

Dan Jolte

REGISTER OF DEEDS

1998 JAN 29 A 11: 31

\$10.50

INST. NO 98

003705

BLOCK

CODE

CHECKED

ENTERED

EDITED

PUBLIC ACCESS EASEMENT

IN CONSIDERATION of One Dollar (\$1.00) and other valuable consideration, Lakeside Partners, LLC, a Nebraska limited liability company (Grantor) hereby grants an unrestricted permanent easement and right to the City of Lincoln, Nebraska, a municipal corporation (Grantee) and to the public generally, for the public use for vehicular and pedestrian purposes, over and through that portion of real property owned by the undersigned party and described further as follows, and on attached Easement Exhibit:

A Legal Description of a portion of Lot 111 Irregular Tract, located in Section 21, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, and more particularly described by metes and bounds as follows:

Beginning at the Northwestern Corner of Lot 111 Irregular Tract, located in Section 21, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska and also said point is on the Easterly Right-of-way Line of U.S. Interstate Highway 80; Thence S 62°49'56" E, (an assumed bearing), and on the Northerly Line of Lot 111 Irregular Tract of said Section 21, a distance of 158.09 feet to a point on the Westerly Right-of-way Line of West Lakeshore Drive and the POINT OF BEGINNING; Thence S 62°44'39" E, and on the Northerly Line of Lot 111 Irregular Tract of said Section 21, a distance of 39.89 feet to a point on the Easterly Right-of-way Line of said West Lakeshore Drive and also the Northeastly Corner of Lot 111 Irregular Tract of said Section 21 and also said point is on a curve to the right; Thence on a curve to the right and the Easterly Line of Lot 111 Irregular Tract of said Section 21, having a radius of 154.15 feet, an arc length of 125.99 feet, and a central angle of 46°49'43", with a chord bearing of S 50°33'47" W, a chord distance of 122.51 feet to a point on the Easterly Right-of-way line of Lakeside Drive and also the Point of Non-Tangency; Thence S 74°00'24" W, and on the Southerly Line of Lot 111 Irregular Tract of said Section 21, a distance of 79.88 feet to a point on the Westerly Right-of-way Line of said Lakeside Drive; Thence N 16°01'39" W, a distance of 40.00 feet; Thence N 74°00'24" E, a distance of 74.82 feet to the Point of Non-tangent Curvature; Thence on a curve to the left, having a radius of 114.26 feet, an arc length of 98.52 feet and a central angle of 49°24'18", with a chord bearing of N 51°48'49" E, a chord distance of 95.50 feet to the point of beginning and containing a calculated area of 7,571.87 square feet or 0.174 acres, more or less.

Lakeside Partners, LLC shall have the duty and responsibility to construct, maintain and repair the Public Access Easement at it's own cost and expense and no responsibility thereof shall accrue to the City of Lincoln, Nebraska by reason of its benefits from this Public Access Easement.

This conveyance is made with the free consent and in accordance with the desire of the Grantor, and the Public Access Easement of the Roadway designated as West Lakeshore Drive on the Easement Exhibit, is hereby conveyed to allow for use by the Public for vehicular and pedestrian use.

IN WITNESS WHEREOF THIS PUBLIC ACCESS EASEMENT has been executed on this 28th day of January, 1998.

LAKESIDE PARTNERS, LLC, a
Nebraska limited liability company, Grantor

BY:

Craig D. Bauer
Partner

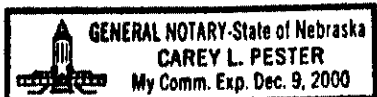
STATE OF NEBRASKA)

ss

COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 28th day of January, 1998 by Craig Bauer, Partner of Lakeside Partners, LLC, a Nebraska limited liability company, on behalf of said company

Carey L. Pester



Ross Engineering Inc.
Suite 201 Street
645 N
Lincoln, NE 68508-2213

Scale: 1" = 50'

EASEMENT EXHIBIT

W. LAKESHORE DRIVE

40' Access Easement

40' Access Easement



CURVE DATA

(A)	$\Delta = 46^{\circ}49'43''$	(B)	$\Delta = 49^{\circ}24'18''$
	R= 154.15'		R= 114.26'
	T= NA		T= NA
	L= 125.99'		L= 98.52'
	C= 122.51'		C= 95.50'

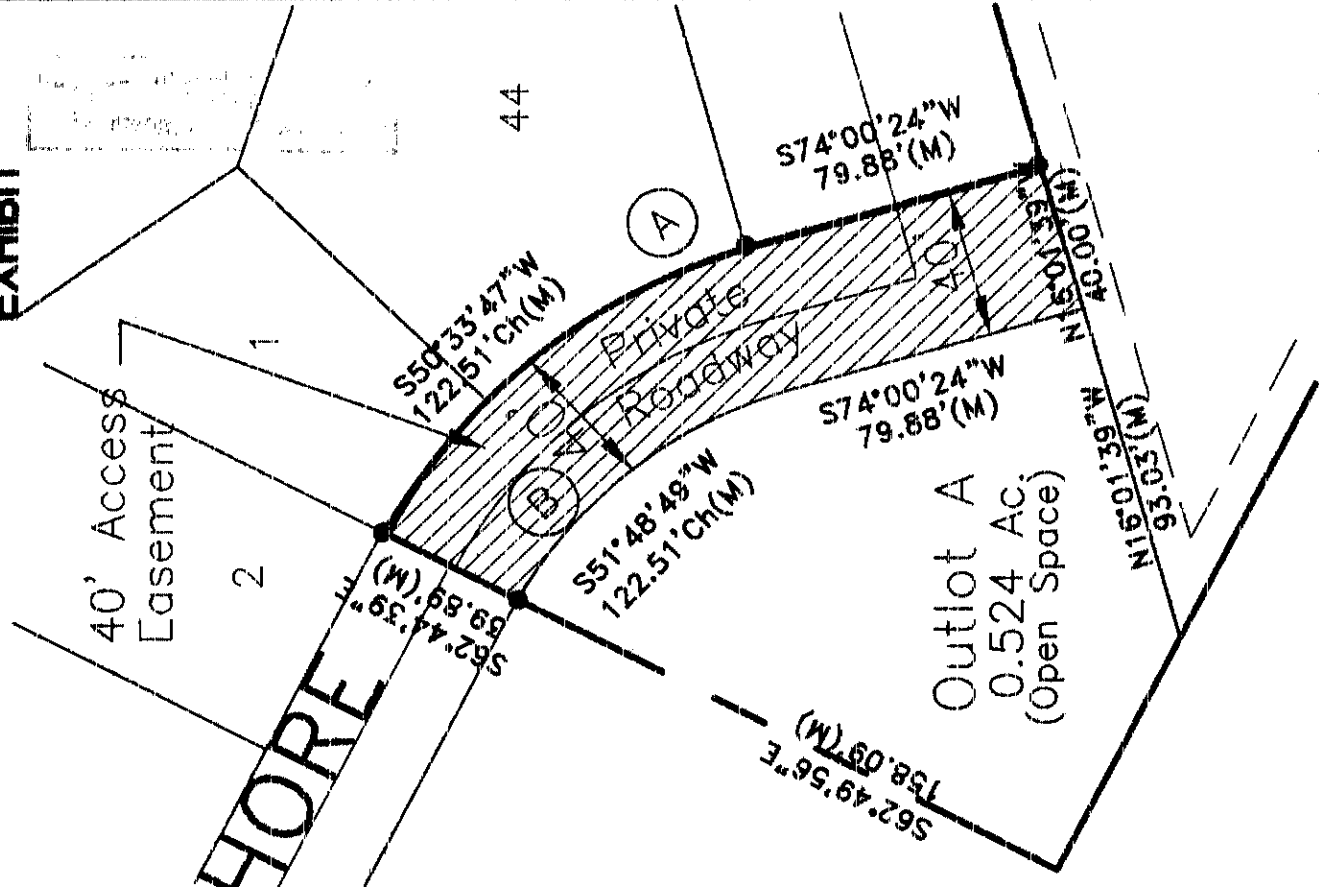
Lot 111 I.T.

LAKESIDE VILLAGE/LINCOLN, NEBRASKA

ROSS ENGINEERS, PLANNERS & SURVEYORS, Inc.
Engineering, Inc.

The Cotswold
 645 M Street, Suite 201
 Lincoln, NE 68608

Phone 402-474-7677
 FAX 402-474-7678



1/27/98
LEF