

I-488-9 (179) T-1

E A S E M E N T

THIS INDENTURE, made this 20 day of August,
1965, between American Smelting and Refining Company, a corporation,
organized and existing under the laws of the State of New Jersey,
grantor, and the State of Nebraska, Department of Roads, grantee:

WITNESSETH, that the grantor in consideration of the sum
of Eighty Seven Thousand Dollars (\$87,000.00), in hand paid, the
receipt of which is hereby acknowledged, and the further consider-
ation that the premises herein described shall be used for highway
purposes only, have granted, and by these presents do grant unto
the grantee, its successors and assigns.

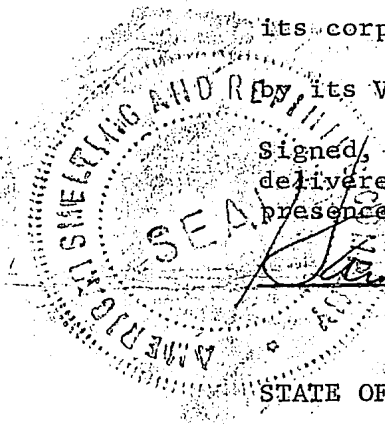
A permanent easement to a tract of land, as described
in the attached description consisting of two (2) pages and as
shown on the attached plat, for bridge construction, maintenance,
and reconstruction purposes.

The grantor covenants that it and its successors and
assigns (1) will not build or erect any structures of any type
within any of the area covered by this easement, with the exception
of the grantor's existing office building, with its approach steps,
entrance, and sidewalks remaining in the easement above described,
and grantor retains the right to repair and maintain said building,
approach steps, entrance and sidewalks, and except any necessary
public utilities which may be constructed subject to the approval
of the grantee; (2) will remove any and all improvements, except
those described in the first covenant, from the easement area and
the consideration recited in this instrument includes the cost of
any removal of improvements already done or to be done; (3) will
not use any of the easement area, above described, for any type
of storage except that grantor retains the right to park motor
vehicles within the easement area; and (4) grantor retains the
right of ingress and egress from Douglas Street across the ease-
ment area, however under no circumstances will grantor ever have
rights of ingress or egress directly from its remaining land or
the area specifically described herein to the grantee's bridges.

IN WITNESS WHEREOF, the said grantor has hereunto caused its corporate seal to be affixed and these presents to be signed by its Vice President the day and year first above written.

Signed, sealed and delivered in the presence of

American Smelting and Refining Company



[Signature]
Secretary

By [Signature]
Vice President

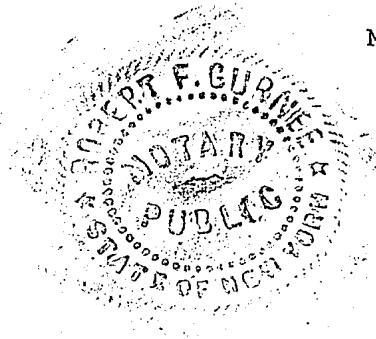
STATE OF NEW YORK)
) ss.
NEW YORK COUNTY)

On this 20 day of August, 1965, before me, the undersigned, a Notary Public in and for said County, personally came R. L. Hennebach, Vice President of the American Smelting and Refining Company to me personally known to be the Vice President and the identical person whose name is affixed to the above conveyance, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of the said American Smelting and Refining Company and that the Corporate seal of the said American Smelting and Refining Company was thereto affixed by its authority.

Witness my hand and Notarial Seal at New York City in said County the day and year last above written.

My commission expires the _____ day of _____, 1967.

ROBERT F. GURNEE
NOTARY PUBLIC, STATE OF NEW YORK
#6525 QUALIFIED IN QUEENS CO.
CERT. FILED IN NEW YORK COUNTY
COMMISSION EXPIRES MARCH 30, 1967



Robert O Gurnee
Notary Public

I-480-9 (119)

Tract 1

Douglas County

Page 1 of 2

A tract of land located in Lot 1 of Smelter Plant replat in the Northwest Quarter of Section 23, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Referring to the southeast corner of said Lot 1; thence northerly on the East line of said Lot 1 a distance of 244.2 feet to the point of beginning; thence continuing northerly on said East line a distance of 136.1 feet; thence westerly 96 degrees 02 minutes left a distance of 22.1 feet to point of curvature; thence continuing westerly on a 2,837.1 foot radius curve to the right (initial tangent of which coincides with the last described course) a distance of 99.0 feet to point of compound curvature; thence continuing westerly on a 1,118.2 foot radius curve to the right (initial tangent of which coincides with the final tangent of the last described curve) a distance of 34.3 feet; thence southwesterly on a line which forms an angle of 23 degrees 28 minutes left from the final tangent of the last described curve a distance of 9.2 feet; thence northwesterly 90 degrees 00 minutes right a distance of 4.1 feet; thence westerly on a 1,118.2 foot radius curve to the right (initial tangent of which forms an angle of 66 degrees 02 minutes left from the last described course) a distance of 28.8 feet to point of compound curvature; thence continuing westerly on a 688.5 foot radius curve to the right (initial tangent of which coincides with the final tangent of the last described curve) a distance of 48.1 feet to point of compound curvature; thence continuing westerly on a 493.2 foot radius curve to the right (initial tangent of which coincides with the final tangent of the last described curve) a distance of 59.8 feet to a point on the Southwest line of said Lot 1, said Southwest line also being on the northeasterly Union Pacific Railroad Company right of way line; thence southeasterly 127 degrees 06 minutes left and on said Southwest line a distance of 173.0 feet; thence easterly 69 degrees 36 minutes left a distance of 225.3 feet to the point of beginning, containing 36,627.5 square feet, more or less.

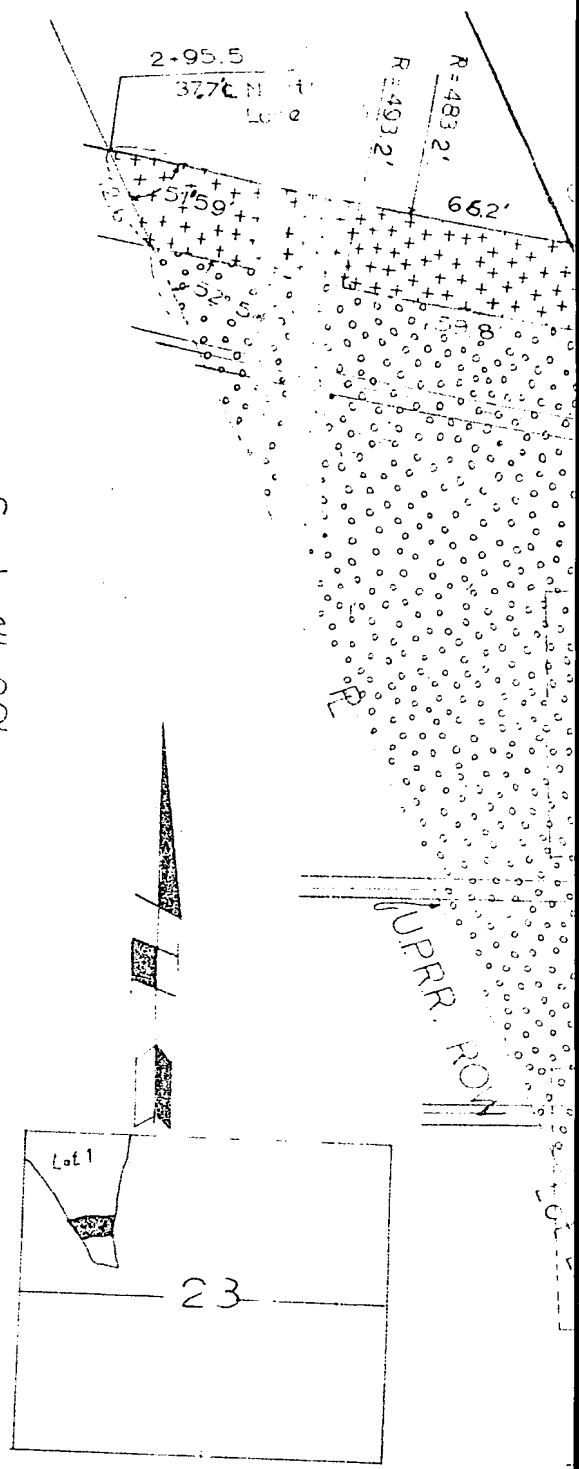
Also, a tract of land located in Lot 1 of Smelter Plant replat in the Northwest Quarter of Section 23, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Referring to the southeast corner of said Lot 1; thence northerly on the East line of said Lot 1 a distance of 234.1 feet to the point of beginning; thence continuing northerly on said East line a distance of 10.1 feet; thence westerly 96 degrees 02 minutes left a distance of 225.3 feet to a point on the Southwest line of said Lot 1, said Southwest line also being on the northeasterly Union Pacific Railroad Company right of way line; thence southeasterly on said Southwest line a distance of 10.7 feet; thence easterly 69 degrees 36 minutes left a distance of 220.5 feet to the point of beginning, containing 2,228.6 square feet, more or less.

And also, a tract of land located in Lot 1 of Smelter Plant replat in the Northwest Quarter of Section 23, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Referring to the southeast corner of said Lot 1; thence northerly on the East line of said Lot 1 a distance of 380.3 feet to the point of beginning; thence continuing northerly on said East line a distance of 10.1 feet; thence westerly 96 degrees 02 minutes left a distance of 23.1 feet to point of curvature; thence continuing westerly on a 2,827.1 foot radius curve to the right (initial tangent of which coincides with the last described course) a distance of 98.7 feet to point of compound curvature; thence continuing westerly on a 1,108.2 foot radius curve to the right (initial tangent of which coincides with the final tangent of the last described curve) a distance of 72.5 feet to point of compound curvature; thence continuing westerly on a 678.5 foot radius curve to the right (initial tangent of which coincides with the final tangent of the last described curve) a distance of 47.4 feet to point of compound curvature; thence continuing westerly on a 483.2 foot radius curve to the right (initial tangent of which coincides with the final tangent of the last described curve) a distance of 66.2 feet to a point on the Southwest line of said Lot 1, said Southwest line being on the northeasterly Union Pacific Railroad Company right of way line; thence southeasterly on said Southwest line a distance of 12.6 feet; thence easterly on a 493.2 foot radius curve to the left (initial tangent of which forms an angle of 52 degrees 54 minutes left from said Southwest line) a distance of 59.8 feet to point of compound curvature; thence continuing easterly on a 688.5 foot radius curve to the left (initial tangent of which coincides with the final tangent of the last described curve) a distance of 48.1 feet to point of compound curvature; thence continuing easterly on a 1,118.2 foot radius curve to the left (initial tangent of which coincides with the final tangent of the last described curve) a distance of 28.8 feet; thence southeasterly

on a line which forms an angle of 66 degrees 02 minutes right from the final tangent of the last described curve a distance of 4.1 feet; thence northeasterly 90 degrees 00 minutes left a distance of 9.2 feet; thence easterly on a 1,118.2 foot radius curve to the left (initial tangent of which forms an angle of 23 degrees 28 minutes right from the last described course) a distance of 34.3 feet to point of compound curvature; thence continuing easterly on a 2,837.1 foot radius curve to the left (initial tangent of which coincides with the final tangent of the last described curve) a distance of 99.0 feet to point of tangency; thence continuing easterly, tangent, a distance of 22.1 feet to the point of beginning, containing 3,069.1 square feet, more or less.



Scale 1"=20'

RIGHT OF WAY

to be acquired for Interstate Highway purposes

Project: I-480-9 (119) Douglas County A.F.E.R- 362

Tract: 1

Holder of Record: American Smelting & Refining Co.

Location: Lot 1 of Smelter Plant Replat in NW⁴

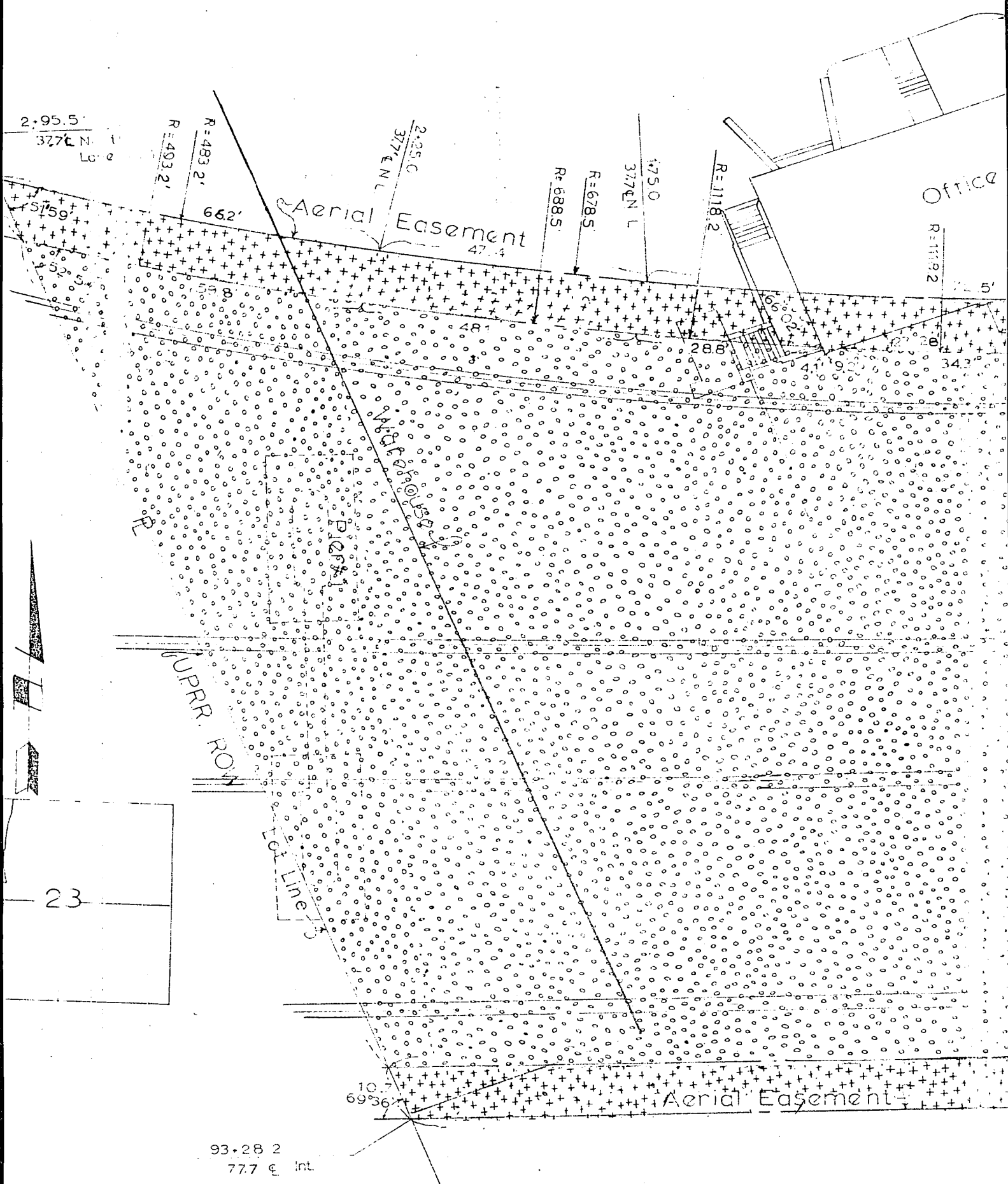
Sec. 23- T15N-R13E

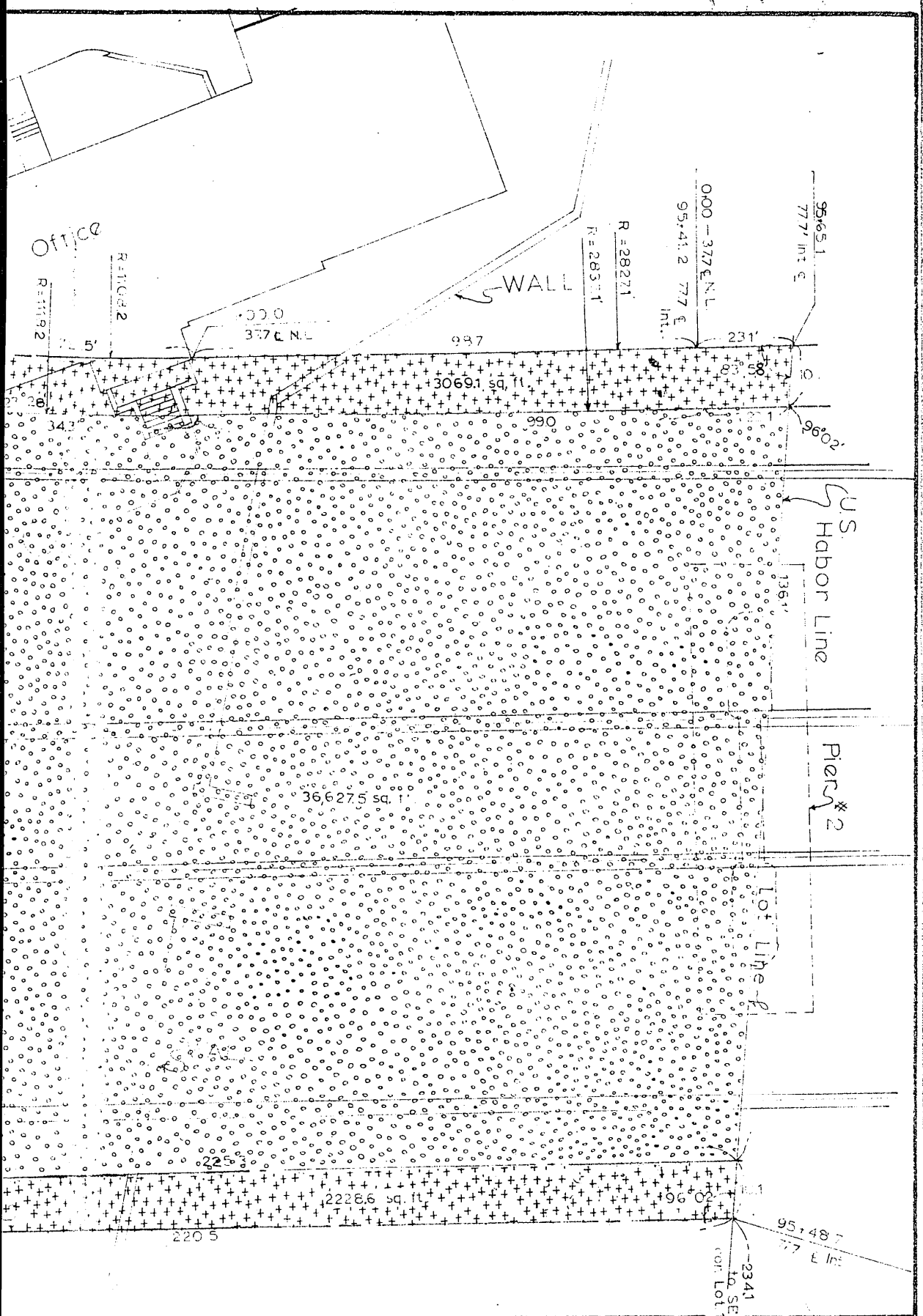
drawn: DJS
checked: AIF
written: DJM
checked: WDE

Permanent Aerial Easement = 52977 sq. ft.

Permanent Construction and Maintenance Easement = 36,627.5 sq. ft.

STATE OF NEBRASKA DEPARTMENT OF ROADS





2
 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DODD COUNTY, MISSISSIPPI
 27 BY *Oslo* 19 65 AT 9:11 A.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS 1025