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*Bonnie Dorfman*  
CUMING COUNTY CLERK  
FEE \$ 21.50  
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### EASEMENT

This Driveway easement is made this 7<sup>th</sup> day of April   , 2008, between BARRY L. MEYER AND ROXANNE D. MEYER, husband and wife ("Grantors") and RIVERSIDE HUNTERS, LLC, a Nebraska limited liability company (the "Grantee").

### RECITALS

**WHEREAS**, Grantors are the owners in fee simple of a parcel legally described as the West Half of the Southwest Quarter (W ½ SW ¼) of Section 7, Township 23 North, Range 5 East of the 6<sup>th</sup> P.M., Cuming County, Nebraska ("Grantor's Property"); and

**WHEREAS**, Grantee is the owner in fee simple of the parcel legally described in Exhibit "A" attached hereto and incorporated herein by this reference ("Grantee's Property"); and

**WHEREAS**, in order for Grantee to obtain ingress and egress from Grantee's Property, it is necessary for Grantee to cross over and upon the roadway located on Grantor's Property; and

**WHEREAS**, Grantor is willing to grant an easement to allow Grantee to cross over and upon the roadway on Grantor's Property pursuant to the terms hereof.

### AGREEMENT

**NOW, THEREFORE**, in consideration of said Agreement and in accordance with the foregoing, and in consideration of the sum of One Dollar (\$1.00) paid by Grantee to Grantor, receipt of which is hereby acknowledged, and other good and valuable consideration, Grantor does hereby grant to Grantee, its successors and assigns, a perpetual non-exclusive easement and right of ingress and egress over and upon the roadway on Grantor's Property, more particularly located as described on Exhibit "B" attached hereto and incorporated herein by this reference (the "Easement Area").

To have and hold the said easement and right of way granted to Grantee, its successors and assigns, as appurtenant to and running with Grantee's Property.

Grantors, at their sole expense, shall be responsible for maintaining the Easement Area including, but not limited to, grading, rock, drainage structures and snow removal, in a manner consistent with the quality of a public county road maintained by Cuming County, Nebraska.

This Agreement shall be binding upon the heirs, successors and assigns of the respective parties hereto and shall run with the land of the respective parties hereto.

IN WITNESS WHEREOF, the parties have executed this Easement the 7<sup>th</sup> day of April, 2008.

RIVERSIDE HUNTERS, LLC., a Nebraska  
limited liability company,

By: Roger H. Pelster  
Roger H. Pelster, Member

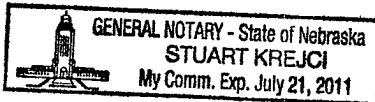
By: Julie A. Pelster  
Julie A. Pelster, Member

Barry L. Meyer  
Barry L. Meyer

Roxanne D. Meyer  
Roxanne D. Meyer

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF Saunder)

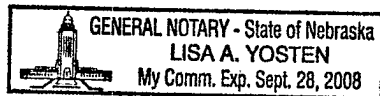
The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of April, 2008 by  
Roger H. Pelster and Julie A. Pelster, Members, on behalf of Riverside Hunters, LLC, a Nebraska  
limited liability company.



Stuart Krejci  
Notary Public

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF Cuming)

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of April, 2008, Barry  
L. Meyer and Roxanne D. Meyer, husband and wife.



Lisa A. Yosten  
Notary Public

## **Exhibit "A"**

### **"Parcel A"**

Two tracts of land located in the East Half of the Southeast Quarter ( $E\frac{1}{2}SE\frac{1}{4}$ ) of Section 12, Township 23 North, Range 4, East of the 6<sup>th</sup> P.M., Cuming County, Nebraska, more particularly described as follows:

Commencing at the East Quarter corner of said Section 12; thence South on the Section line a distance of 1,397.73 feet to the point of beginning; thence continuing South on Section line on an assumed bearing of South 00 degrees 11 minutes 10 seconds East a distance of 808.01 feet to a point 434.0 feet North of the SE corner of said Section 12; thence South 86 degrees 45 minutes 35 seconds West a distance of 473.47 feet; thence North 35 degrees 43 minutes West a distance of 262.33 feet; thence North 58 degrees 41 minutes 05 seconds West a distance of 543.68 feet; thence North 12 degrees 31 minutes 05 seconds West a distance of 77.47 feet; thence North 50 degrees 57 minutes 55 seconds East a distance of 87.25 feet; thence North 28 degrees 54 minutes 35 seconds East a distance of 78.83 feet; thence South 69 degrees 55 minutes 15 seconds West a distance of 240.99 feet; thence South 86 degrees 13 minutes 05 seconds West a distance of 83.51 feet to a point on the 1/16th line, said point being 576.80 feet North of a witness corner found; thence North 00 degrees 04 minutes 10 seconds West a distance of 189.48 feet; thence North 88 degrees 19 minutes 10 seconds East a distance of 1309.0 feet to the point of beginning;

**and**

That part of the Southeast Quarter of the Southeast Quarter ( $SE\frac{1}{4}SE\frac{1}{4}$ ) of Section 12, All in Township 23 North, Range 4 East of the 6<sup>th</sup> P.M., Cuming County, Nebraska, said tract being more particularly described as follows: Beginning at the Southeast corner of said Section 12; thence North, on Section line, on an assumed bearing of North 00 degrees 11 minutes 10 seconds West a distance of 434.0 feet; thence South 86 degrees 45 minutes 35 seconds West a distance of 473.47 feet; thence North 35 degrees 43 minutes West a distance of 262.33 feet; thence North 58 degrees 41 minutes 05 seconds West a distance of 543.68 feet; thence North 12 degrees 31 minutes 05 seconds West a distance of 77.47 feet; thence North 50 degrees 57 minutes 55 seconds East a distance of 87.25 feet; thence North 28 degrees 54 minutes 35 seconds East a distance of 78.83 feet; thence South 69 degrees 55 minutes 15 seconds West a distance of 240.00 feet; thence South 86 degrees 13 minutes 05 seconds West a distance of 83.51 feet to a point on the 1/16th line; thence South 00 degrees 04 minutes 10 seconds East on the 1/16th line a distance of 576.80 feet to a witness corner; thence continuing South 00 degrees 04 minutes 10 seconds East on the 1/16th line a distance of 446.9 feet to the South 1/16th corner of the  $SE\frac{1}{4}$  of said Section 12; thence North 89 degrees 35 minutes East a distance of 1311.15 feet to the point of beginning.

### **Parcel "B"**

Part of the  $NE\frac{1}{4}NE\frac{1}{4}$  of Section 13, Township 23 North, Range 4, East of the 6<sup>th</sup> P.M., Cuming County, Nebraska, more particularly described as follows: Beginning at the NW corner of said  $NE\frac{1}{4}NE\frac{1}{4}$  thence East along the north line of the  $NE\frac{1}{4}NE\frac{1}{4}$  to the Northeast Corner thereof; thence South along the East line of the  $NE\frac{1}{4}NE\frac{1}{4}$  to the Southeast Corner thereof; thence Northwest along a line to the point of beginning.

## **EXHIBIT "B"**

An easement providing non-exclusive ingress-egress from Feller East 1<sup>st</sup> Subdivision to Highway No. 275, more particularly described as follows: A 60.00 foot easement for road purposes located in the West Half of the Southwest Quarter (W1/2SW1/4) of Section 7, Township 23 North, Range 5, East of the 6<sup>th</sup> P.M., Cuming County, Nebraska, described as follows: Commencing at the southeast corner of Lot 1, Feller 1<sup>st</sup> Subdivision, located in the East Half of the Southeast Quarter of Section 12, Township 23 North, Range 4, East of the 5<sup>th</sup> P.M., in Cuming County, Nebraska; thence south and on the East line of said subdivision 30.00 feet, to the point of beginning; the centerline of said easement is thence easterly into said W1/2SW1/4 at a deflection angle to the left 91°35'29", 105.88 feet; thence northerly at a deflection angle to the left, 88°34'19", 168.62 feet; thence northeasterly at a deflection angle to the right, 36°40'15", to the southerly right-of-way line of Highway #275, where it terminates.