

EASEMENT FOR ACCESS AND PLACEMENT OF ADVERTISING SIGNS

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, Alford Partnership, a Nebraska general partnership, (herein "Grantor"), does hereby grant and convey unto Talton K. Anderson and Mary Joy Anderson, husband and wife, (herein "Grantees"), and their respective heirs, successors, personal representatives and assigns, a perpetual, nonexclusive easement over and upon the following described tract of land, to-wit:

See Exhibit A attached hereto, said property being hereinafter designated "the roadway easement", together with the temporary use of adjacent property required for construction,

for the purpose of providing ^{on the road to be constructed on said easement} ingress and egress/between Webster Street and the following described property, to-wit:

See Exhibit B attached hereto, herein called "the Anderson property",

together with a perpetual, nonexclusive easement over and upon the following described tract of land, to-wit:

The easterly 10' of the south 50' of the Grantor's property, herein called "the sign easement",

for the purpose of placing and maintaining an advertising sign identifying the business(es) from time to time occupying the Anderson property.

These easement grants shall run with the land. The roadway easements shall be for the continuous and uninterrupted use of Grantees, together with the tenants and subtenants of the Anderson property and their officers, agents, employees, business invitees and customers, in common with Grantor and its officers, agents, tenants, employees, business invitees and customers.

Grantees shall hereafter construct, at their expense, within the roadway easement, an access road not less than twenty-three feet (23') in width, provided that on the public right of way the width shall be approximately as shown on Exhibit A and approved by the City of Omaha, composed of asphaltic concrete on a properly prepared base, said asphaltic concrete being of a thickness of not less than six inches (6") when finished, rolled and compacted, connecting the driveway at the southeast corner of the Anderson property with the existing public street designated as Webster Street. Costs for maintenance of said access road, including repair and replacement, shall be borne equally by Grantor and Grantees.

The sign easement shall accommodate a sign identifying the businesses from time to time occupying the Anderson property and the property of Grantor north of and adjacent to the roadway easement. Such sign shall

The South 50' of the following described property:

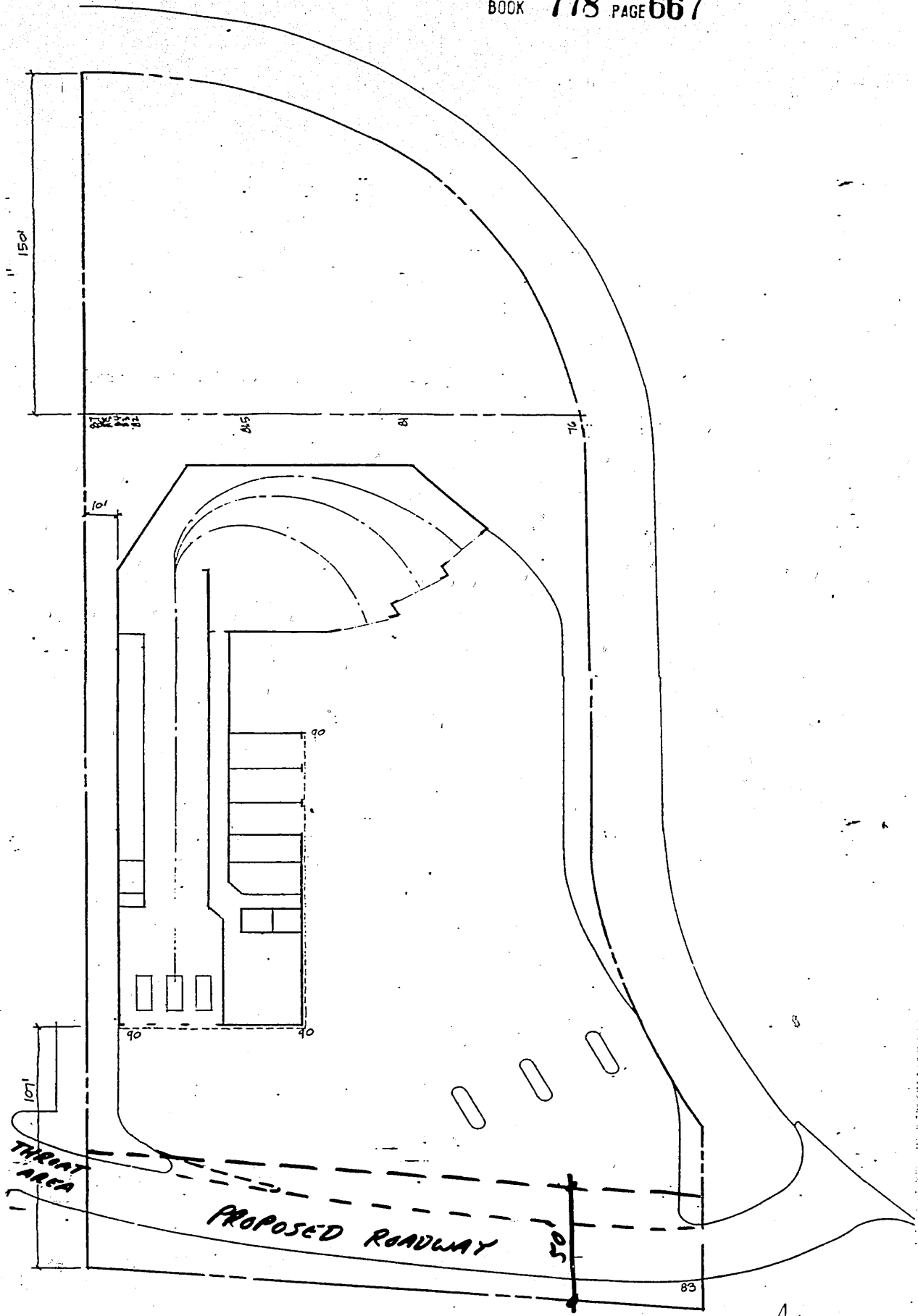
A tract of land located in the Southwest Quarter (SW $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 17, Township 15 North, Range 12 East of the 6th Principal Meridian, Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southwest Corner of said Section 17; thence North 89°31'35" East along the South line of said Section a distance of 655.49 feet; thence North 0°03'35" East a distance of 75.19 feet to the point of beginning; thence continuing 0°03'35" East a distance of 81.60 feet to a point on the Westerly right-of-way line of Webster Street; thence Northwesterly on a curve to the right of radius 257.58 feet chord bearing North 16°06'55" West a distance of 143.80 feet along the Westerly right-of-way line of Webster Street; thence North 0°05'35" West and continuing along the Westerly right-of-way line of Webster line a distance of 146.83 feet; thence on a curve to the left with radius of 177.58 feet chord bearing North 44°55'55" West a distance of 279.10 feet; thence North 88°58'04.2" West along the Southerly right-of-way line of Webster Street a distance of 7.98 feet; thence South 0°03'11.8" West on a line parallel to the West line of said Section 17 a distance of 524.02 feet to a point on the Northerly right-of-way line of state highway 30; thence South 84°47'17" East a distance of 226.44 feet to the point of beginning.

Save and except the following described property, herein called the Retained Parcel, to-wit:

The northerly 150 feet of the above described Webster Property, being all of that part of the Webster Property lying northerly of a line described as follows:

Commencing at a point on the west line of the Webster Property which is located 150 feet south of the Northwest Corner of said Webster Property; thence on a bearing of 90° to the said west line of the Webster Property to the east line of the Webster Property, which is also the Westerly right-of-way line of Webster Street.



SITE PLAN

EXHIBIT "A"
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[Handwritten Signature]

EXHIBIT "B"

LEGAL DESCRIPTION

That part of the West Half of the Southwest Quarter of the Southwest Quarter (W₂SW₂SW₂) of Section 17, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Referring to the Southwest corner of said Section 17; thence N. 89°31'35" E., along the South line of said Section, a distance of 655.49 feet; thence N. 00°03'35" E., a distance of 75.19 feet, along the East property line of the West Half of the Southwest Quarter of the Southwest Quarter; thence N. 84°47'17" W., a distance of 226.44 feet, to the Point of Beginning; thence continuing N. 84°47'17" W., along the North right-of-way line of State Highway Discharge Ramp, a distance of 17.18 feet, to a point of curve; thence, in a curve to the right of radius 616.62 feet, chord bearing N. 75°13'48.2" W., chord distance of 219.09 feet and arc length of 220.26 feet, to a point of tangency; thence N. 60°58'48.2" W., along the North line of Nebraska State Highway Discharge Ramp, a distance of 178.22 feet, to the East line of 120th Street; thence N. 00°03'11.8" E., parallel to the West line of said Section 17, a distance of 387.08 feet, to the South dedicated right-of-way line of Webster Street; thence S. 88°58'04.2" E., along the South line of Webster Street, a distance of 385.00 feet; thence S. 00°03'11.8" W., parallel to the West line of Section 17, a distance of 524.02 feet, to the Point of Beginning.

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GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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PG <u>664-668</u>	Indx <u>MI</u>		MC <u>BC</u>
OF <u>Misc M</u>	Comp <u>✓</u>	Comp <u>11</u>	