

#26749

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PERPETUAL EASEMENT

THIS AGREEMENT made this 4th day of September, 1964, by and between N. P. DODGE COMPANY, a Nebraska corporation, herein called "Grantor," and B & C Company, a Nebraska corporation, of the County of Douglas and State of Nebraska, herein called "Grantee."

WITNESSETH:

WHEREAS the Grantor has this day conveyed to the Grantee by Quit Claim Deed the following described premises:

That part of the NW 1/4 of Section 34, T 16 N, R 12 E, of the 6th P.M., Douglas County, Nebraska, described as follows:

Beginning at a point 1033.88 feet North of and 175.0 feet West of the center of said Section 34, said point being on the Westerly R.O.W. line of 90th Street; thence Southerly on a curve to the right (radius being 5864.75 feet) and on the Westerly R.O.W. line of 90th Street, 74.77 feet; thence Northwesterly on a curve to the right (radius being 1762.28 feet) and parallel to and 125.0 feet from center of the main track of C&NW Ry., a distance of 150.0 feet; thence Southwesterly and normal to said curve 50.0 feet; thence Northwesterly on a curve to the right (radius being 1812.28 feet) and parallel to and 175.0 feet from center of said main track, a distance of 254.54 feet to the P.C. of said curve; thence Northwesterly and parallel to and 175.0 feet from center of said main track 69.0 feet; thence Northerly and at right angles to said main track 134.75 feet to a point 8.5 feet Southerly from spur track I.C.C. #8; thence Southeasterly and 8.5 feet from said spur track I.C.C. #8 69.0 feet to P.C. of curve; thence on a curve to the left (radius being 1677.43 feet) and parallel to said spur track I.C.C. #8, 31.0 feet; thence Southwesterly and normal to curve, 34.85 feet; thence on a curve to the left (radius being 1712.28 feet) and parallel to and 75.0 feet from center of said main track 300.0 feet to the point of beginning; and

WHEREAS the Grantee desires to be assured of perpetual vehicular access to and egress from the above described premises and Grantor desires to assure Grantee of such access and egress over and upon premises owned by the Grantor;

NOW, THEREFORE, in consideration of One Dollar and Other Valuable Consideration, receipt of which is hereby acknowledged by the Grantor, and of the mutual promises of the two parties, Grantor, being the owner of the property hereinafter described, does herewith give and grant unto the Grantee, its successors and assigns, a perpetual easement for vehicular access to and egress from the above described premises over and upon the following described property:

That part of the NW 1/4 of Section 34, T 16 N, R 12 E of the 6th P.M., Douglas County, Nebraska, described as follows:

