



BK 1805 PG 545



DEED 1987 06974

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5. The land referred to in this Commitment is described, as follows:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA, DESCRIBED AND BOUNDED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 13-16-12 AND THE WESTERLY RIGHT-OF-WAY LINE OF ROAD 36 NEBRASKA, SAID POINT BEING 758.2 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 13-16-12, THENCE WEST ON SAID NORTH LINE 98.2 FEET; THENCE ON AN ANGLE OF 58 DEGREES 35' LEFT, A DISTANCE OF 285.0 FEET; THENCE ON AN ANGLE OF 90 DEGREES 00' LEFT, A DISTANCE OF 170.7 FEET; THENCE ON AN ANGLE OF 19 DEGREES 41' LEFT, A DISTANCE OF 195.2 FEET; THENCE ON AN ANGLE OF 75 DEGREES 10' LEFT, A DISTANCE OF 82.4 FEET; THENCE ON AN ANGLE OF 52 DEGREES 00' LEFT, A DISTANCE OF 212.1 FEET; THENCE ON AN ANGLE OF 64 DEGREES 04' RIGHT, A DISTANCE OF 50 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ROAD 36 NEBRASKA, 96.3 FEET SOUTHEASTERLY (CHORD DISTANCE) FROM THE POINT OF BEGINNING; THENCE NORTHWESTERLY ON THE WESTERLY R.O.W. OF SAID ROAD 36, 96.3 FEET (CHORD DISTANCE) TO THE POINT OF BEGINNING. AND AN EASEMENT FOR INGRESS AND EGRESS FROM HIGHWAY 36 TO THE@

property conveyed. Said easement to be over and across the following described property: beginning at a point on the Westerly right-of-way line of Highway 36 and 96.3 feet Southeasterly from the intersection of the North line of the Southeast quarter of Section 13, T16N, R12E and Highway

36 AND ON THE RIGHT-OF WAY LINE; THENCE SOUTHEASTERLY 25 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY 40 FEET PARALLEL TO THE 50 FOOT BOUNDARY LINE OF THE PROPERTY BEING CONVEYED; THENCE NORTHWESTERLY 25 FEET AND PARALLEL TO SAID RIGHT-OF-WAY LINE; THENCE NORTHEASTERLY ALONG SAID 50 FEET BOUNDARY LINE TO THE POINT OF BEGINNING. THE GRANTOR, FOR HERSELF, HER HEIRS AND ASSIGNS, RESERVES THE RIGHT TO USE THE PROPERTY COVERED BY THE EASEMENT HEREIN GIVEN AS A MEANS OF INGRESS AND EGRESS TO THE PROPERTY RETAINED BY THE SAID GRANTOR