APR 17 10 36 AM "97

RICHARD N TAKECHI





## **EASEMENT**

This Easement made this Stay of , 1997, between NP Land Limited Partnership, a Nebraska limited partnership (hereinafter referred to as "Grantor(s)"), and Bellevue University, a Nebraska nonprofit corporation, (hereinafter referred to as "Grantee").

## WITNESSETH:

Grantor for good and valuable consideration receipt of which is hereby acknowledged, does hereby grant, sell, convey and confirm unto Grantee and its assigns forever a nonexclusive right of ingress and egress over the property legally described on attached Exhibit "A" for the purpose of furnishing Grantee and its agents, employees, officers, directors, customers, licensees and invitees and any tenants or subtenants access and the right of access to Grantee's property legally described on Exhibit "B";

Grantor for itself and its heirs, executors and administrators does confirm with Grantee and its assigns that it is the owner of the properties described on Exhibit "A" and that it has all lawful authority and right to convey the easements in the manner and form aforesaid and that it will warrant and defend the easements to Grantee and its assigns against the lawful claims and demands of all persons whomsoever. The easements granted hereunder run with the land.

IN WITNESS WHEREOF, said Grantor has set his hand and seal the date and year first above written.

> NP LAND LIMITED PARTNERSHIP, a Nebraska limited partnership

By: KVI Ltd., Inc., a Nebraska corporation, General Partner

STATE OF NEBRASKA ) )ss. COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this day of 1997, by Teorge W. Venleicher of KVI Ltd., a Nebraska corporation, General Partner, on behalf of NP Land Limited Partnership, a Nebraska limited partnership.

Notary Public

GENERAL NOTARY-State of Nebraska FRANK H. KULIG Comm. Exp. Oct. 21, 2000

NOTARIAL SEAL AFFIXED REGISTER OF DEEDS

29493

C/0

LEGAL DESCRIPTION
PERMANENT INGRESS AND EGRESS EASEMENT

A permanent ingress and egress easement located in a part of Lot 2, North Park 2<sup>nd</sup> Addition Replat IV, a subdivision located in the SW ½ of Section 8, Township 15 North, Range 12 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska more particularly described as follows:

Commencing at the Southeast corner of Lot 1 of said North Park 2<sup>nd</sup> Addition Replat IV; thence N00°21′53″W (assumed bearing) along the East line of said Lot 1, North Park 2<sup>nd</sup> Addition Replat IV, a distance of 58.00 feet to the Point of Beginning; thence continuing N00°21′53″W, along said East line of Lot 1, North Park 2<sup>nd</sup> Addition Replat IV, a distance of 54.26 feet; thence S67°30′14″E, a distance of 96.67 feet, to a point on the West right-of-way line of 118th Circle; thence Southerly, along said West right-of-way line of 118th Circle, on a curve to the left with a radius of 55.00 feet, a distance of 52.49 feet, said curve having a long chord which bears S30°45′21″W, a distance of 50.52 feet; thence N67°30′14″W, a distance of 68.33 feet to a point on said East line of Lot 1 North Park 2<sup>nd</sup> Addition Replat IV, said point also being the point of beginning.

Said permanent ingress and egress easement contains an area of 3,916 square feet, more or less.

#94096.4 E & A Consulting Group 12001 Q Street Omaha, NE 68137 NORTH PARK 2ND 2ND ADDITION REPLAT IV

NORTH PARK 2ND ADDITION REPLAT III

Ø002/003

NORTH PARK 2ND NO ADDITION REPLAT IV

N 00°21'53" W, 54.26'~

POINT OF BEGINNING

N 00°21′53" W 58.00'—

COMMENCING POINT-

NORTH PARK 2ND 2ND ADDITION REPLAT IV

67°30′14″ E, 96.67′

R=55.00' L=52.49' L.C.=S 30°45'21" W, 50.52'

N 67°30'14" W, 68 33'

NORTH PARK 2ND ADDITION REPLAT III

#94096 3-25-97

1'' = 50'

PAGE 1 OF 2

EAA CONSULTING GROUP 12001 "O" STREET OMAHA, NE 88137 (402) 895-4700 FAX (402)

OMAHA, NE 68137 (402) 895—4700 FAX (402) 895—3599