



2000-21071A

## DRIVEWAY AND UTILITY EASEMENT

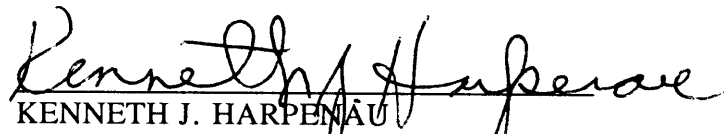
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, KENNETH J. HARPENAU and JANE L. HARPENAU, husband and wife ("Grantor"), for and in consideration of the payment of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid, receipt and sufficiency of which is hereby acknowledged, does hereby grant, transfer and convey to the owner of Lot 1, Harp's Addition, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, and such owner's successors, grantees, heirs and assigns ("Grantee"), a permanent nonexclusive ingress and egress easement over and upon the real property described in Exhibit "A" attached hereto and by reference made a part hereof ("Easement Area") for the purpose of permitting the Grantee to construct, maintain and repair a driveway to obtain ingress and egress from the said Lot 1, Harp's Addition to Fairview Road. The Grantee shall pay all of the cost for constructing such driveway and performing all usual and necessary maintenance of same. In the event Grantor grants the right of ingress and egress over said easement area to service other adjacent property conveyed by Grantor, such easement shall contain the obligation on that Grantee to share in the cost of maintenance of the driveway.


Grantee shall have the further right to install and maintain utilities within the easement area for the purpose of providing utility services to said Lot 1, Harp's Addition. Such utilities shall be installed within the easement area described in Exhibit "A" attached hereto and such grant is a non-exclusive right of Grantee.

This easement shall run with the land of the Grantor and the Grantee, and extend to and be binding upon the Grantor and Grantee, and to their respective successors, heirs, grantees and assigns, and shall be enforceable at law or equity. Grantor hereby represents and warrants that it is the owner of the real property described in Exhibit "A" attached hereto, and that it has the full right and authority to make, execute and deliver this easement in the form and substance set forth herein.

IN WITNESS WHEREOF, the Grantor executed this Easement this 10 day of August, 2000.

GRANTOR:

  
KENNETH J. HARPENAU

  
JANE L. HARPENAU

2000-21071B

STATE OF NEBRASKA     )  
COUNTY OF SARPY     ) SS.

The foregoing instrument was acknowledged before me on the 10 day of August, 2000, by Kenneth J. Harpenau and Jane L. Harpenau, husband and wife, on behalf of the corporation.

Michael L. Wohlers  
Notary Public

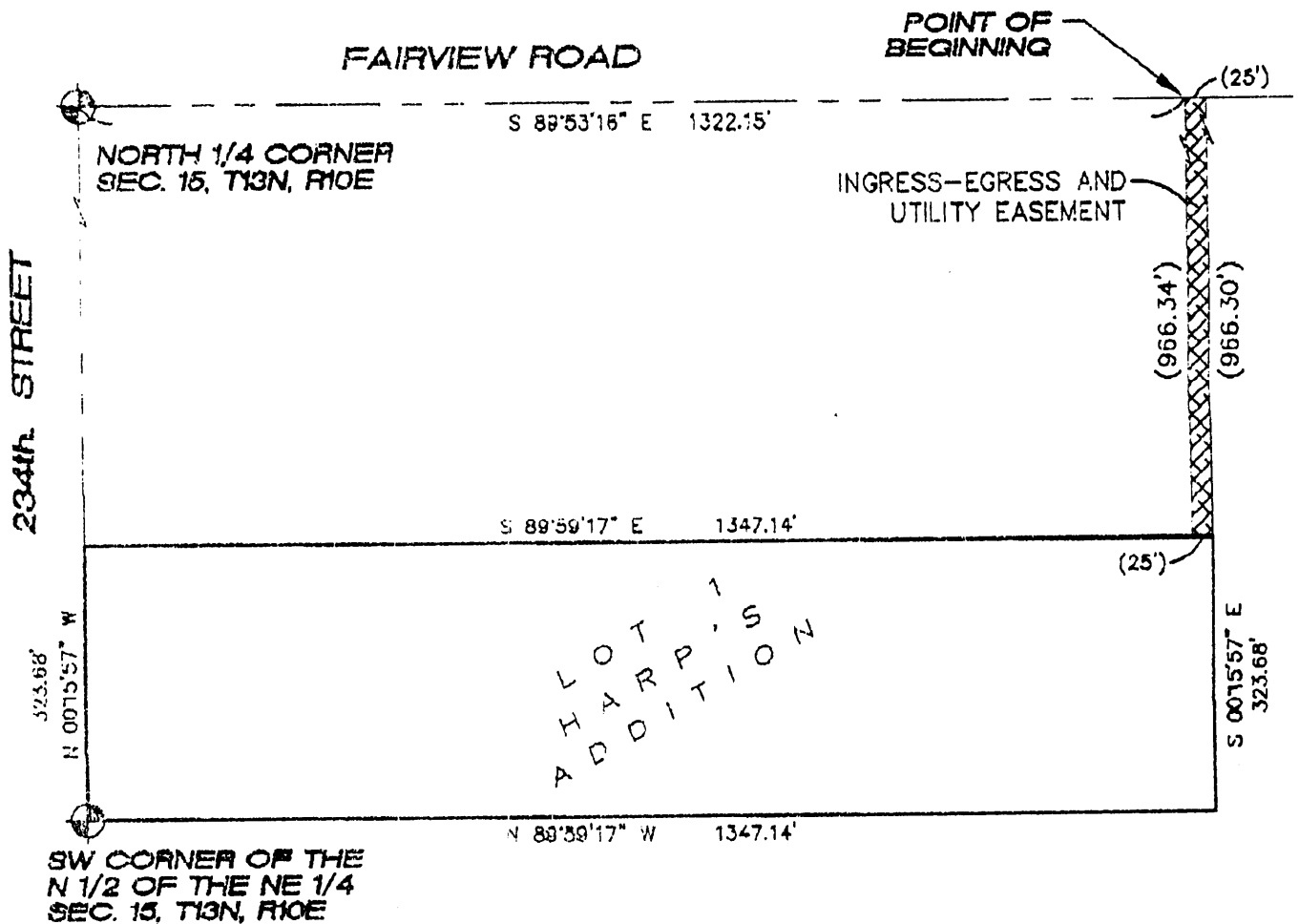


2000-21071C

# INGRESS / EGRESS AND UTILITY EASEMENT

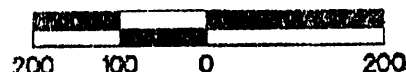
## EASEMENT LEGAL DESCRIPTION

THIS DESCRIPTION DESCRIBES THE INGRESS-EGRESS AND UTILITY EASEMENT FOR ACCESS FROM LOT 1, HARP'S ADDITION TO FAIRVIEW ROAD. COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6th. P.M., SARPY COUNTY, NEBRASKA, THENCE S 89°53'16" E (ASSUMED BEARING) FOR 1322.15 FEET ALONG THE NORTH LINE OF SAID SECTION 15 TO THE POINT OF BEGINNING; THENCE CONTINUING S 89°53'16" E FOR 25 FEET; THENCE S 00°15'57" E FOR 966.30 FEET TO THE NORTHEAST CORNER OF LOT 1, HARP'S ADDITION, AS PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA; THENCE N 89°59'17" W FOR 25 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE N 00°15'57" W FOR 966.34 FEET TO THE POINT OF BEGINNING.



NORTH

W.O. #89-248  
FEBRUARY 29, 2000



SCALE IN FEET



Hill-Farrell Associates, Inc.  
Architects, Engineers, Land Planners, Land Surveyors  
1008 Lincoln RD., Bellevue, NE 68005 402-291-6100