

#466

COMPARED

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IN BOOK 48 OF 1100 PAGE 153

REGISTER OF DEEDS, CASS CO., NE Patricia Meisinger
Doc # 466 ±26.00

EASEMENT FOR ROADWAY

THIS INDENTURE, made this 23 day of Apr., 1996, by Beaver Lake Association, hereinafter called the Grantor, and Mark Tincher, hereinafter called the Grantee, WITNESSETH:

That said Grantor for good and valuable consideration does hereby grant and convey this easement for ingress and egress only across the following described real property, to wit:

Community Area Lot No. 16 in Beaver Lake Subdivision,
Cass County, Nebraska

A copy of said plated easement is attached hereto and incorporated herein by reference.

This Easement is granted to Mark Tincher, hereinafter called the Grantee, his successors or assigns subject to the conditions that follow.

This Easement is conveyed for the purpose of ingress and egress to the following described property, to wit:

Lakeview Estates, a subdivision located in the Southeast Quarter of Section 12, Township 11 N., Range 13 East of the 6th P.M., Cass County, Nebraska

Grantee, his successors or assigns, agree to maintain said roadway and hold Grantor harmless from any and all liability that may arise from the use of maintenance of said roadway from any and all potential claimants.

Grantee, his successors or assigns, agree to pay the real estate taxes assessed on the Beaver Lake Association property set forth above, the first said obligation shall be on the taxes assessed for the tax year 1996, Grantee shall pay said taxes before they become delinquent and as required by law.

Grantor shall have the right to use the following legally described property to wit:

Northwest Quarter of the Southwest Quarter and Lots 1, 2, 3 and 4 in the East Half of the Southwest Quarter, except the North Half of the Northeast Quarter of the Southwest Quarter, all in Section 7, Township 11 North, Range 14 East of the 6th P.M., all in Cass County, Nebraska

for the purpose of maintaining the Grantors silt removal operation from its lakes and/or retainment structures including but not limited to silt disposal, said right shall remain in effect for as long a period as the Grantee may own said property.

Grantor conveys this Easement for roadway purposes only and in the event of the abandonment, or failure of the above obligation of the herein conveyed premises for this conveyance shall be rendered void and cause said premises to revert, without any further action to the Grantor, his successors or assigns.

Grantee may assign the rights conveyed to Grantee by this Easement to successors in title without the consent of the Grantor.

IN WITNESS WHEREOF we have hereunto set our hands this 23rd day of APRIL, 1996.

Secretary

BEAVER LAKE ASSOCIATION

By John S Wagner

Mark A. Tincher

Mark A. Tincher

Kathryn D. Tincher
Kathryn D. Tincher

STATE OF NEBRASKA)
) ss.
COUNTY OF CASS)

On this 23rd day of APRIL, 1996, before me a Notary Public personally came John Wagner, President of Beaver Lake Association and he acknowledged the execution of the foregoing Easement to be his voluntary act and deed as such officer.

Witness my hand and Notarial Seal the day and year last above written.



Mary E. Jose
Notary Public

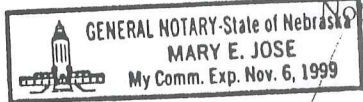
STATE OF NEBRASKA)

) ss.

COUNTY OF CASS)

On this 23rd day of APRIL, 1996, before me a Notary Public, personally appeared Mark A. Tincher and Kathryn D. Tincher, husband and wife, and they acknowledged the execution of the foregoing Easement to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.



Notary Public

Project No. 091694

Location SE1/4
Sec. 12 T 11 N. R. 13 E
of the 6th P.M., Cass County, Nebraska

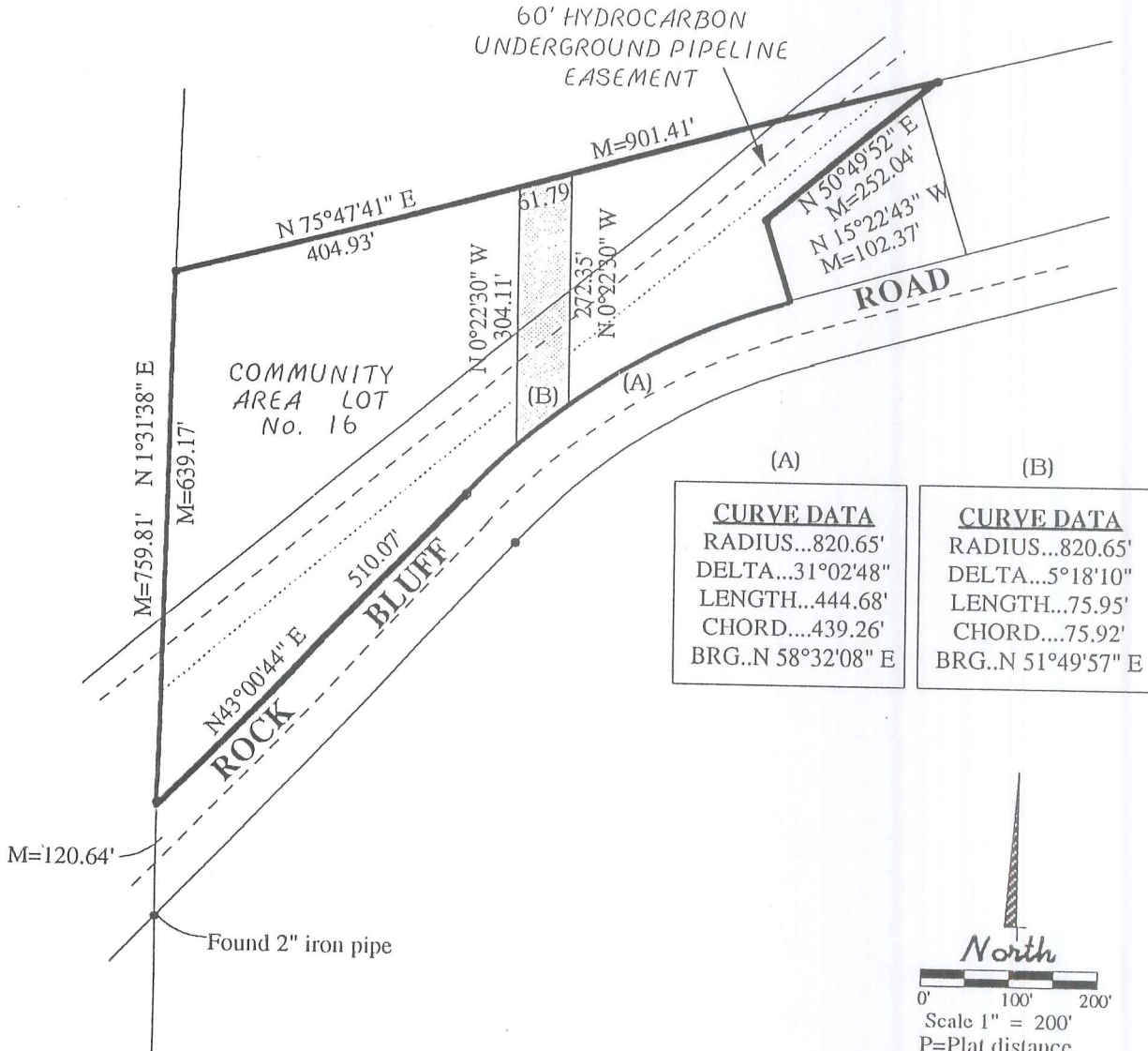
LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

MARKING THE FUTURE

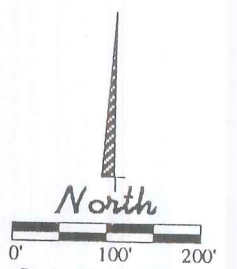


LEGAL DESCRIPTION: A 60' wide strip of land over and across Community Area Lot No. 16, Beaver Lake Subdivision, Cass County, Nebraska, more fully described as follows: Referring to the NW Corner of said Community Area Lot No. 16; thence N 75°47'41" E, (assumed bearing), along the North line, 404.93' to the true point of beginning; thence continuing N 75°47'41" E, 61.79'; thence S 0°22'30" E, 272.35' to a point on the curved right of way line of Rock Bluff Road; thence following the arc of a 820.65' radius curve to the left, 75.95', (the long chord bears S 51°49'57" W, 75.92'); thence leaving said right of way line, N 0°22.30" W, 304.11' to the point of beginning. Contains 17,250 square feet, more or less.



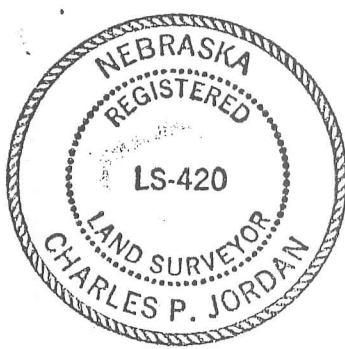
CURVE DATA	
RADIUS...	820.65'
DELTA...	31°02'48"
LENGTH...	444.68'
CHORD...	439.26'
BRG...	N 58°32'08" E

CURVE DATA	
RADIUS...	820.65'
DELTA...	5°18'10"
LENGTH...	75.95'
CHORD...	75.92'
BRG...	N 51°49'57" E



- P=Plat distance
- M=Measured dist.
- R=Record dist.
- C=Computed dist.
- = Found rebar
- = Set 5/8"x24" rebar
- ⊙= Found pt pipe
- = Found open pipe

Field Book, page _____



Signed this 16th day of April A.D., 1996.

Charles P. Jordan
CHARLES P. JORDAN

Surveyor's License No. L.S. 420
Jordan Surveying
Plattsmouth, Nebraska

MCMXCVI