

10-15-12

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EASEMENT

THIS INDENTURE made this 20th day of July, 1972 between ROLAND F. WAITE and FRANK R. KREJCI, hereinafter referred to as "Grantors", and FREDERICK S. CASSMAN, Trustee, hereinafter referred to as "Grantee":

WHEREAS, the Grantee is the owner in fee simple of that certain parcel of land situated in the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section Ten (10), Township Fifteen (15), Range Twelve (12) East of the 6th P.M., Douglas County, Nebraska, more particularly described as Tract A attached hereto and by this reference made a part hereof; and

WHEREAS, the Grantors are the owners in fee simple of the parcel of land adjoining Tract A on the east more particularly described as Tract B attached hereto and by this reference made a part hereof; and

WHEREAS, the Grantors have agreed to grant unto the Grantee a permanent non-exclusive easement and right-of-way over Tract B for the purpose of providing ingress and egress to Tract A from Bedford Street.

NOW, THEREFORE, this indenture witnesseth that in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby grant unto Grantee, his successor, assigns and their tenants, employees, visitors and licensees, in common with all other persons having a like right, a non-exclusive perpetual easement or right-of-way on foot or in vehicles over Tract B for purpose of ingress and egress to Tract B from Bedford Street, and for no other purposes.

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TO HAVE AND TO HOLD unto said Grantee, his successors  
and assigns, as appurtenant to said Tract A.

Provided, however, a grant of this easement or right-of-way  
shall not create any obligation or impose any duty upon the  
Grantors to construct a roadway upon Tract B or to maintain  
or keep the same in repair.

IN WITNESS WHEREOF, the Grantors have hereunto set their  
hands and seal the day and year first above written.

*Roland F. Waite*  
Roland F. Waite

*Frank R. Krejci*  
Frank R. Krejci

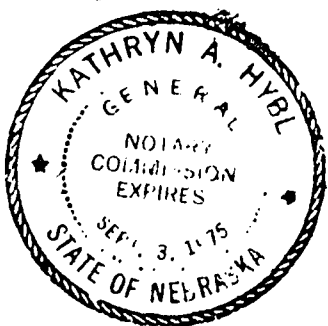
STATE OF NEBRASKA    )  
                                      )   SS.  
COUNTY OF DOUGLAS   )

On this 20th day of July, A.D. 1972, before me the under-  
signed a Notary Public, duly commissioned and qualified for and  
residing in said county, personally came ROLAND F. WAITE and  
FRANK R. KREJCI, to me known to be the identical persons whose  
names are affixed to the foregoing instrument as grantors and  
acknowledged the same to be their voluntary act and deed.

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

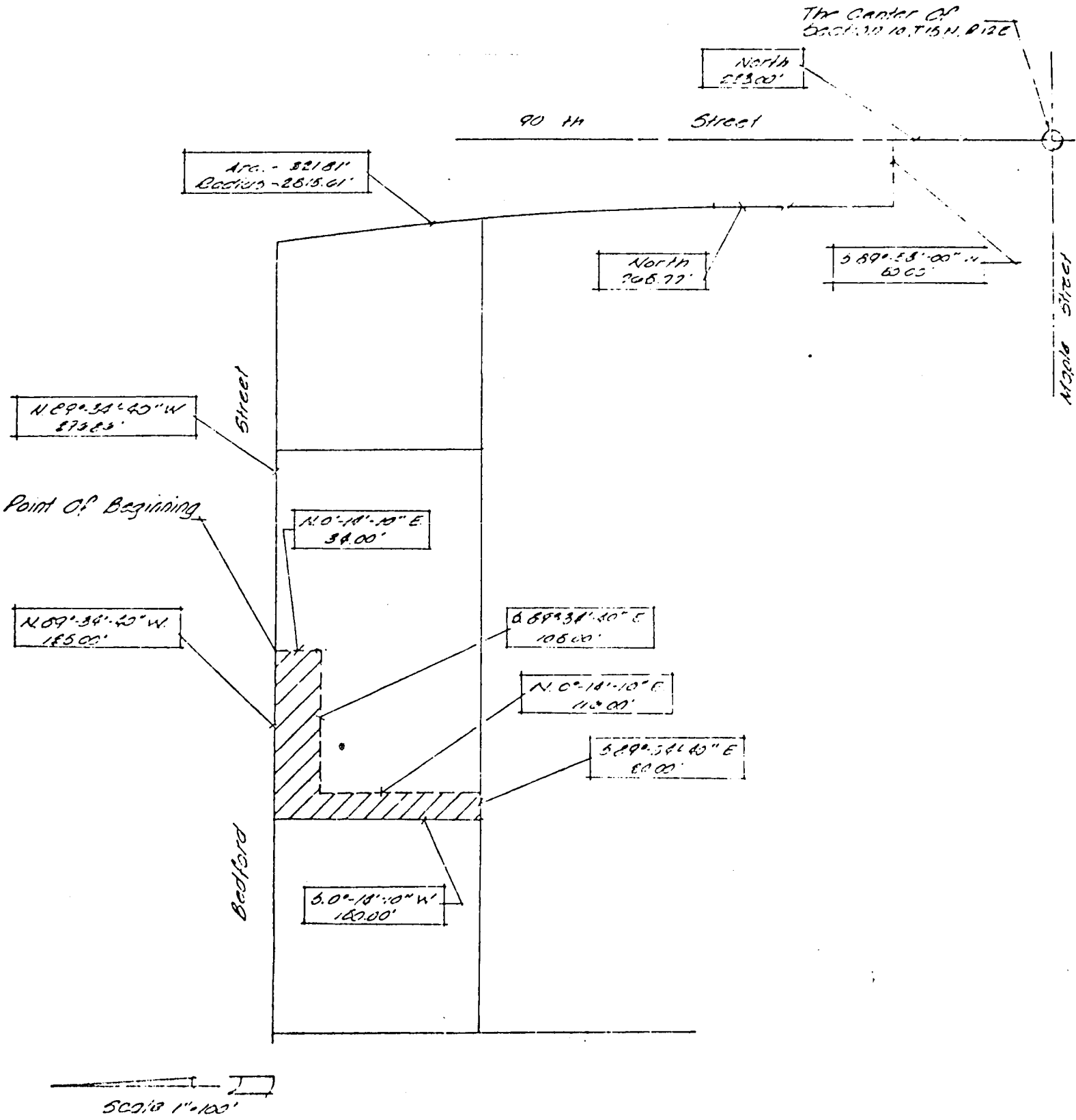
*Kathryn A. Hybl*  
Notary Public

My Commission expires the  
  3rd   day of   September  , 19  75  .



## TRACT A

That part of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 10 T 15 N R 12 E of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at a point 233.0 feet North of and S  $89^{\circ} 58' W$ , 50.0 feet from the center of said Section 10, said point being on the West R.O.W. line of 90th Street; thence North along the West R.O.W. line of 90th Street, 765.77 feet to a point of curve to the left; thence on a curve to the left (radius being 2815.01 feet) along the West R.O.W. line of 90th Street, an arc distance of 171.22 feet to the point of beginning; thence continuing on said curve to the left along said West R.O.W. line for an arc distance of 150.59 feet to a point on the South R.O.W. line of Bedford Avenue; thence N  $89^{\circ} 34' 40'' W$  along said South R.O.W. line, 581.94 feet; thence S  $0^{\circ} 14' 10'' W$ , 150.0 feet; thence s  $89^{\circ} 34' 40'' E$ , 595.08 feet to the point of beginning (The East line of the NW  $\frac{1}{4}$  assumed North-South in direction).



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## AN EASEMENT AND RIGHT-OF-WAY OVER THE FOLLOWING DESCRIBED STRIP OF PROPERTY:

Commencing at a point 233.0 feet North of and S  $89^{\circ} 58' W$ , 50.0 feet from the center of Section 10 T15N R12E of the 6th P.M., Douglas County, Nebraska, said point being on the West R.O.W. line of 90th Street; thence North along the West R.O.W. line of 90th Street, 765.77 feet to a point of curve; thence on a curve to the left (radius being 2815.61 feet) along the West R.O.W. of 90th Street, an arc distance of 321.81 feet to a point on the South R.O.W. line of Bedford Avenue; thence N  $89^{\circ} 34' 40'' W$ , along the said South R.O.W. line, 296.86 feet to the point of beginning; thence continuing N  $89^{\circ} 34' 40'' W$ , 125.00 feet; thence S  $0^{\circ} 14' 10'' W$ , 150.00 feet; thence S  $89^{\circ} 34' 40'' E$ , 20.00 feet; thence N  $0^{\circ} 14' 10'' E$ , 116.00 feet; thence S  $89^{\circ} 34' 40'' E$ , 105.00 feet; thence N  $0^{\circ} 14' 10'' E$ , 34.00 feet to the point of beginning.

