

WHEREAS, Turtle Creek Joint Venture, a Nebraska Joint Venture, which joint venture is composed of Turtle Creek, Inc., a Nebraska corporation, and Rickurt Company, a Delaware corporation (said joint venture being herein referred to as the "Grantor") desires to grant a perpetual easement for sign construction and landscaping over certain property owned by the Grantor to Sanitary and Improvement District No. 295 of Douglas County, Nebraska (herein referred to as the "Grantee"),

NOW, THEREFORE, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, the Grantor, being the owner of the property described in Exhibit "A" does herewith give and grant unto the Grantee, its successors and assigns, a perpetual easement for sign construction and landscaping in the northwest corner of the property as shown on Exhibit "A" attached hereto and incorporated herein by reference as all set out herein.

1. The scope and purpose of the easement is for the repair, maintenance, replacement, landscaping and construction of a sign, including all necessary and related appurtenances. The Grantee shall have the full right and authority to enter upon said easement way in order to perform any of the acts and functions described within the scope and purpose of said easement.

2. By accepting and recording this perpetual easement, said Grantee agrees to make good or cause to be made good to the owner or owners of the property in which the same were constructed, any or all damage that may be done by reason of negligent changes, alterations, maintenance, inspection, repairs or construction in the way of damage to trees, grounds, buildings or other improvements abutting thereon, including crops, vines and gardens; provided, however, that this provision does not apply to any of the aforesaid located in, on, over or across said easement or any part thereof.

3. Grantor herein for itself, its successors and assigns, does hereby covenant and agree with the said Grantee and its successors and assigns that at the time of the execution and delivery of these presents, Grantor is lawfully seized of such premises, that the Grantor has good right and lawful authority to grant said easement way, and that the Grantor further hereby covenants to warrant and defend said easement way against the lawful claims of all persons whomsoever.

4. This Easement shall be binding upon and shall benefit and run to the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the Grantor herein, for itself, its successors and assigns, has caused the due execution hereof as of the date and year first above written.

TURTLE CREEK JOINT VENTURE, a
Nebraska Joint Venture

By: TURTLE CREEK, INC., a
Nebraska corporation, a
joint venturer, signing in
behalf of all of the joint
venturers pursuant to the
power granted to Turtle
Creek, Inc., the developer,
as contained in Paragraph 8
(b) of the Joint Venture
Agreement, dated January 30,
1978, by and between Rickurt
Company, a Delaware corpora-
tion, and Turtle Creek, Inc.,
a Nebraska corporation,

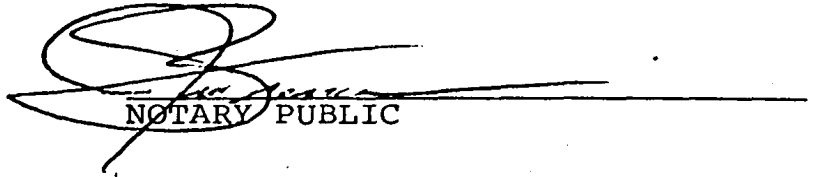
ATTEST:

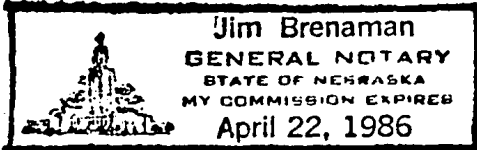
Terry J. Buck

BY: Mr. J. Bush
President

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me
this 9th day of JUNE, 1982, by Glenn L. Buck,
President of Turtle Creek, Inc., a Nebraska corporation, a joint
venturer of Turtle Creek Joint Venture, a Nebraska Joint Venture,
in behalf of the joint venture.


NOTARY PUBLIC

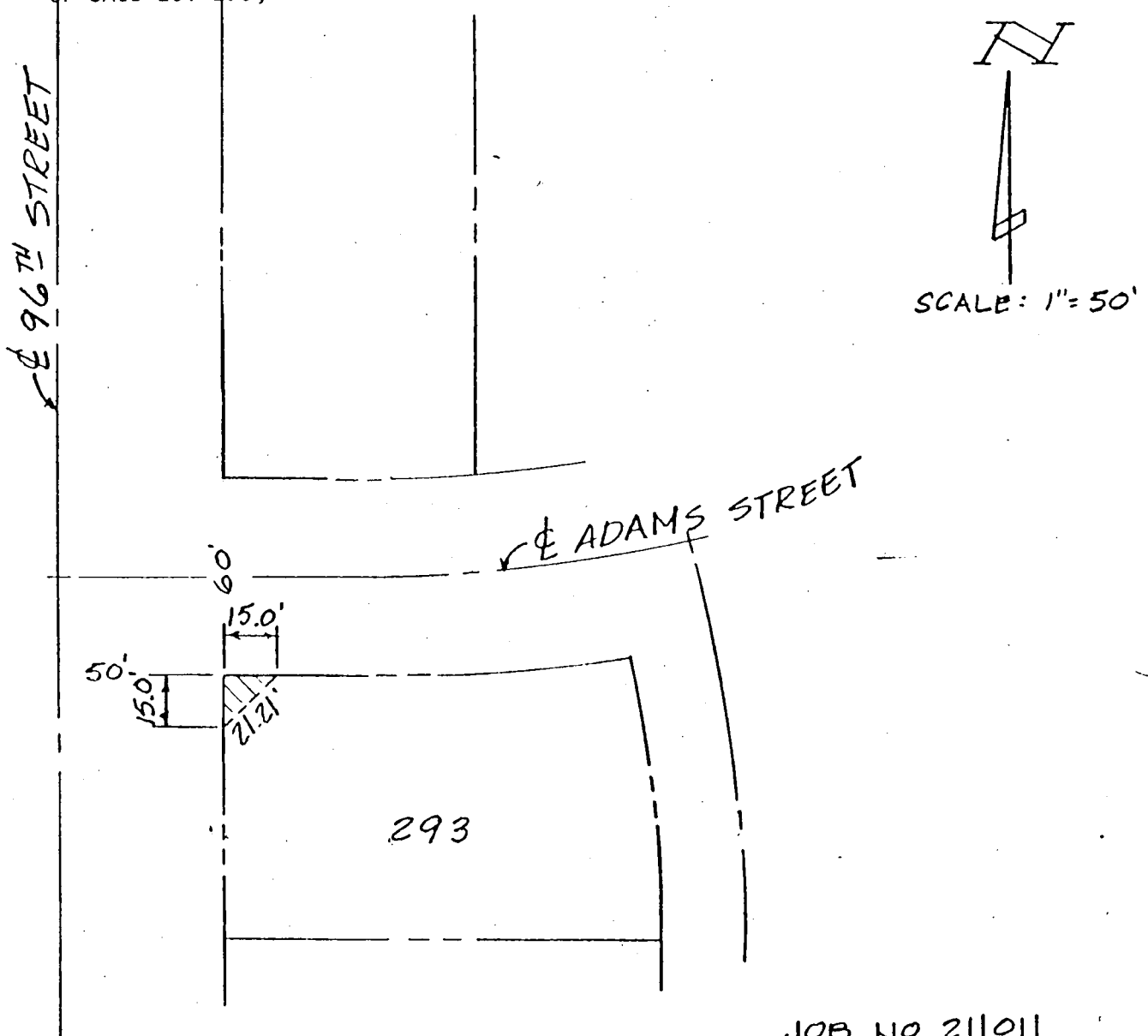


A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA

EASEMENT PLAT

DOUGLAS COUNTY, NEBRASKA

BEGINNING AT THE NORTHWEST CORNER OF LOT 293; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 293, A DISTANCE OF 15.00 FEET; THENCE NORTHEAST A DISTANCE OF 21.21 FEET TO A POINT 15.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 293, SAID POINT BEING ON THE NORTH LINE OF SAID LOT 293; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 293, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.



JOB NO. 211011

THE SCHEMMER ASSOCIATES INC.

ARCHITECTS · ENGINEERS · PLANNERS

DESIGNED _____ DRAWN RJL CHECKED MM DATE 5-26-82 SHEET NO. _____

TSA FORM 26-27

1-78

16 Misc

RECEIVED
1982 JUN 15 AM 10:45

C. HAROLD OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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208
of: [unclear]

925
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