

35980

91-37686

EASEMENT AGREEMENT

This Agreement executed this 23rd day of September, 1991, by and between Harriet D. Ayres, a single person, hereinafter referred to as "Party of the First Part"; and Emmett ~~NT~~ Junge and Edith S. Junge, husband and wife, hereinafter referred to as "Parties of the Second Part".

WHEREAS, the Party of the First Part represents and warrants that she owns and has fee simple title to the following described property, to wit:

Lot 7, Bishop Square, Lincoln, Lancaster County, Nebraska.

AND, WHEREAS, the Parties of the Second Part represent and warrant that they own and have fee simple title to the following described property, to wit:

Lot 9, Bishop Square, Lincoln, Lancaster County, Nebraska.

AND, WHEREAS, there now exists and has for some time prior to this date existed a concrete drive located on Lot 9, Bishop Square, Lincoln, Lancaster County, Nebraska, which encroaches onto that portion of Lot 7, Bishop Square, Lincoln, Lancaster County, Nebraska, as shown on the attached Plot Plan dated September 26, 1991 by Dennis D. Simmonds, Job #14318, marked Exhibit A and by this reference made a part of this agreement.

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration duly paid, receipt thereof being hereby acknowledged, the Party of the First Part does hereby grant, assign and set over to the Parties of the Second Part an easement for the specific purpose of allowing the concrete drive owned by the Parties of the Second Part to encroach over and upon that portion of Lot 7, Bishop Square, Lincoln, Lancaster County, Nebraska, as shown on Exhibit A attached hereto.

The Parties of the Second Part shall bear full responsibility for the use and enjoyment of the easement property, and shall hold the Party of the First Part harmless from any claim of damage to persons or premises resulting from the use, occupancy and possession thereof by the Parties of the Second Part.

This easement shall cease and terminate upon the raze, removal or destruction of the concrete drive located upon the easement area.

Harriet D. Ayres  
Harriet D. Ayres,  
Party of the First Part

Emmett N. Junge  
Emmett N. Junge,  
Party of the Second Part

Edith S. Junge  
Edith S. Junge,  
Party of the Second Part

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# Plot Plan

EXHIBIT A

For Loan Purposes Only

LANCASTER County, Nebraska

ALLIED SURVEYING AND MAPPING, INC.

LAND SURVEYORS

4830 South 44th Street - Lincoln, Nebraska 68516

Phone 483-5008

Sheet 1 of 1

3901 South 27th Street - Lot 9, Bishop Square - Lincoln, Lancaster County, Nebraska

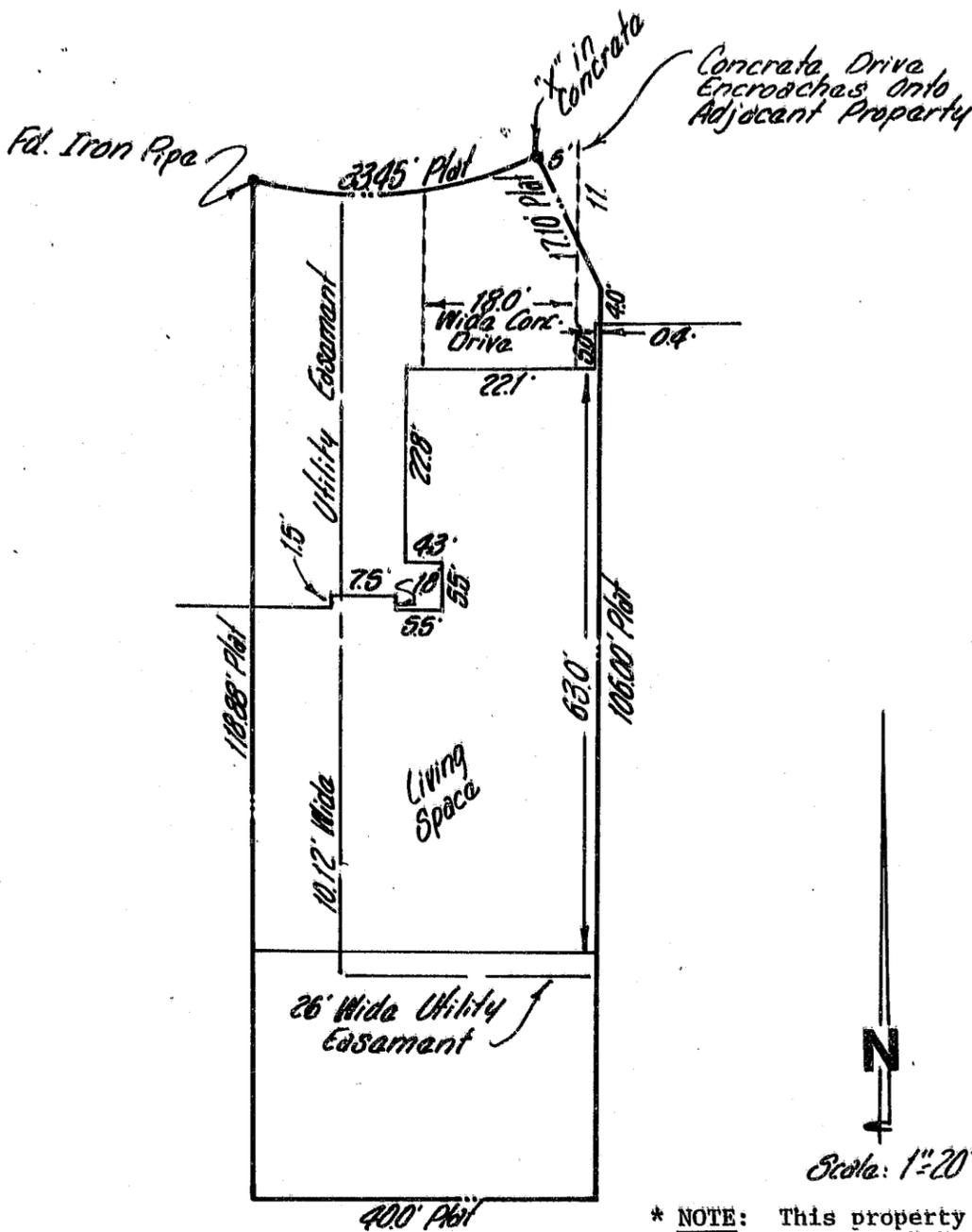
Section 1 T 9 N, R 6 E of the 6th P.M.

Job No. 14318

September, 19 91

Buyer/Van DerVenter 91-37686

*Bishop Square #9*



\* NOTE: This property appears to be located in ZONE "C" on Flood Rate Map, Community #315273, Panel #40, Revised 3-18-1986 and does not appear to be in the 100 year flood.

### LOCATION CERTIFICATION

This inspection and the accompanying plat are made on the basis of the information furnished to us and our own observations and belief and were prepared for mortgage financing purposes. This does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may disclose; no property corners were set, and is not to be relied upon for the establishment of any fence, structure or other improvements.

*Dennis D. Simon*  
 DENNIS D. SIMON, LS-343  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF NEBRASKA

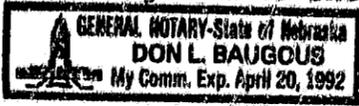
Date September 26, 19 91

⊕ DENNIS D. SIMON, LS-343

3,...

STATE OF NEBRASKA )  
COUNTY OF LANCASTER)

On this 16<sup>th</sup> day of October, 1991, before me, the undersigned, a Notary Public duly commissioned and qualified in and for said County and State, personally came Harriet D. Ayres to me known to be the individual who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.



Don L. Baugous  
Notary Public

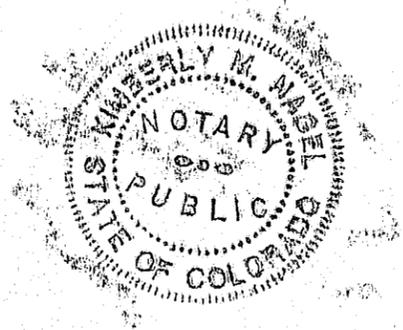
My Commission Expires: 4-20-92

COLORADO  
STATE OF NEBRASKA )  
COUNTY OF LANCASTER)

On this 24<sup>th</sup> day of October, 1991, before me the undersigned, a Notary Public duly commissioned and qualified in and for said County and State, personally came Emmet J. Junge and Edith S. Junge, husband and wife, to me known to be the individuals who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Kiberly M. Nagel  
Notary Public

My Commission Expires: April 24, 1995



NO  
BISO  
CHECKED  
ENTR  
EDITED  
K

LANCASTER COUNTY, NEB  
Dan Nalte  
REGISTER OF DEEDS

Oct 29 3 58 PM '91

# 16 00

INST. NO. 91 35980

NT for DeLeon