached hereto and by this reference incorporated herein, and their successors and assigns, which roadway easement shall be twelve and one-half feet running north and south on the east side of the Eckert Parcel, for the purpose of providing a roadway across the Eckert Parcel for ingress and egress to the roadways at either end of the Eckert Parcel.

NOW, THEREFORE, for and in consideration of one dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

1) Eckert does hereby grant to the Grantees listed on Exhibit "B", their successors and assigns, a non-exclusive roadway easement over, upon and across a twelve and one-half foot strip running north and south, twelve and one-half feet in width on the west side of the east boundary of the Eckert Parcel (the "Easement Parcel") for the purpose of providing a roadway easement across the Eckert Parcel for ingress and egress to the roadways on either end of the Eckert Parcel.

To have and to hold the same unto the said Grantees, their successors and assigns, as appurtenant to each of the parcels more specifically itemized on Exhibit "B" attached hereto, below the name of each of said Grantees.

2) Eckert agrees that the twelve and one-half foot roadway easement herein created shall not be fenced or otherwise obstructed and shall be kept open at all times

11033
FEE 3050
BKP 1-14-12 C/O FB 01-60000
DEL SCAT FW



for the use thereof as intended herein, except as the parties hereto may agree to in writing.

3) Eckert agrees to maintain the Easement Parcel at its sole cost and expense, except as the parties hereto may agree to in writing.

4) This easement grant shall be subject to all existing easements and encumbrances of record, if any, applicable to the Easement Parcel.

5) Invalidity of any part of this roadway easement by judgment, court order or otherwise shall in no way affect any other provisions hereof, all of which shall remain in full force and effect.

6) This Roadway Easement may be modified or amended in writing executed by all of the parties hereto or their respective Grantees, transferees or assigns. Nebraska law shall apply to this easement.

IN WITNESS WHEREOF, Eckert has executed this instrument this 7th day of April, 1998.



Gregory A. Eckert



Laura A. Eckert

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this 7th day of April, 1998, by _____, of Gregory A. Eckert and Laura A. Eckert on behalf of said corporation.





Notary Public



LEGAL DESCRIPTION

Part of the Northwest 1/4 of Section 1, Township 14 North, Range 12 East of the 6th P.M. as surveyed and recorded in Douglas County, Nebraska, described as that part of 70th Circle lying North of "L" Street and South of "J" Street and being more particularly described as follows:

Beginning at the point of intersection of the North line of said "L" Street and the West line of said 70th Circle; thence N 00° 02' 00" W (assumed bearing) along the West line of said 70th Circle, a distance of 275.00 feet; thence N 89° 58' 00" E, a distance of 80.94 feet to a point on the centerline of an existing traversable way; thence S 07° 55' 18" W, along said centerline, a distance of 277.80 feet; thence N 89° 52' 00" W, a distance of 42.49 feet to the point of beginning, containing 16,976 square feet, more or less.

SW NW

GREGORY A. ECKERT
LAURA A. ECKERT
7002 "L" Street
Omaha, Nebraska 68127

PAGE 1 of 1



LEGAL DESCRIPTION

Part of the Northwest 1/4 of Section 1, Township 14 North, Range 12 East of the 6th P.M. as surveyed and recorded in Douglas County, Nebraska, described as that part of 70th Circle lying North of "L" Street and South of "J" Street and being more particularly described as follows:

Commencing at the point of intersection of the North line of said "L" Street and the West line of said 70th Circle; thence S 89° 52' 00" E (assumed bearing), a distance of 42.49 feet to a point on the centerline of an existing traversable way; thence N 07° 55' 18" E, along said centerline, a distance of 302.80 feet to the point of beginning; thence continuing N 07° 55' 18" E, along said centerline, a distance of 1.90 feet to an angle point in said centerline; thence N 04° 15' 39" E, along said centerline, a distance of 387.77 feet; thence S 88° 56' 09" E, a distance of 30.24 feet to the point of intersection of the South line of said "J" Street and the East line of said 70th Circle; thence S 04° 13' 00" W, along said East line, a distance of 369.09 feet; thence N 89° 52' 00" W, a distance of 1.43 feet; thence S 00° 08' 00" E, along said East line, a distance of 20.00 feet; thence N 89° 52' 00" W, a distance of 30.78 feet to the point of beginning, containing 11,802 square feet, more or less.

SW NW

NATIONWIDE TRANSPORTATION, INC.
a Nebraska Corporation
P. O. Box 27845
Omaha, Nebraska 68127

PAGE 1 OF 3



LEGAL DESCRIPTION

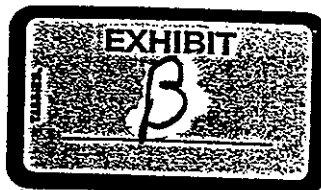
Part of the Northwest 1/4 of Section 1, Township 14 North, Range 12 East of the 6th P.M. as surveyed and recorded in Douglas County, Nebraska, described as that part of 70th Circle lying North of "L" Street and South of "J" Street and being more particularly described as follows:

Commencing at the point of intersection of the North line of said "L" Street and the West line of said 70th Circle; thence N 00° 02' 00" W (assumed bearing) along the West line of said 70th Circle, a distance of 275.00 feet to the point of beginning; thence continuing N 00° 02' 00" W, along said West line, a distance of 476.65 feet to the point of intersection of the West line of said 70th Circle and the South line of said "J" Street; thence S 54° 41' 52" E, a distance of 108.66 feet; thence S 88° 56' 09" E, a distance of 25.06 feet to a point on the centerline of an existing traversable way extended North; thence S 04° 15' 39" W, along said centerline, a distance of 387.77 feet to an angle point in said centerline; thence S 07° 55' 18" W, along said centerline, a distance of 26.90 feet; thence S 89° 58' 00" W, a distance of 80.94 feet to the point of beginning, containing 43,390 square feet, more or less.

SW NW

PEPSI-COLA BOTTLING COMPANY OF OMAHA, INC.
4603 South 72nd Street
Omaha, Nebraska 68127

PAGE 2 OF 3



LEGAL DESCRIPTION

Part of the Northwest 1/4 of Section 1, Township 14 North, Range 12 East of the 6th P.M. as surveyed and recorded in Douglas County, Nebraska, described as that part of 70th Circle lying North of "L" Street and South of "J" Street and being more particularly described as follows:

Commencing at the point of intersection of the North line of said "L" Street and the West line of said 70th Circle; thence S 89° 52' 00" E (assumed bearing), a distance of 42.49 feet to a point on the centerline of an existing traversable way and the point of beginning; thence N 07° 55' 18" E, along said centerline, a distance of 302.80 feet; thence S 89° 52' 00" E, a distance of 30.78 feet to a point on the East line of said 70th Circle; thence S 09° 23' 00" W, along said East line, a distance of 303.96 feet to the point of intersection of the East line of said 70th Circle and the North line of said "L" Street; thence N 89° 52' 00" W, a distance of 22.96 feet to the point of beginning, containing 8,062 square feet, more or less.

SW NW

WPW, LTD
A Nebraska Partnership
6936 "L" Street
Omaha, Nebraska 68127

PAGE 3 OF 3

