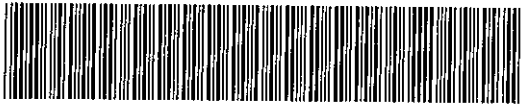




BK 1362 PG 655-657



MISC 2000 17384

Nebr Doc  
Stamp Tax

Date

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By

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

00 DEC 22 AM 8:38

RECEIVED

## ACCESS AND UTILITY EASEMENT

*Rush*

This Access and Utility Easement is made this 21<sup>st</sup> day of December, 2000, by STANDING BEAR DEVELOPMENT CORPORATION, a Nebraska corporation ("SBDC").

## WITNESSETH:

SBDC, in consideration of the sum of One and No/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby reserve, grant and convey to the persons hereinafter described as Grantees, and their respective successors and assigns, the following:

1. A permanent nonexclusive easement for pedestrian and vehicular ingress to and egress from public rights-of-way and streets, over the paved areas of that part of Lot 2, Standing Bear Pointe Replat 2, as depicted and legally described on Exhibit "A" attached hereto, which ingress and egress easement is granted to and for the benefit of the respective owners of Lots 1 and 2, Standing Bear Pointe Replat 2, a subdivision, as surveyed, platted, and recorded in Douglas County, Nebraska, and the respective owners, agents, contractors, tenants, licensees, and invitees of such owners.

2. A perpetual nonexclusive easement to the Omaha Public Power District, Metropolitan Utilities District, Qwest Communications Corporation f/k/a U S West Communications, Inc., and any company which has been granted a franchise to provide a cable television in such property, their successors and assigns, to erect, operate, maintain, repair, and renew poles, wires, cross-arms, down guys and anchors, cables, conduits, and other related facilities and to extend thereon wires or cables for the carrying and transmission of electric current, light, heat, and power for the transmission of signals and sounds of all kinds and the reception thereof, including signals provided by a cable television system and their reception; and to install, erect, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities and to extend thereon pipes for the transmission of gas and water on, through, under and across that part of Lot 2, Standing Bear Pointe Replat 2, as depicted and legally described on Exhibit "A" attached hereto.

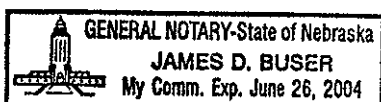
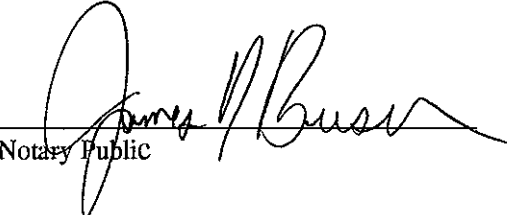
3. The easements granted herein shall run with the land.

4. The easements contained herein are given without any warranty whatsoever.

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

STANDING BEAR DEVELOPMENT  
CORPORATION, a Nebraska corporationBy: Title: PresidentSTATE OF NEBRASKA )  
) ss.  
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of December 2000, by John C. Allen, President of Standing Bear Development Corporation, a Nebraska corporation, on behalf of the corporation.

Notary Public 

88724

2050

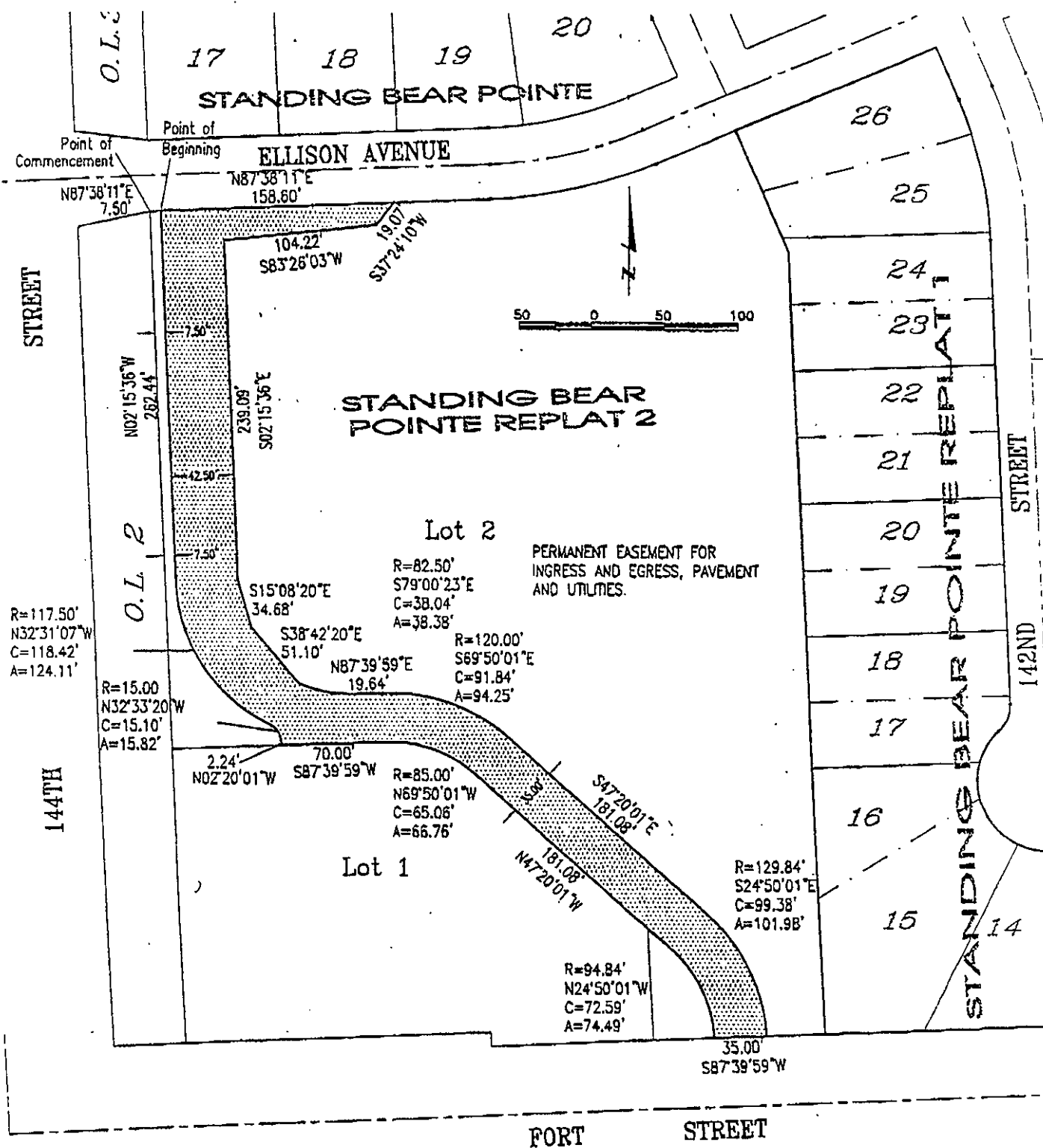
Return recorded document to:  
James D. Buser  
GAINES PANSING & HOGAN  
10050 Regency Circle, Suite 200  
Omaha, Nebraska 68114

*Misc A*  
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*150*

FEE 15 FB 02-36872  
BKP        C/O        COMP         
DEL        SCAN        EV       

*OT 34296*

# EXHIBIT "A"



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 Laser Jet 8100 Series PCL 6, Lamp, Ryneearson & Associates

Book 96008\9608E300 Page Date Dec. 20, 2000 Dwn.By det Job Number 97012.00-006



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

14710 west dodge road, suite 100  
 omaha, nebraska 68154-2029  
 ph 402-498-2488  
 fax 402-498-2730

## LEGAL DESCRIPTION

that part of Lot 2, STANDING BEAR POINTE  
REPLAT 2, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska,  
described as follows:

Commencing at the northwest corner of said Lot 2;  
Thence North 87°38'11" East for 7.50 feet along the south right of way line of Ellison  
Avenue to the TRUE POINT OF BEGINNING;  
Thence North 87°38'11" East for 158.60 feet along said south right of way line;  
Thence South 37°24'10" West for 19.07 feet;  
Thence South 83°26'03" West for 104.22 feet;  
Thence South 02°15'36" East for 236.09 feet parallel with and 50.00 feet east of the  
east line Outlot 2, STANDING BEAR POINTE;  
Thence South 15°08'21" East for 34.68 feet;  
Thence South 38°42'20" East for 51.10 feet to a point on a non-radial curve;  
Thence along a curve to the left (having a radius of 82.50 feet and a long chord bearing  
South 79°00'23" East for 38.04 feet) for an arc length of 38.38 feet;  
Thence North 87°39'59" East for 19.64 feet parallel with and 35.00 feet north of the  
north line of Lot 1, STANDING BEAR POINTE REPLAT 2;  
Thence along a curve to the right (having a radius of 120.00 feet and a long chord  
bearing South 69°50'01" East for 91.84 feet) for an arc length of 94.25 feet concentric with and  
35.00 feet northeast of the arc at the northeast corner of Lot 1, STANDING BEAR POINT  
REPLAT 2;  
Thence South 47°20'01" East for 181.08 feet parallel with and 35.00 feet northeast of  
the northeast line of said Lot 1;  
Thence along a curve to the right (having a radius of 129.84 feet and a long chord  
bearing South 24°50'01" East for 99.38 feet) for an arc length of 101.98 feet to the north right of  
way line of Fort Street;  
Thence South 87°39'59" West for 35.00 feet along said north right of way line;  
Thence along a curve to the left (having a radius of 94.84 feet and a long chord bearing  
North 24°50'01" West for 72.59 feet) for an arc length of 74.49 feet;  
Thence North 47°20'01" West for 181.08 feet along the northeast line said Lot 1;  
Thence along a curve to the left (having a radius of 85.00 feet and a long chord bearing  
North 69°50'01" West for 65.06 feet) for an arc length of 66.76 feet along the northeast line of  
said Lot 1;  
Thence South 87°39'59" West for 70.00 feet along the north line of said Lot 1;  
Thence North 02°20'01" West for 2.24 feet;  
Thence along a curve to the left (having a radius of 15.00 feet and a long chord bearing  
North 32°33'20" West for 15.10 feet) for an arc length of 15.82 feet;  
Thence along a curve to the right (having a radius of 117.50 feet and a long chord  
bearing North 32°31'07" West for 118.42 feet) for an arc length of 124.11 feet;  
Thence North 02°15'36" West for 262.44 feet parallel with and 7.50 feet east of Outlot 2,  
STANDING BEARING POINTE to the Point of Beginning.  
Contains 0.75 acre.

December 20, 2000

LAMP, RYNEARSON & ASSOCIATES, INC.

97012.00 006

(Utility and Access Easement over Lot 2, STANDING BEAR POINTE REPLAT 2)