

After recording return to:

Edstrom, Bromm, Lindahl
Sohl & Freeman-Caddy
551 North Linden
P.O. Box 277
Wahoo, NE 68066

DON CLARK
REGISTER OF DEEDS
SANDERS CO. NEBR.

2006 APR 25 PM 2:09

BOOK 341 PAGE 340
OF 62 INST# 380

Clark

**EASEMENT
(PRIVATE ROADWAY AND ACCESS)**

This Easement is made this 24th day of April, 2006, by Wolf Sand and Gravel Company, a Nebraska Corporation, herein Grantor to Wolf Lakes Estates Homeowners Association, a Nebraska Non-Profit Corporation, herein called Grantee.

WHEREAS, Grantor is the owner of the following described real estate, to wit:

- a. Wolf Lakes Estates, a subdivision as surveyed and platted in a part of Sections 16, 21, and 22, Township 17 North, Range 6 East of the Sixth P.M., Saunders County, Nebraska, consisting of Lots 1 through 37, inclusive, Outlots A, B, and C, and the access roads adjacent thereto, the Plat thereof having been filed of record in the office of the Saunders County Register of Deeds on or about April 22, 1997, and indexed in Book 3, at Page 502, in the Book of Plats of said office; and,
- b. Wolf Lakes Estates First Addition, a subdivision as surveyed and platted in a part of Sections 16, 21, and 22, Township 17 North, Range 6 East of the Sixth P.M., Saunders County, Nebraska, consisting of Lots 38 through 61, inclusive, and the access roads adjacent thereto, the Plat thereof having been filed of record in the office of the Saunders County Register of Deeds on or about April 13, 2001, and indexed at Book 4, Page 191, in the Book of Plats of said office;

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and,

WHEREAS, Wolf Lakes Estates Homeowners Association is a Nebraska Non-Profit Corporation created for the purposes of providing a means for the construction, maintenance, repair, improvement, replacement, and management of the real estate owned by Wolf Lakes Estates Homeowners Association, to include, but not be limited to, the platted roads located in Wolf Lakes Estates, and Wolf Lakes Estates First Addition, and,

WHEREAS, there are dedicated roads in Wolf Lakes Estates and Wolf Lakes Estates First Addition which are not being used for vehicular traffic, said vehicular traffic moving over portions of dedicated Lots in Wolf Lakes Estates and Wolf Lakes Estates First Addition rather than utilizing said roads, and,

WHEREAS, it is the desire of Grantor to grant an easement to Grantee in those portions of Lots in Wolf Lakes Estates and Wolf Lakes Estates First Addition which, by usage, are being utilized for vehicular traffic, so that Grantee may provide for the maintenance and improvement of said roads,

NOW, THEREFORE, said Grantor does grant unto Grantee a perpetual easement over, across, and through the following, to wit:

PERMANENT INGRESS AND EGRESS EASEMENT DESCRIPTION NO.1:

A 50.00 FOOT WIDE PERMANENT INGRESS AND EGRESS EASEMENT LOCATED IN A PART OF WOLF LAKES ESTATES, A SUBDIVISION AS SURVEYED AND PLATTED IN A PART OF SECTIONS 16, 21 AND 22, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, THE PERIMETER OF SAID 50.00 FOOT WIDE INGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 OF SAID WOLF LAKES ESTATES; THENCE N00°00'00"E (ASSUMED BEARING) ON THE WEST LINE OF SAID LOT 5, A DISTANCE OF 48.67 FEET; THENCE N88°20'13"E, A DISTANCE OF 246.10 FEET TO A POINT OF CURVATURE;

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DISTANCE OF 205.84 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS S82°48'11"E A DISTANCE OF 205.05 FEET; THENCE S74°08'15"E, A DISTANCE OF 73.06 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A 431.70 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 248.15 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS N89°23'42"E A DISTANCE OF 244.75 FEET; THENCE N72°55'39"E, A DISTANCE OF 92.99 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A 252.96 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 98.60 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS N84°05'39"E A DISTANCE OF 97.98 FEET; THENCE S84°44'21"E, A DISTANCE OF 99.09 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A 168.69 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 68.71 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS N83°35'33"E A DISTANCE OF 68.24 FEET; THENCE N71°55'27"E, A DISTANCE OF 107.58 FEET TO A POINT ON THE EAST LINE OF LOT 1, OF SAID WOLF LAKES ESTATES; THENCE S02°11'16"E ON SAID EAST LINE, A DISTANCE OF 51.99 FEET; THENCE S71°55'27"W, A DISTANCE OF 93.35 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A 218.69 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 89.08 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS S83°35'33"W A DISTANCE OF 88.46 FEET; THENCE N84°44'21"W A DISTANCE OF 99.09 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A 202.96 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 79.11 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS S84°05'39"W A DISTANCE OF 78.61 FEET; THENCE S72°55'39"W A DISTANCE OF 92.99 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ON A 481.70 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 276.89 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS S89°23'42"W A DISTANCE OF 273.09 FEET; THENCE N74°08'15"W, A DISTANCE OF 73.06 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 630.50 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 190.71 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVE BEARS N82°48'11"W A DISTANCE OF 189.99 FEET; THENCE S88°20'13"W, A DISTANCE OF 241.66 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 5; THENCE N78°19'39"E ON SAID SOUTH LINE, A DISTANCE OF 5.84 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 1.42 ACRES, MORE OR LESS.

PERMANENT INGRESS AND EGRESS EASEMENT DESCRIPTION NO. 2:

A 50.00 FOOT WIDE PERMANENT INGRESS AND EGRESS EASEMENT LOCATED IN A PART OF WOLF LAKES ESTATES, A SUBDIVISION AS SURVEYED AND PLATTED IN A PART OF SECTIONS 16, 21 AND 22, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, THE PERIMETER OF SAID 50.00 FOOT WIDE INGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 14 OF SAID WOLF LAKES ESTATES; THENCE S89°56'10"E (ASSUMED BEARING) ON THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 121.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°56'10"E ON SAID NORTH LINE, A DISTANCE OF 50.02 FEET; THENCE S01°23'54"E, A DISTANCE OF 71.89 FEET; THENCE S04°00'28"W, A DISTANCE OF 117.99 FEET; THENCE S03°47'22"W, A DISTANCE OF 165.41 FEET; THENCE S00°17'56"E, A DISTANCE OF 148.16 FEET; THENCE S02°12'20"E, A DISTANCE OF 355.08 FEET; THENCE S00°20'49"E, A DISTANCE OF 324.24 FEET; THENCE S01°37'43"W, A DISTANCE OF 145.08 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF LOT 9 OF SAID WOLF LAKES ESTATES; THENCE N43°32'16"W ON SAID WESTERLY LINE, A DISTANCE OF 70.51 FEET; THENCE N01°37'43"E, A DISTANCE OF 94.51 FEET; THENCE N00°20'49"W, A DISTANCE OF 322.56 FEET; THENCE N02°12'20"W, A DISTANCE OF 355.11 FEET; THENCE N00°17'56"W, A DISTANCE OF 150.77 FEET; THENCE N03°47'22"E, A DISTANCE OF 167.29 FEET; THENCE N04°00'28"E, A DISTANCE OF 115.72 FEET; THENCE N01°23'54"W, A DISTANCE OF 70.81 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 1.49 ACRES, MORE OR LESS.

PERMANENT INGRESS AND EGRESS EASEMENT DESCRIPTION NO. 3:

A 50.00 FOOT WIDE PERMANENT INGRESS AND EGRESS EASEMENT LOCATED IN A PART OF WOLF LAKES ESTATES, A SUBDIVISION AS SURVEYED AND PLATTED IN A PART OF SECTIONS 16, 21 AND 22, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA, THE PERIMETER OF SAID 50.00 FOOT WIDE INGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 14 OF SAID WOLF LAKES ESTATES AND ASSUMING THE NORTH LINE OF SAID LOT 14 TO HAVE A BEARING OF S89°56'10"E; THENCE S00°37'02"E ON THE WEST LINE OF SAID LOT 14, A DISTANCE OF 112.46 FEET TO THE POINT OF BEGINNING; THENCE S46°51'23"E, A DISTANCE OF 111.53 FEET; THENCE S45°10'07"E, A DISTANCE OF 43.43 FEET; THENCE S03°47'22"W, A DISTANCE OF 66.29 FEET; THENCE N45°10'07"W, A DISTANCE OF 86.95 FEET; THENCE N46°51'23"W, A DISTANCE OF 62.19 FEET TO A POINT ON SAID WEST LINE; THENCE N00°37'02"W ON SAID WEST LINE, A DISTANCE OF 69.23 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 0.17 ACRES, MORE OR LESS.

subject to the following:

1. That this grant of easement burdens the easement premises and benefits and

runs with all the Lots and Outlots located in Wolf Lakes Estates and Wolf Lakes First Addition.

2. That the easement premises are to be used as a private drive for vehicular traffic and/or movement of personal property and shall be properly maintained in good condition for those purposes by Grantee.

3. That all construction, maintenance, and repair of said roadway areas shall be the responsibility of Grantee.

4. That Grantor retains the rights of ingress and egress across and over said easement.

5. That this easement shall be perpetual and shall run with the land and shall be binding on the successors and assigns of Grantee and Grantor.

6. That Grantee agrees to indemnify and save harmless the Grantor from any and all such damage and loss arising or occurring solely by the reason of Grantee's use of the above easement for access to Lots in Wolf Lakes Estates and Wolf Lakes Estates First Addition.

7. That Grantor has lawful possession of said real estate, good, right and lawful authority to make said conveyance and that Grantor's successors and assigns shall warrant and defend the same, and will indemnify and hold harmless the Grantee forever against the claims of all persons whomsoever in any way assert any right, title or interest, prior to or contrary to this conveyance.

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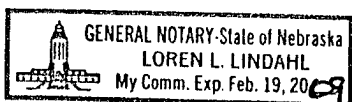
IN WITNESS WHEREOF, the undersigned has executed this easement on the date first above written.

WOLF SAND AND GRAVEL
COMPANY, a Nebraska Corporation

BY: Robert E. Wolf
Robert E. Wolf, Its President

STATE OF NEBRASKA)
) ss.
COUNTY OF SAUNDERS)

The foregoing Easement was acknowledged before me on this 24th day of April, 2006, by Robert E. Wolf, President of Wolf Sand and Gravel Company, a Nebraska Corporation, Grantor.



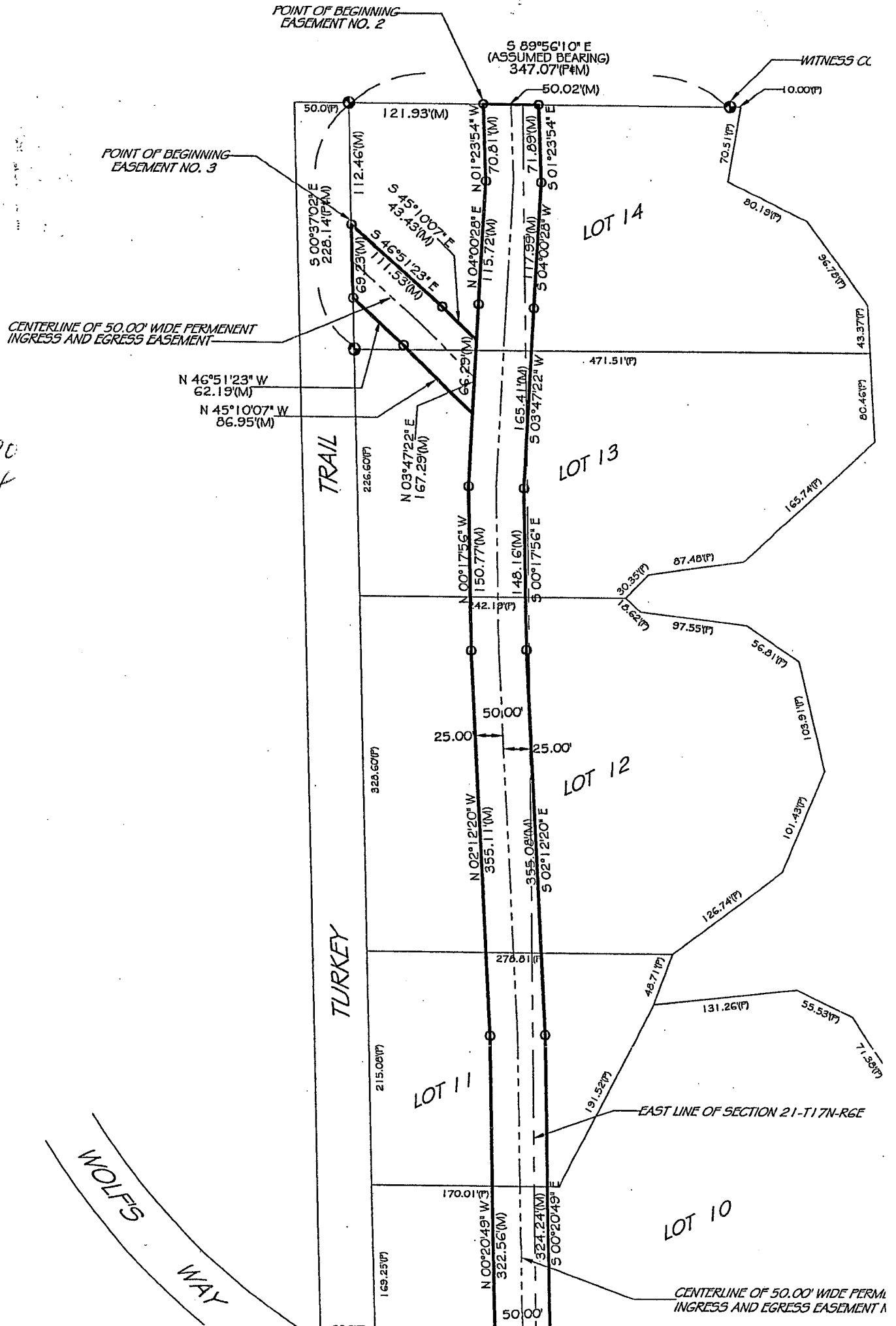
[Signature]
Notary Public

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"EASEMENT"

WOLF LAKES ESTATES, A SUBDIVISION AS SURVEY AND 22, TOWNSHIP 17 NORTH, RANGE 6 EAST OF 7

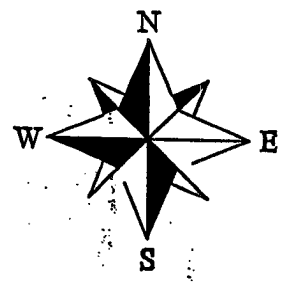
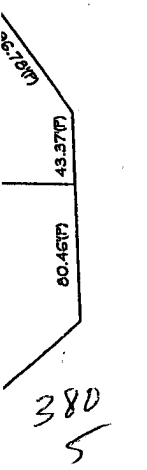
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MENT PLAT"

**SURVEYED AND PLATTED IN A PART OF SECTIONS 16, 21
OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA.**

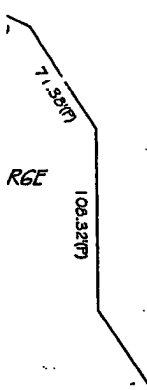
WISDOM CORNER



PERMANENT INGRESS AND EGRESS EASEMENT DESCRIPTION NO. 2:

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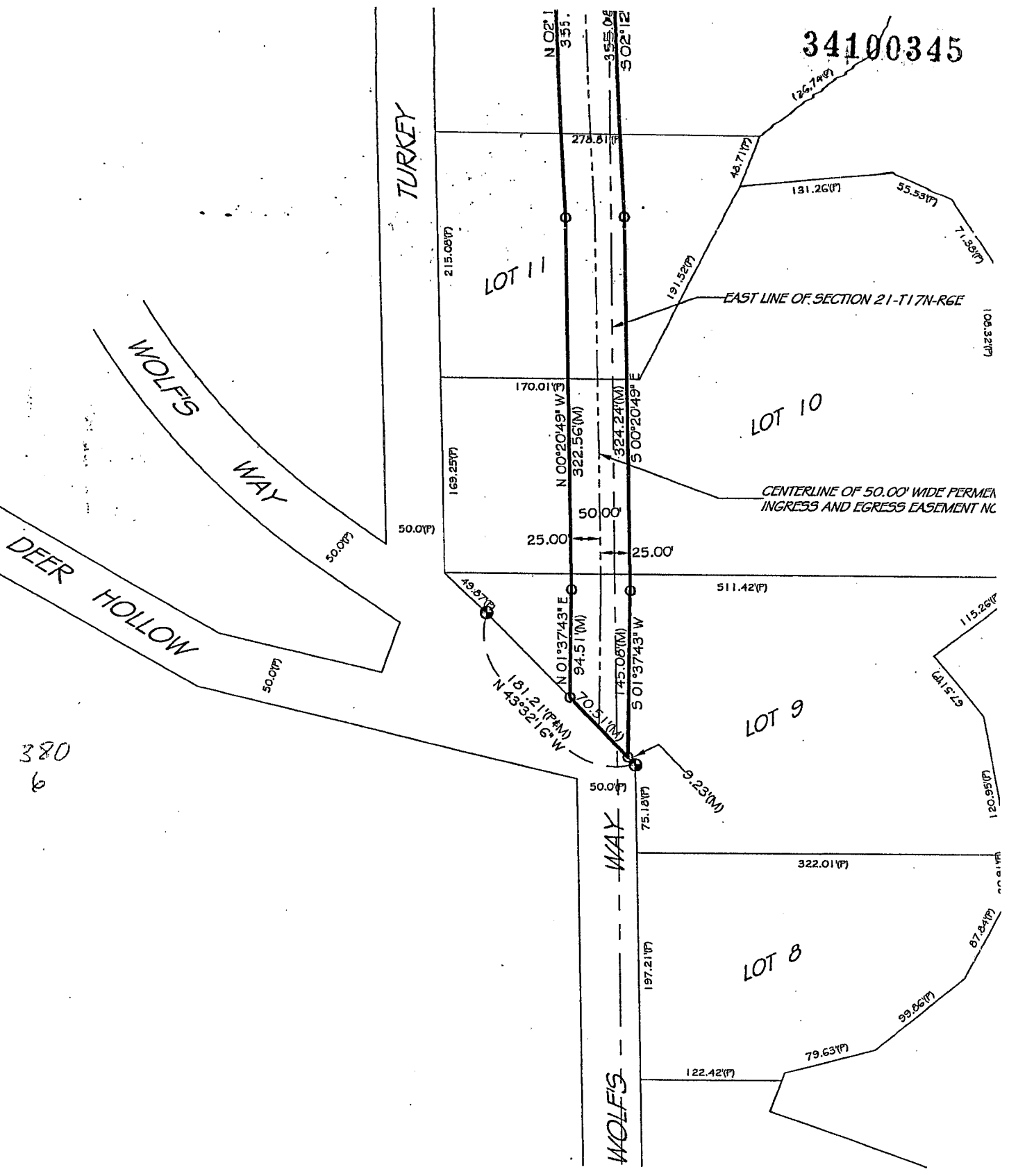
COMMENCING AT THE NORTHWEST CORNER OF LOT 14 OF SAID WOLF LAKES ESTATES; THENCE S89°56'10\"/>



**WOLF LAKES ESTATES, INC.
WOLF LAKES ESTATES, NE 68073
TEL: (402) 618-9133**

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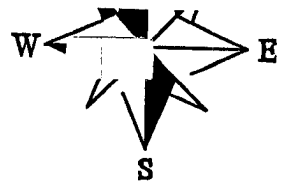
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SURVEYOR'S CERTIFICATE:

I, GARY L. SIEDSCHLAG, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

GARY L. SIEDSCHLAG, RLS 517

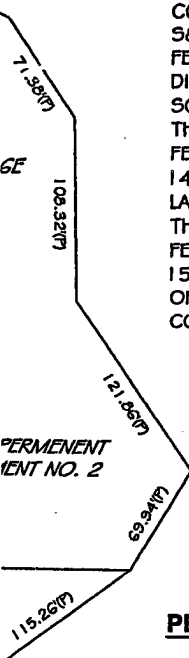
DATE



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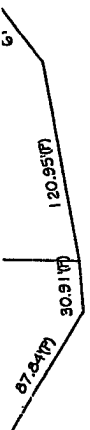
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GLS SURVEYING INC.
1618 SHAMROCK BLVD. YUTAN, NE 68073
OFFICE: (402) 625-2692 CELL: (402) 618-9133

LEGEND

- ⊕ MONUMENT FOUND
(3/8" REBAR, UNLESS NOTED OTHERWISE)
- MONUMENT SET
(3/8" X 24" REBAR, WITH A PLASTIC CAP STAMPED "L.S. 517, UNLESS NOTED OTHERWISE)
- TEMPORARY POINT
- C.T.P. CRIMPED TOP PIPE
- O.T.P. OPEN TOP PIPE
- C COMPUTED DISTANCE
- D DEEDED DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

NOTE: ALL BEARINGS ARE ASSUMED

CLIENT NAME:
BOB WOLF

PROJECT NUMBER:
SU - 942

DATE:
NOVEMBER 08, 2004

FIELD BOOK:
SAUNDERS COUNTY #16

SCALE:
1" = 100'

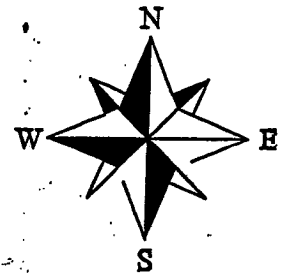
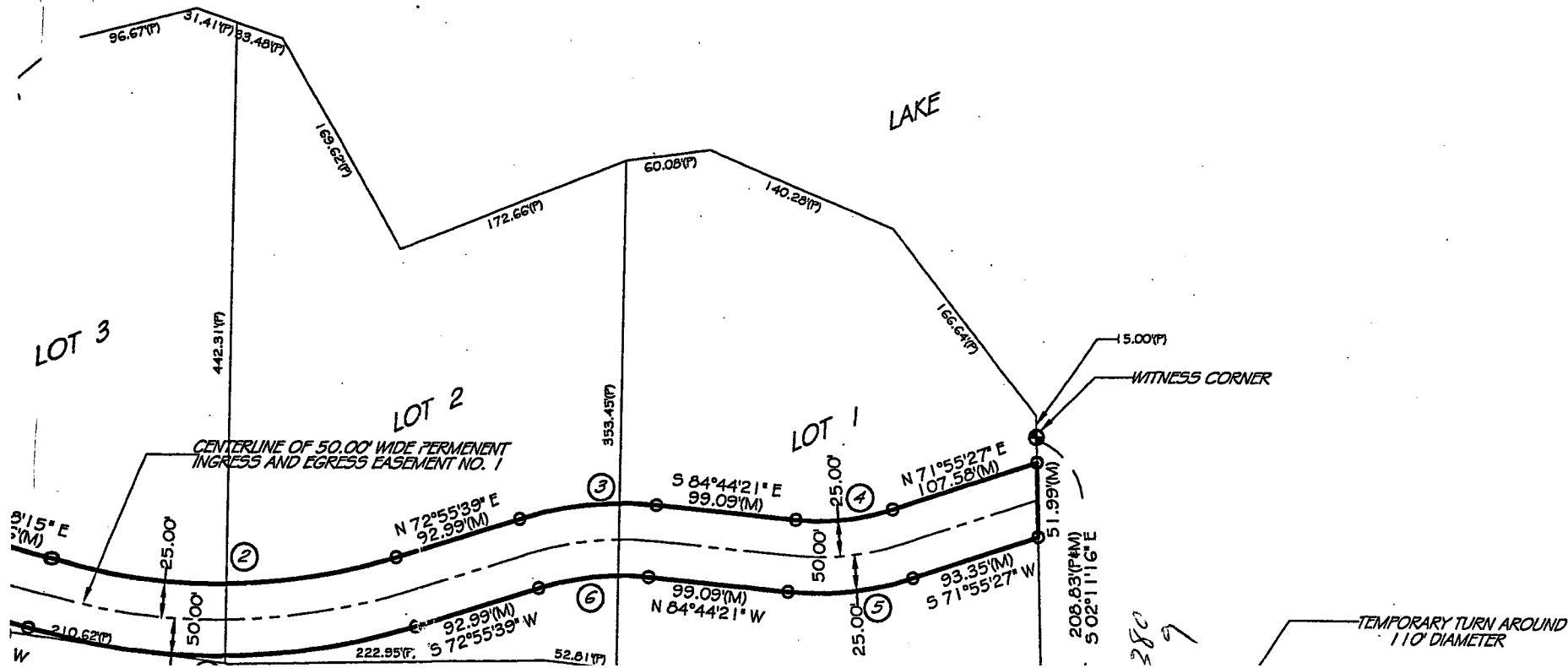
REVISION DATE:

SHEET:
2 OF 2

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"EASEMENT PLAT"

TES, A SUBDIVISION AS SURVEYED AND PLATTED IN A PART OF SECTIONS 16, 21
1) IORTH, RANGE 6 EAST OF THE SIXTH P.M., SAUNDERS COUNTY, NEBRASKA.



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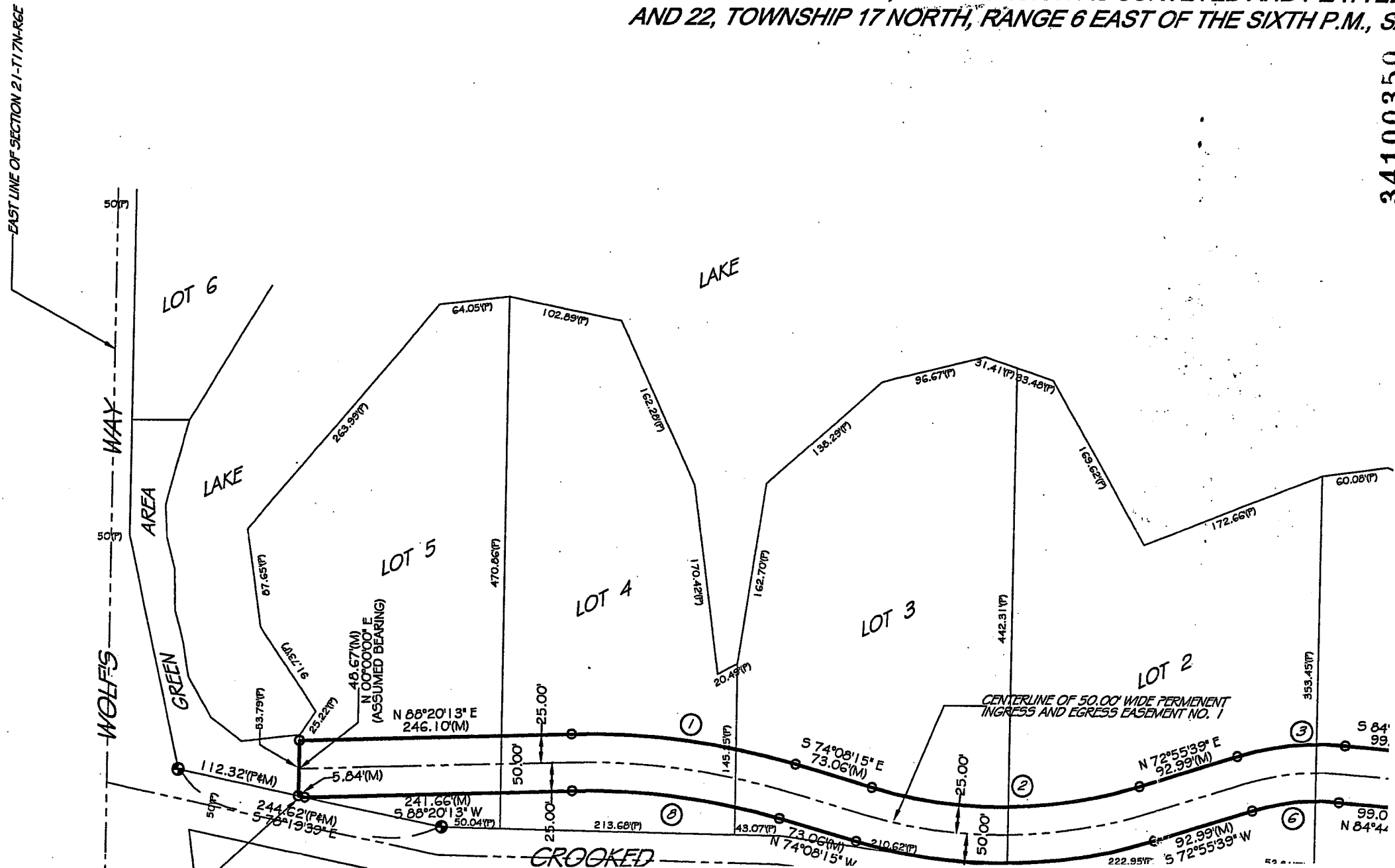
SURVEYING INC.
 K BLVD. YUTAN, NE 68073
 5-2692 CELL: (402) 618-9133

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"EASEMENT PLAT"

WOLF LAKES ESTATES, A SUBDIVISION AS SURVEYED AND PLATTEL
AND 22, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M., S.

34100350



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