

PERPETUAL EASEMENT

HAL GROVE, INC., a Nebraska corporation (Grantor herein) hereby grants the following easement to THE HILLTOP ASSOCIATION, INC., a Nebraska non-profit corporation, and to all of the present and future owners, occupants and invitees of Lots 26 through 46, inclusive, in The Hilltop of Oak Hills Highlands, a subdivision in Douglas County, Nebraska (said Association and said owners, occupants and invitees being hereafter collectively called "Grantees"),

WITNESSETH:

1) Grantor is the owner of the reserved easement rights over the following-described real estate and herewith gives and grants unto the Grantees a perpetual non-exclusive utility, roadway and pedestrian easement over, under and upon the following-described real estate for the purpose of providing power, telephone, sewer, water and gas service to said lots above described and providing vehicular and pedestrian access to said lots above described from Golfing Green Drive, which is a publicly dedicated roadway:

- a) Lot 48 in The Hilltop of Oak Hills Highlands, a subdivision in Douglas County, Nebraska.
- b) A drive or roadway shown and described as Oak Hills Plaza on the attached plat, Exhibit A, which is sometimes known and described as Oak Hills Drive.
- c) A 30-foot-wide easementway (known as Jefferson Plaza), which is more particularly described by metes and bounds on Exhibit A attached hereto.

The purpose and scope of said easement shall be to construct, repair, replace and use said three easementways as a means of providing said utilities to said lots and providing vehicular and pedestrian access as above described including construction of driveways and sidewalks. The owners of said Lots 26 through 46 in said subdivision shall be solely responsible for the maintenance, repair and replacement of the easementway and utilities within said Lot 48 in said subdivision, but they will have no responsibility for repair, maintenance or replacement of the easementway and utilities within the two parcels of land described in said subparagraphs b) and c) above.

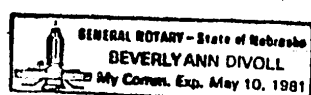
EXECUTED this 2nd day of June, 1977.

HAL GROVE, INC.

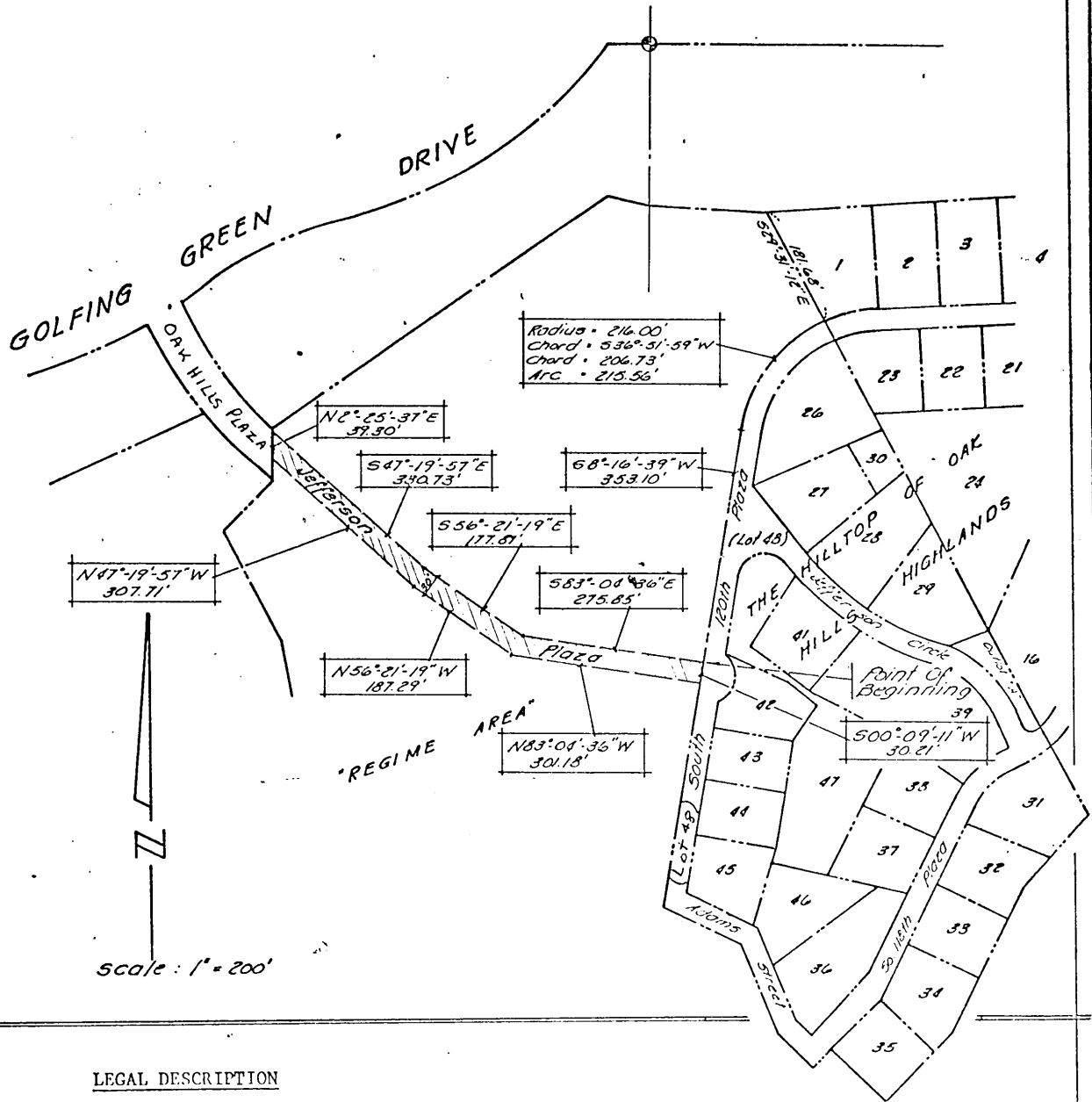
By: Harold E. Grove
President

STATE OF NEBRASKA) On the date last-above written before me, the
) ss. undersigned, a Notary Public in and for said
COUNTY OF DOUGLAS) County, personally came HAROLD E. GROVE, President of Hal Grove, Inc. (a corporation), to me personally known to be the President and the identical person whose name is affixed to the above Perpetual Easement, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation, and that the Corporate seal of said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County on the date last-above written.



Beverly Ann Divoll
Notary Public



LEGAL DESCRIPTION

A 30.00 foot wide ~~30.00~~ Easement through Regime Area to Lot 48 of the Hilltop of Oak Hills Highlands described as follows: Commencing at the N.W. corner of Lot 1, The Hilltop of Oak Hills Highlands, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska; thence S 29° 31' 12" E (assumed bearing) on the Westerly line of said Lot 1 and its Southerly extension, 181.63 feet; thence Southwesterly on a curve to the left (radius 216.00 feet, chord bearing S 36° 51' 59" W, chord distance 206.73 feet), an arc distance of 215.56 feet to a point of tangency; thence S 8° 16' 39" W, 353.10 feet to the point of beginning; thence S 00° 09' 11" W, 30.21 feet; thence N 83° 04' 36" W, 301.18 feet; thence N 56° 21' 19" W, 187.29 feet; thence N 47° 19' 57" W, 307.71 feet to a point on the Westerly property line of said Regime Area, said point also being on the R.O.W. line of Oak Hills Plaza (Oak Hills Drive); thence N 2° 25' 37" E on the R.O.W. line of said Oak Hills Plaza (Oak Hills Drive), 39.30 feet; thence S 47° 19' 57" E, 330.73 feet; thence S 56° 21' 19" E, 177.81 feet; thence S 83° 04' 36" E, 275.85 feet to the point of beginning.

J. Prindl

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 DOUGLAS COUNTY REG. DEPT.
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EXHIBIT "A"

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