

2869

E A S E M E N T

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, West Gate, Inc., a Nebraska corporation (the "Company"), being the owner of the following described real estate located in the City of Lincoln, Lancaster County, Nebraska, to-wit:

Lots 1 through 24 inclusive, Block 1; and Lots 1 through 5 inclusive, Block 2; and Lots 1 through 15 inclusive, Block 3; and Lots 1 through 4 inclusive, Block 4; and Lots 1 through 8 inclusive, Block 5, all in Westgate Park for Business and Industry, a subdivision in the City of Lincoln, Lancaster County, Nebraska,

does hereby create, grant and establish the following easements in said subdivision for open drainage channels:

1. There is hereby created and reserved an easement on and for each of the lots affected for the drainage of surface and storm waters in open drainage channels in the widths and at the locations shown on Exhibit "A" attached hereto.
2. The Company shall have the right of ingress and egress for construction of drainage channels, including concrete liners, where necessary, over those lots necessary to make such construction.
3. The owner of each lot shall be responsible for the repairs and maintenance at his expense of that portion of any open drainage channel located upon his lot. Such repairs and maintenance shall be timely made to keep such channels open and free flowing. If any owner should neglect to make the necessary repairs and maintenance, the Company, after ten days written notice and the owner's failure to comply therewith in ten days, may make the necessary repairs and maintenance and the reasonable costs thereof shall be a lien against the lot for which such repairs and maintenance are made. If any open drainage channel parallels two lots, the owner of each such lot shall be responsible for the repair and maintenance of the one-half abutting on his lot and if such owner shall

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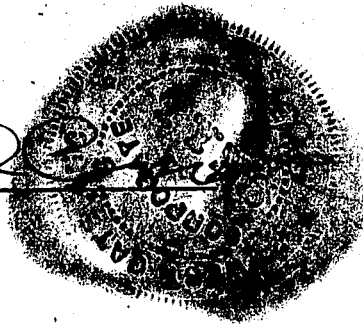
fail to repair and maintain such one-half, the owner of the other one-half adjacent thereto may, upon five days prior written demand to the other owner and such owner's failure to comply therewith in ten days, make such repairs and maintenance and the reasonable costs thereof shall be a lien upon the lot of the owner refusing to make the necessary repairs and maintenance. Such lien shall be perfected by the person making the same by filing a notice of lien in the Office of the Register of Deeds of Lancaster County and sending a copy thereof to the owner of the lot against which the lien exists. The Company and any lot owner who has a right of repair and maintenance shall have the right of ingress and egress to make the repairs and maintenance provided for in this paragraph.

4. Each of the easements set forth above are pertinent to the land and shall inure to the benefit to each and every owner of property in the subdivision and the obligations for repairs and maintenance of the open drainage channels shall be binding upon the heirs, executors, administrators, successors, assigns and tenants of each of the owners of property affected by any easement.

IN WITNESS WHEREOF, West Gate, Inc. has caused this Easement, as authorized by resolution of its Board of Directors, to be executed by its President and attested by its Secretary as of this 26th day of February, 1974.

WEST GATE, INC.

By Edward [Signature]
President



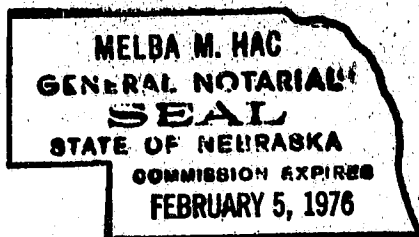
ATTEST:

Mary Helen Apple
Secretary

STATE OF NEBRASKA)
) SS.
COUNTY OF LANCASTER)

On this 26 day of February, 1974, before me the undersigned Notary Public in and for said State and County, personally appeared S. Edward Copple, to me personally known to be the President of West Gate, Inc., a corporation, and the identical person who signed and executed the foregoing instrument on its behalf; and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of the said West Gate, Inc., a corporation, and that its corporate seal was hereunto affixed by lawful authority.

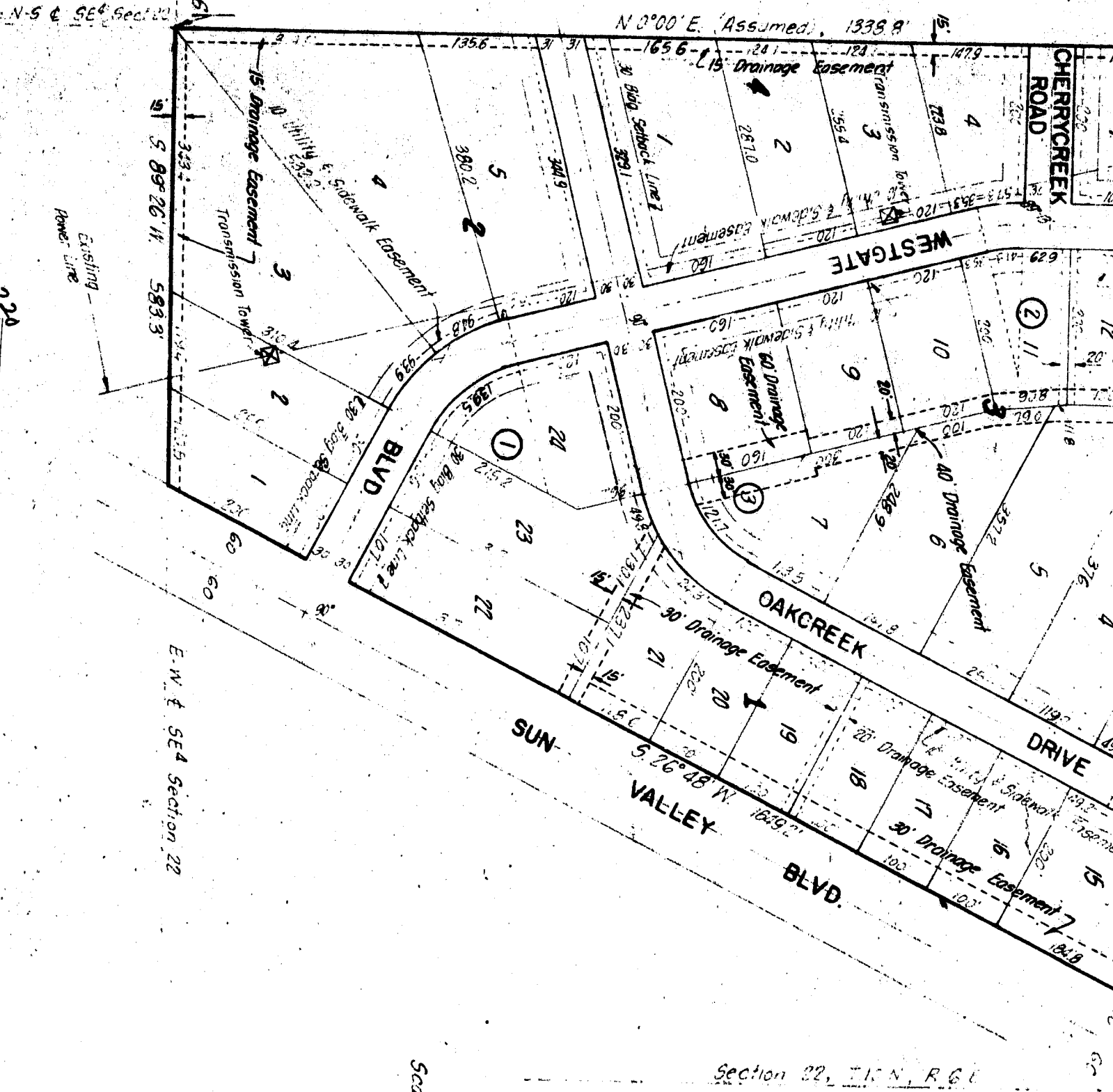
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Melba M Hac
Notary Public.

- ① Δ = 48.27'
R = 200'
T = 89.93'
L = 169.12'
- ② Δ = 12.45'
R = 193.15'
T = 25.00'
L = 49.72'
- ③ Δ = 46.27'
R = 178.31'
T = 80.23'
L = 150.78'
- ④ Δ = 94.07'
R = 200'
T = 214.91'
L = 328.53'
- ⑤ Δ = 23.28'
R = 200'
T = 41.54'
L = 81.91'
- ⑥ Δ = 27.02'
R = 200'
T = 48.08'
L = 94.36'

Point of Beginning
SW Corner NE 4 SE 4 22-10-61
T 10 N., R 6 E.



INDEXED
MICRO-FILMED
GENERAL

- 92-220
- 227
- 228
- 230
- 231

LANCASTER COUNTY NEBR.
Kawitz & Ferguson
REGISTER OF DEEDS
1974 MAR -5 PM 3:43
ENTERED ON
NUMERICAL INDEX
FILED FOR RECORD AS:

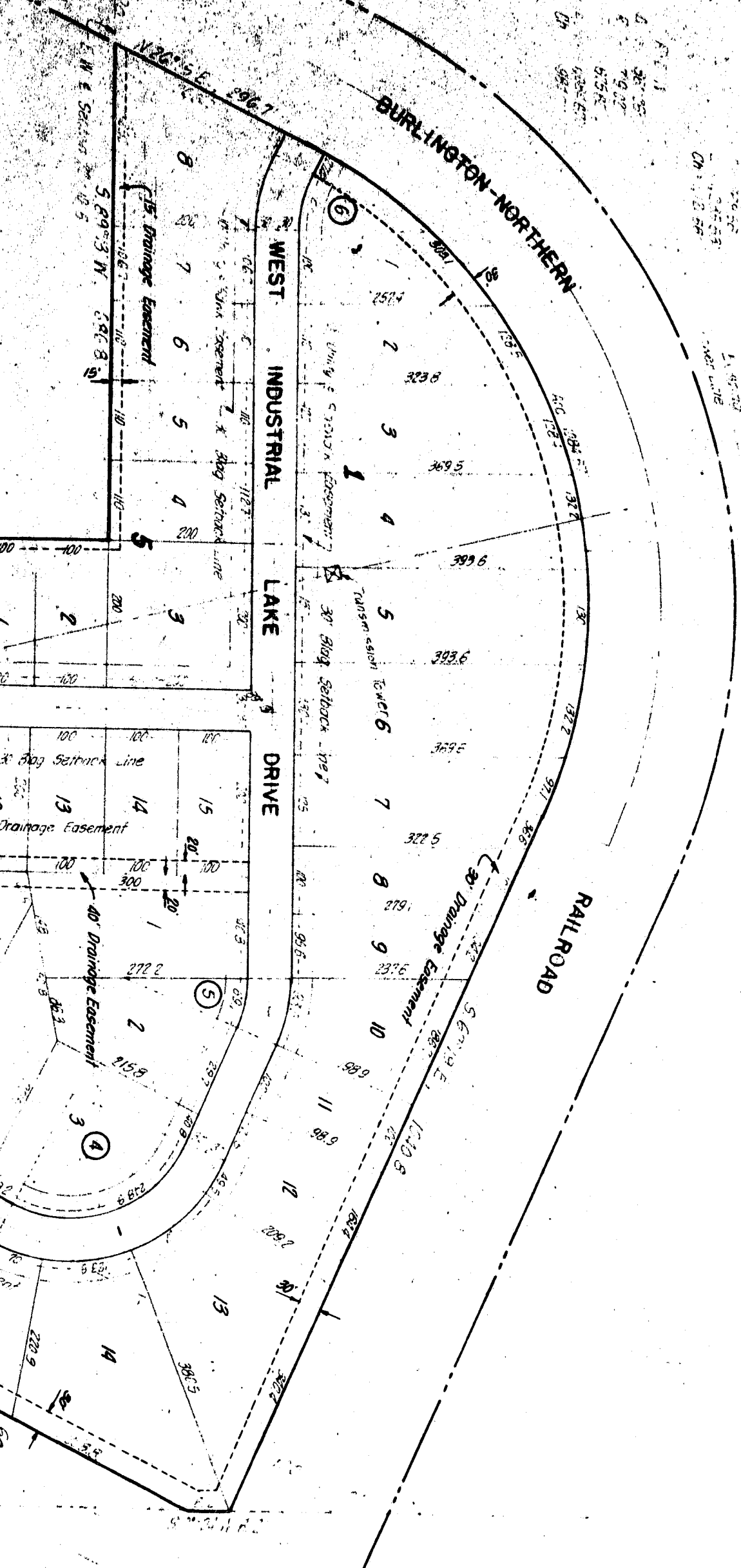
INST. NO. 74 2869

EXHIBIT "A"

Ed. Verple
2/20/11

Scale: 1" = 150'

WESTGATE PARK FOR BUSINESS AND INDUSTRY



74-2860