

BK 1379 PG 557-560

EDWARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

01 MAY -1 PM 2:22



MISC 2001 06245

RECEIVED

MISC FEE 210 FB MI-21555  
BKP C/O COMP  
DEL SCAN AS FV

Space ABOVE THIS LINE For Recording Data

PERMANENT DRIVEWAY EASEMENT

This Permanent Parking Easement is made and entered into this 30 day of April 2001, 2001 by ROLAND F. WAITE (hereinafter "Waite".)

PRELIMINARY STATEMENT

Waite is the present owner of Lots Twenty (20) and Twenty-One (21,) Lakeside Hills, a Subdivision as surveyed, platted and recorded in Douglas County, Nebraska (the "Waite Property")

Waite desires to establish a permanent ingress and egress access easement to locate a driveway on a portion of Lot Twenty (20) of the Waite Property, the specific location of the easement area being shown on Exhibit "A" attached hereto and incorporated herein by this reference. Waite agrees to grant non-exclusive permanent ingress and egress agreement over the property described on Exhibit "A" upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing Preliminary Statement and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Waite hereby declares as follows:

1. Grant of Easement. Waite grants a non-exclusive permanent easement over and upon the property described on Exhibit "A" (The Driveway Easement) for the purpose of vehicular and pedestrian ingress and egress to and from Lot Twenty-One (21.) The easement is for the benefit of the owner(s) of both Lots Twenty (20) and Twenty-One (21,) their respective tenants, employees, agents, invitees, successors, transferees and assigns. The owner(s) of Lot Twenty-One (21,) their tenants, employees, agents, invitees, successors, transferees and assigns may use the Driveway Easement for access of ingress and egress to Lot Twenty-One (21.)
2. Nonobstruction. Waite agrees that the access shall be free and unimpeded through and over the Driveway Easement and that no hedge, fence, wall or similar barrier will be constructed within the Driveway Easement except for: (i) curbing installed and intended to assist reasonably with the traffic direction and control; and (ii) such temporary obstruction as may be reasonably necessary to prevent dedication to public use. Waite agrees to covenant to take such action as may be reasonable to keep from interfering with the passage of vehicles and/or pedestrian on and over the Driveway Easement.

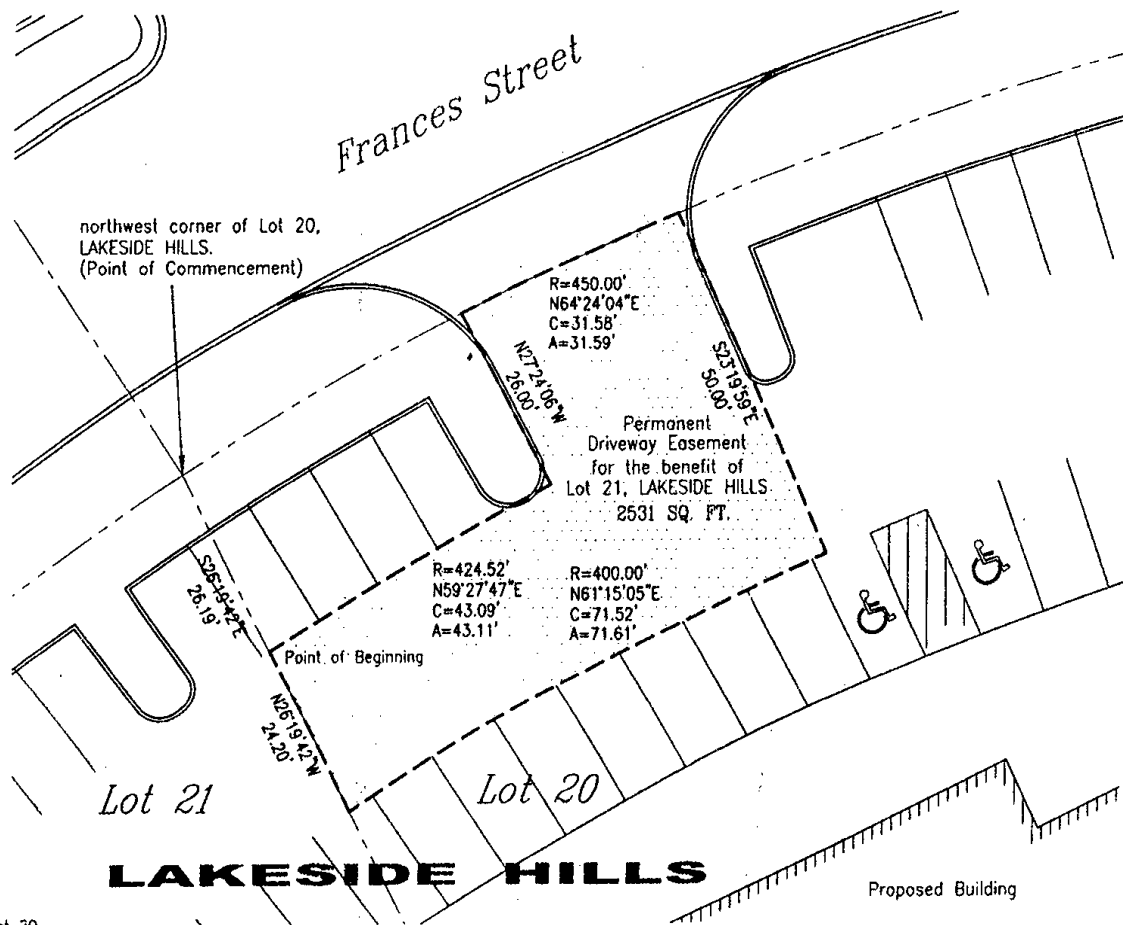
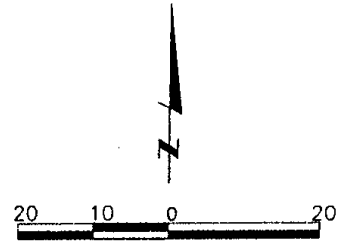
600-3748  
35



## LEGAL DESCRIPTION

A permanent driveway easement over that part of Lot 20, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

Commencing at the northwest corner of said Lot 20;  
 Thence South 26°19'42" East for 26.19 feet along the west line of said Lot 20 to the TRUE POINT OF BEGINNING;  
 Thence along a curve to the right (having a radius of 424.52 feet and a long chord bearing North 59°27'47" East for 43.09 feet) for an arc length of 43.11 feet;  
 Thence North 27°24'06" West for 26.00 feet to the north line of said Lot 20;  
 Thence along a curve to the right (having a radius of 450.00 feet and a long chord bearing North 64°24'04" East for 31.58 feet) for an arc length of 31.59 feet along said north line;  
 Thence South 23°19'59" East for 50.00 feet;  
 Thence along a curve to the left (having a radius of 400.00 feet and a long chord bearing South 61°15'05" West for 71.52 feet) for an arc length of 71.61 feet to the west line of said Lot 20;  
 Thence North 26°19'42" West for 24.20 feet to the Point of Beginning.  
 Contains 2531 square feet.



Lot 20  
 00069\DWG\0069exa

Book In House Page Date April 3, 2001 Dwn.By DJB Job Number 00069.00-481



**lamp, rynearson & associates, inc.**  
 engineers surveyors planners

14710 west dodge road, suite 100  
 omaha, nebraska 68154-2029

ph 402-498-2498  
 fax 402-498-2730

**LEGAL DESCRIPTION**

A permanent driveway easement over that part of Lot 20, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

Commencing at the northwest corner of said Lot 20;

Thence South 26°19'42" East for 26.19 feet along the west line of said Lot 20 to the TRUE POINT OF BEGINNING;

Thence along a curve to the right (having a radius of 424.52 feet and a long chord bearing North 59°27'47" East for 43.09 feet) for an arc length of 43.11 feet;

Thence North 27°24'06" West for 26.00 feet to the north line of said Lot 20;

Thence along a curve to the right (having a radius of 450.00 feet and a long chord bearing North 64°24'04" East for 31.58 feet) for an arc length of 31.59 feet along said north line;

Thence South 23°19'59" East for 50.00 feet;

Thence along a curve to the left (having a radius of 400.00 feet and a long chord bearing South 61°15'05" West for 71.52 feet) for an arc length of 71.61 feet to the west line of said Lot 20;

Thence North 26°19'42" West for 24.20 feet to the Point of Beginning.

Contains 2531 square feet.

April 8, 2001  
LAMP, RYNEARSON & ASSOCIATES, INC.  
00069.00-481 (Drive Easement over Lot 20)

0069EXA.dwg