

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2000-33957

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*Glenn J. Haskins*  
REGISTER OF DEEDS

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Fee \$ 28.00  
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**ACCESS AND UTILITY EASEMENT**

This Access and Utility Easement is made this 11 day of Sept, 2000, by and between MIKE HOGAN DEVELOPMENT COMPANY, a Nebraska corporation, ("Hogan") and THE 15<sup>TH</sup> AND CORNHUSKER, L.L.C., a Nebraska limited liability company ("Cornhusker").

**WITNESSETH:**

Hogan and Cornhusker, in consideration of the sum of One and No/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey to the entities hereinafter described as Grantees, and their respective successors and assigns, the following:

1. A permanent easement for pedestrian and vehicular ingress to and egress from public rights-of-way and streets, over those parts of Lots 1 through 6, inclusive, Wolf Creek Replat I, as depicted and legally described on Exhibit "A" attached hereto, which ingress and egress easement is granted to and for the benefit of the respective owners of Lots 1 through 6, inclusive, Wolf Creek Replat 1, a subdivision as surveyed, platted, and recorded in Sarpy County, Nebraska, and the respective owners, agents, contractors, tenants, licensees, and invitees.

2. A perpetual easement to the Omaha Public Power District, Metropolitan Utilities District, Qwest Communications Corporation f/k/a U S West Communications, Inc., and any company which has been granted a franchise to provide a cable television in such property, their successors and assigns, to erect, operate, maintain, repair, and renew poles, wires, cross-arms, down guys and anchors, cables, conduits, and other related facilities and to extend thereon wires or cables for the carrying and transmission of electric current, light, heat, and power for the transmission of signals and sounds of all kinds and the reception thereof, including signals provided by a cable television system and their reception; and to install, erect, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities and to extend thereon pipes for the transmission of gas and water on, through, under and across those parts of Lots 1 through 6, inclusive, Wolf Creek Replat I, as depicted and legally described on Exhibit "A" attached hereto.

3. The Ingress and Egress Easement set forth in Section 1 may be amended and modified from time to time by agreement of the owners of Lot 1 through 6, inclusive, Wolf Creek Replat 1, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska.

4. The easements and licenses contained herein are given without any warranty whatsoever.

IN WITNESS WHEREOF, the parties have executed this Access and Utility Easement to be effective as of the day and year first above written.

**MIKE HOGAN DEVELOPMENT COMPANY,**  
a Nebraska corporation

By: *Michael J. Hogan*  
Michael J. Hogan, President

10/3  
RR

Return recorded document to:  
James D. Buser  
GAINES PANSING & HOGAN  
10050 Regency Circle, Suite 200  
Omaha, Nebraska 68114

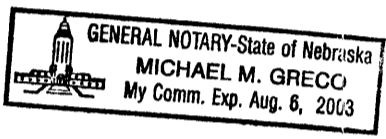
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**THE 15<sup>th</sup> AND CORNHUSKER, L.L.C.**, a  
Nebraska limited liability company

By: Michael J. Hogan  
Michael J. Hogan, Manager

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF Sarpy     )

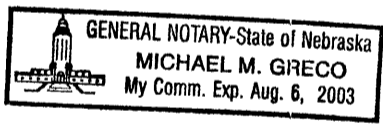
The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of Sept, 2000, by Michael J. Hogan, Manager of The 15<sup>th</sup> & Cornhusker, L.L.C., a Nebraska limited liability company, on behalf of the company.



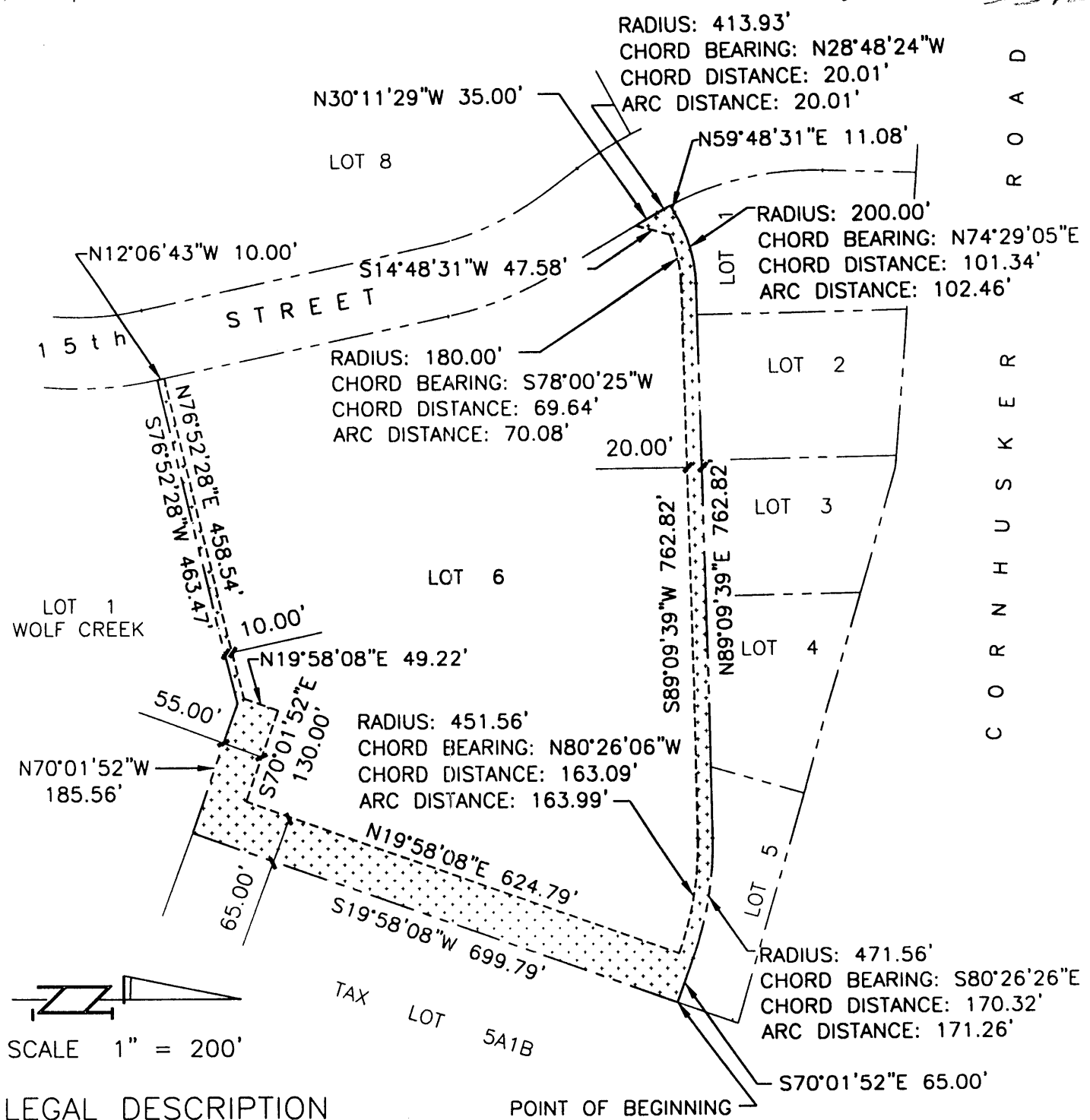
Michael M. Greco  
Notary Public

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF Sarpy     )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of Sept, 2000, by Michael J. Hogan, President of Michael Hogan Development Company, a Nebraska corporation, on behalf of the corporation.



Michael M. Greco  
Notary Public



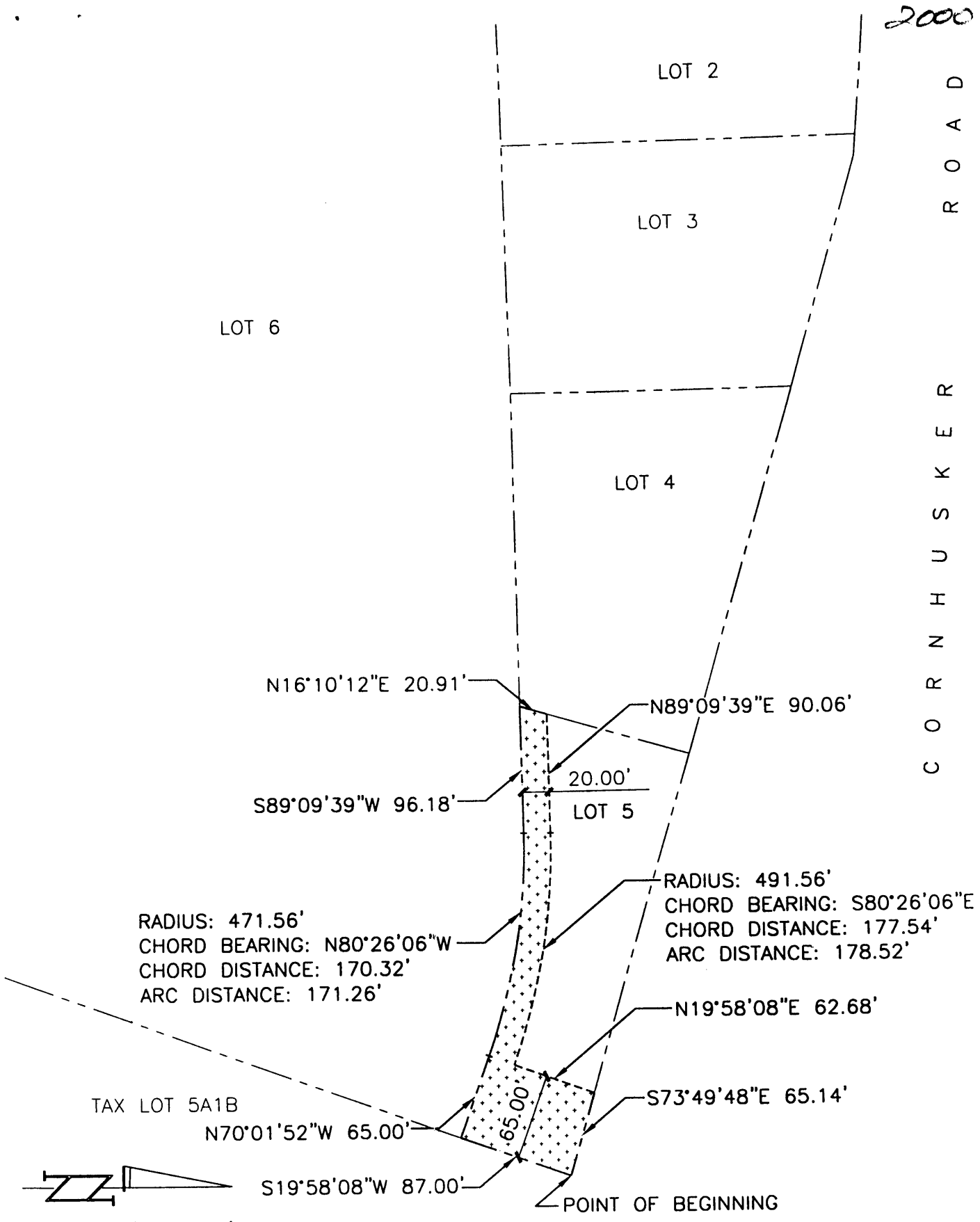
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LEGAL DESCRIPTION

THAT PART OF LOT 6, WOLF CREEK REPLAT 1, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 6; THENCE S19°58'08"W (ASSUMED BEARING) 699.79 FEET ON THE EASTERLY LINE OF SAID LOT 6 TO THE SE CORNER THEREOF; THENCE N70°01'52"W 185.56 FEET ON THE SOUTHERLY LINE OF SAID LOT 6; THENCE S76°52'28"W 463.47 FEET ON THE SOUTHERLY LINE OF SAID LOT 6 TO THE SW CORNER THEREOF; THENCE N12°06'43"W 10.00 FEET ON THE WESTERLY LINE OF SAID LOT 6; THENCE N76°52'28"E 458.54 FEET ON A LINE 10.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 6; THENCE N19°58'08"E 49.22 FEET; THENCE S70°01'52"E 130.00 FEET ON A LINE 55.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 6; THENCE N19°58'08"E 624.79 FEET ON A LINE 65.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 6; THENCE NORTHWESTERLY ON A LINE 20.00 FEET SOUTHERLY OF AND CONCENTRIC WITH THE NORTHERLY LINE OF SAID LOT 6 ON A NONTANGENT 451.56 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N80°26'06"W, CHORD DISTANCE 163.09 FEET AN ARC DISTANCE OF 163.99 FEET; THENCE S89°09'39"W 762.82 FEET ON A LINE 20.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 6; THENCE SOUTHWESTERLY ON A LINE 20.00 FEET SOUTHERLY OF AND CONCENTRIC WITH THE NORTHERLY LINE OF SAID LOT 6 ON A 180.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S78°00'25"W, CHORD DISTANCE 69.64 FEET AN ARC DISTANCE OF 70.08 FEET; THENCE S14°48'31"W 47.58 FEET ON A NONTANGENT LINE TO THE WESTERLY LINE OF SAID LOT 6; THENCE N30°11'29"W 35.00 FEET ON THE WESTERLY LINE OF SAID LOT 6; THENCE NORTHWESTERLY ON THE WESTERLY LINE OF SAID LOT 6 ON A 413.93 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N28°48'24"W, CHORD DISTANCE 20.01 FEET AN ARC DISTANCE OF 20.01 FEET TO THE NW CORNER OF SAID LOT 6; THENCE N59°48'31"E 11.08 FEET ON THE NONTANGENT NORTHERLY LINE OF SAID LOT 6; THENCE NORTHEASTERLY ON THE NORTHERLY LINE OF SAID LOT 6 ON A 200.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N74°29'05"E, CHORD DISTANCE 101.34 FEET AN ARC DISTANCE OF 102.46 FEET; THENCE N89°09'39"E 762.82 FEET ON THE NORTHERLY LINE OF SAID LOT 6; THENCE SOUTHEASTERLY ON THE NORTHERLY LINE OF SAID LOT 6 ON A 471.56 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S80°26'06"E, CHORD DISTANCE 170.32 FEET AN ARC DISTANCE OF 171.26 FEET; THENCE S70°01'52"E 65.00 FEET ON THE NORTHERLY LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

HOGAN REAL ESTATE TD2 DWG. NO: 161122EASE-I.DWG MARCH 16, 2000  
 THOMPSON, DRESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

2000-33957C

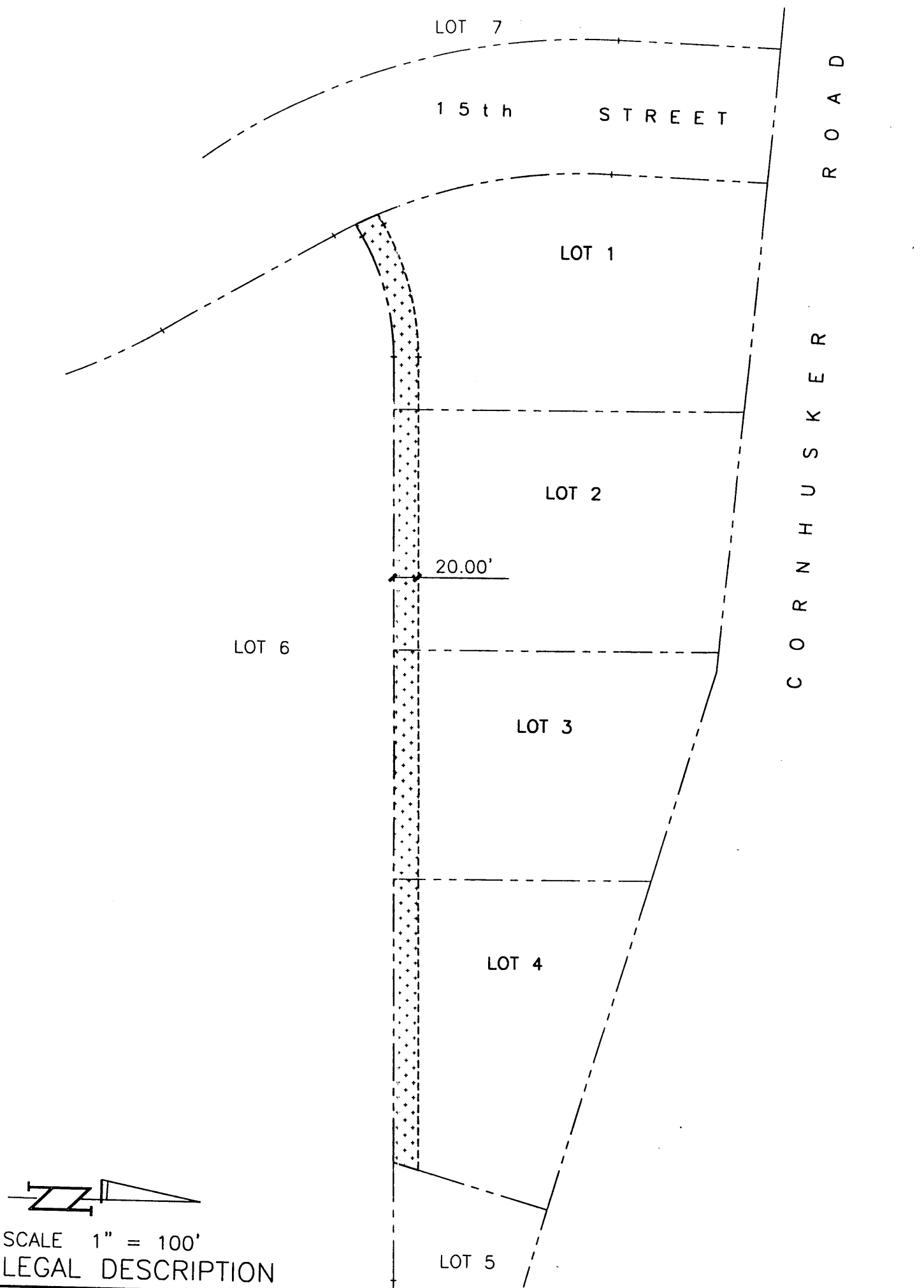


C O R N E R H U S K E R R O A D

SCALE 1" = 100'  
LEGAL DESCRIPTION

THE SOUTHERLY 20.00 FEET IN WIDTH TOGETHER WITH THE EASTERLY 65.00 FEET IN WIDTH OF LOT 5, WOLF CREEK REPLAT 1, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 5; THENCE S19°58'08"W 87.00 FEET ON THE EASTERLY LINE OF SAID LOT 5 TO THE SE CORNER THEREOF; THENCE N70°01'52"W 65.00 FEET ON THE SOUTHERLY LINE OF SAID LOT 5; THENCE NORTHWESTERLY ON THE SOUTHERLY LINE OF SAID LOT 5 ON A 471.56 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N80°26'06"W, CHORD DISTANCE 170.32 FEET AN ARC DISTANCE OF 171.26 FEET; THENCE S89°09'39"W 96.18 FEET ON THE SOUTHERLY LINE OF SAID LOT 5 TO THE SW CORNER THEREOF; THENCE N16°10'12"E 20.91 FEET ON THE WESTERLY LINE OF SAID LOT 5; THENCE N89°09'39"E 90.06 FEET ON A LINE 20.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 5; THENCE SOUTHEASTERLY ON A LINE 20.00 FEET NORTHERLY OF AND CONCENTRIC WITH THE SOUTHERLY LINE OF SAID LOT 5 ON A 491.56 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S80°26'06"E, CHORD DISTANCE 177.54 FEET AN ARC DISTANCE OF 178.52 FEET; THENCE N19°58'08"E 62.68 FEET ON A LINE 65.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 5 TO THE NORTHERLY LINE THEREOF; THENCE S73°49'48"E 65.14 FEET ON THE NORTHERLY LINE OF SAID LOT 5 TO THE POINT OF BEGINNING.

HOGAN REAL ESTATE TD2 DWG. NO: 161122EASE-H.DWG MARCH 16, 2000  
 THOMPSON, DRESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860



SCALE 1" = 100'  
 LEGAL DESCRIPTION

THE SOUTHERLY 20.00 FEET IN WIDTH OF LOTS 1, 2, 3 AND 4, WOLF CREEK REPLAT 1, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.