

\$20.50

Dr. J. L. Hines, JR. INST. NO 2000

REGISTER OF DEEDS

2000 DEC -1 P 4: 20 058139

LANCASTER COUNTY, NE

HiMark 3rd Addition
Outlot "C"

PUBLIC ACCESS AND UTILITY EASEMENT

E.O. 59648

BLOCK

NO

CODE

HINES 3

CHECKED

✓

ENTERED

EDITED

KNOW ALL MEN BY THESE PRESENTS:

That HiMark Golf, L.L.C., herein called "Grantor", whether one or more, record owner of the real property hereinafter described, for and in consideration of the sum of One Dollar (\$1.00), duly paid, the receipt whereof is hereby acknowledged, and the further consideration of the performance of the covenants and agreements by Grantee as hereinafter set out and expressed, does hereby GRANT, REMISE and RELINQUISH unto the CITY OF LINCOLN, NEBRASKA a municipal corporation, its successors and assigns, herein called "Grantee", the RIGHT, PRIVILEGE and EASEMENT to construct, reconstruct, maintain, operate, and replace utilities, and appurtenances thereto belonging, over and through the following described real property, to-wit:

(See attached legal and exhibit)

TO HAVE AND TO HOLD UNTO THE CITY OF LINCOLN, NEBRASKA, its successors and assigns, so long as such Public Access and Utility Easement shall be maintained, together with the right of ingress and egress to said property from the public streets, for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, operating and replacing said utilities and appurtenances thereto, located thereon, in whole or in part, at the will of Grantee, it being the intention of the parties hereto that Grantor is hereby granting the uses herein specified without divesting Grantor of title and ownership of the rights to use and enjoy the above described property for any purpose except the construction thereon of permanent buildings, subject only to the right of Grantee to use the same for purposes herein expressed, and subject to any prior leases or easements of record heretofore granted to other parties.

THIS INSTRUMENT, and the covenants and agreements herein contained, shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties.

IN WITNESS WHEREOF, we have hereunto set our hands this 15th day of June, 2000.

HiMark Golf, L.L.C.

By:

Dru Lammle
Dru Lammle

STATE OF NEBRASKA)

) ss:

COUNTY OF Lancaster

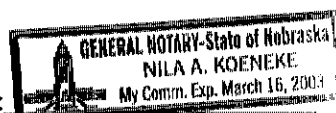
On June 15th, 2000, before me, the undersigned a Notary Public duly commissioned for and qualified in said County, personally came Dru Lammle, to me known to be the identical person(s), whose name(s) is (are) affixed to the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

Witness my hand and notarial seal the day and year last above written.

Nila A. Koeneke
Notary Public

My Commission Expires:

EAADMINFORMSeasement.098



Hofman Michelle
Real Estate

LEGAL DESCRIPTION
PUBLIC ACCESS & UTILITY EASEMENT

A LEGAL DESCRIPTION FOR PUBLIC ACCESS AND UTILITY EASEMENT PURPOSES FOR A TRACT OF LAND COMPOSED OF A PORTION OF OUTLOT "C", HIMARK ESTATES 3RD ADDITION, LOCATED IN THE WEST HALF OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 3 OF HIMARK ESTATES ADDITION, SAID POINT ALSO BEING THE NORTHEAST CORNER OF OUTLOT "C" OF SAID HIMARK ESTATES 3RD ADDITION; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 50 MINUTES 10 SECONDS WEST ALONG THE NORTH LINE OF SAID OUTLOT "C", A DISTANCE OF 41.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 45 MINUTES 13 SECONDS WEST, A DISTANCE OF 52.77 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING A RADIUS OF 96.00 FEET, ARC LENGTH OF 73.70 FEET, DELTA ANGLE OF 43 DEGREES 45 MINUTES 00 SECONDS, A CHORD BEARING OF SOUTH 21 DEGREES 07 MINUTES 17 SECONDS EAST, AND A CHORD LENGTH OF 71.54 FEET TO A POINT OF TANGENCY; THENCE SOUTH 42 DEGREES 59 MINUTES 47 SECONDS EAST, A DISTANCE OF 43.81 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 318.00 FEET, ARC LENGTH OF 132.70 FEET, DELTA ANGLE OF 23 DEGREES 54 MINUTES 31 SECONDS, A CHORD BEARING OF SOUTH 31 DEGREES 02 MINUTES 31 SECONDS EAST, AND A CHORD LENGTH OF 131.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 19 DEGREES 05 MINUTES 16 SECONDS EAST, A DISTANCE OF 46.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAWGRASS DRIVE; THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING A RADIUS OF 180.00 FEET, ARC LENGTH OF 60.28 FEET, DELTA ANGLE OF 19 DEGREES 11 MINUTES 17 SECONDS, A CHORD BEARING OF SOUTH 70 DEGREES 54 MINUTES 44 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SAWGRASS DRIVE, AND A CHORD LENGTH OF 60.00 FEET TO A POINT; THENCE NORTH 19 DEGREES 05 MINUTES 16 SECONDS WEST, A DISTANCE OF 46.25 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING A RADIUS OF 258.00 FEET, ARC LENGTH OF 107.66 FEET, DELTA ANGLE OF 23 DEGREES 54 MINUTES 31 SECONDS, A CHORD BEARING OF NORTH 31 DEGREES 02 MINUTES 31 SECONDS WEST, AND A CHORD LENGTH OF 106.88 FEET TO A POINT OF TANGENCY; THENCE NORTH 42 DEGREES 59 MINUTES 47 SECONDS WEST, A DISTANCE OF 43.81 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 156.00 FEET, ARC LENGTH OF 119.12 FEET, DELTA ANGLE OF 43 DEGREES 45 MINUTES 00 SECONDS, A CHORD BEARING OF NORTH 21 DEGREES 07 MINUTES 17 SECONDS WEST, AND A CHORD LENGTH OF 116.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 45 MINUTES 13 SECONDS EAST, A

DISTANCE OF 52.16 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID OUTLOT "C"; THENCE SOUTH 89 DEGREES 50 MINUTES 10 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "C", A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING.

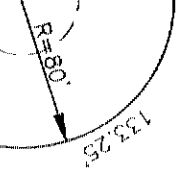
SAID TRACT CONTAINS A CALCULATED AREA OF 0.49 ACRES OR 21,434.34 SQUARE FEET MORE OR LESS.

July 31, 2000
F:\projects\980045\MIKE\RPUBACC.L01

HIMARK ESTATES ADDITION

BLK. 3
1

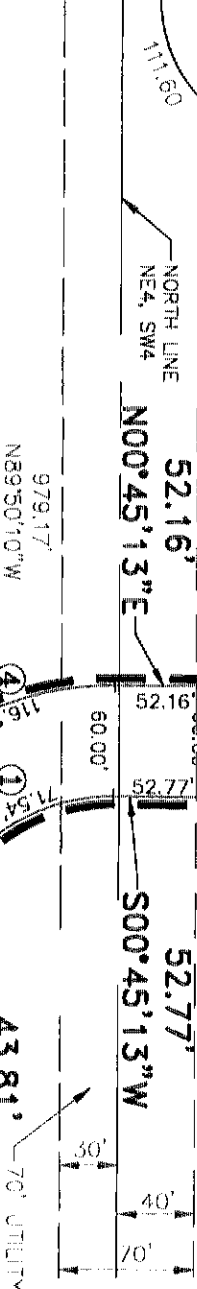
AUGUSTA DR.



BLANKET UTILITY EASEMENT
20' PUBLIC WATER MAIN EASEMENT
P.O.B.

N00°06'34"W
230.61
S89°50'10"E
60.00'

SCALE: 1"=100'



OUTLOT "C"

43.81'
N42°59'47"W

43.81'
S42°59'47"E
70' UTILITY EASEMENT

- ① Δ=43°45'00"
R=96.00'
T=38.54'
L=73.70'
LC=71.54'
CB=S21°07'17"E
- ② Δ=23°54'31"
R=318.00'
T=67.35'
L=132.70'
LC=131.74'
CB=S31°02'31"E

- ③ Δ=23°54'31"
R=258.00'
T=54.62'
L=107.66'
LC=106.88'
CB=N31°02'31"W
- ④ Δ=43°45'00"
R=156.00'
T=62.63'
L=119.12'
LC=116.25'
CB=N21°07'17"W
- ⑤ Δ=19°11'17"
R=180.00'
T=30.45'
L=60.28'
LC=60.00'
CB=S70°54'44"W

HIMARK ESTATES 3RD ADDITION

