

\$15.50

BLOCK

INST. NO 98

CODE  
HICO  
CHECKED  
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EDITED

*Dan Galte*  
REGISTER OF DEEDS

1998 SEP -2 P 12:47

045728

Paving District 2606  
Tract 3

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That **SOUTHVIEW, INC.**, a Nebraska corporation, successor in interest to **HIGHLANDS DEVELOPMENT CORPORATION**, a Nebraska corporation and **RIDGE DEVELOPMENT COMPANY**, a Nebraska corporation, 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 AND OTHER GOOD AND VALUABLE AND NO/100 DOLLARS, (\$1.00 & OG & VC)**, 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 *fill*, and appurtenances thereto belonging, over and through the following described real property, to-wit:

A portion of Outlot "F", Block 2, Highlands Coalition, Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Beginning at the southeast corner of said Outlot "F"; thence northwesterly along the easterly line of said Outlot "F", a distance of 152.267 meters (499.56 feet); thence southerly along a line which deflects 169° 58' 37" left, a distance of 86.317 meters (283.19 feet); thence southeasterly along a line which deflects 20° 02' 34" left, a distance of 68.237 meters (223.87 feet) to the southerly line of said Outlot "F"; thence northeasterly along the said southerly line, a distance of 3.0 meters (9.84 feet) to the Point of Beginning; containing an area of 1,237.730 square meters (13,323.25 square feet) more or less. And Also:

Commencing at the northeast corner of said Outlot "F"; thence southerly along the easterly line of said Outlot "F", a distance of 90.696 meters (297.56 feet) to the point of tangency with a circular curve; thence southerly along the arc of the easterly line of said Outlot "F" bearing to the left, whose central angle is 7° 22' 37", whose radius 234.70 meters (770.0 feet), and whose tangent length is 15.13 meters (49.64 feet), a distance of 30.22 meters (99.16 feet) to the Point of Beginning; thence continuing southerly along the arc of the easterly line of said Outlot "F" bearing to the left, whose central angle is 24° 54' 05", whose radius is 234.70 meters (770.0 feet), and whose tangent length is 51.82 meters (170.01 feet), a distance of 102.0 meters (334.66 feet); to the point of tangency with a straight line; thence southwesterly along the easterly line of said Outlot "F", a distance of 69.617 meters (228.40 feet); thence southwesterly along a line which deflects 90° 00' right, a distance of 8.0 feet (26.25 feet); thence northwesterly along a line located 8.0 meters (26.25 feet) southwesterly of and parallel with the easterly line of said Outlot "F", a distance of 69.617 meters (228.40 feet) to the point of tangency with a circular curve; thence northerly along the arc of said circular curve bearing the right, said line is located 8.0 meters (26.36 feet) westerly of and parallel with the easterly line of said Outlot "F", whose central angle is 24° 54' 05", whose radius is 242.70 meters (796.25 feet), and whose tangent length is 53.59 meters (175.82 feet), a distance of 105.48 meters (346.07 feet); thence easterly along a line which deflects 90° 00' right from a line tangent

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with the previously described circular curve, a distance of 8.0 meters (26.25 feet) to the Point of Beginning; containing an area of 1,386.892 square meters (14,928.87 square feet) more or less. And Also:

Beginning at the northeast corner of said Outlot "F"; thence south along the east line of said Outlot "F" a distance of 63.957 meters (209.83 feet); thence west along a line which deflects 90° 00' right, a distance of 10.0 meters (32.81 feet); thence north along a line located 10.0 meters (32.81 feet) west of and parallel with the east line of said Outlot "F", a distance of 63.625 meters (208.74 feet) to the north line of said Outlot "F"; thence east along the said north line, a distance of 10.0 meters (32.81 feet) to the Point of Beginning; containing an area of 638.101 square meters (6,868.69 square feet) more or less.

TO HAVE AND TO HOLD UNTO THE CITY OF LINCOLN, NEBRASKA, its successors and assigns, so long as such *fill* 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 *fill* 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 30 day of July, 19 98.

SOUTHVIEW, INC., a Nebraska corporation

By: [Signature]

RIDGE DEVELOPMENT COMPANY, a Nebraska corporation

By: [Signature]  
By: [Signature]

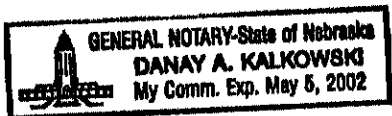
STATE OF NEBRASKA )  
                                  ) ss:  
COUNTY OF LANCASTER )

On July 24, 19 98, before me, the undersigned, a Notary Public duly commissioned for and qualified in said County, personally came Gerald L. Schleich, known to me to be the President of **Southview, Inc.**, a corporation, and identical person who signed the foregoing instrument and acknowledged the execution thereof to be his/her voluntary act and deed as such officer and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.

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

(S E A L)

[Signature]  
Notary Public

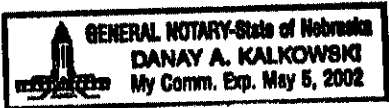


STATE OF NEBRASKA )  
 ) SS:  
COUNTY OF LANCASTER )

On July 24, 1998, before me, the undersigned, a Notary Public duly commissioned for and qualified in said County, personally came John C. Brager, known to me to be the President of Construction of **Ridge Development Company**, a corporation, and identical person who signed the foregoing instrument and acknowledged the execution thereof to be his/her voluntary act and deed as such officer and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.

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

(S E A L)



Danay A. Kalkowski  
Notary Public

STATE OF NEBRASKA )  
 ) SS:  
COUNTY OF LANCASTER )

On July 30, 1998, before me, the undersigned, a Notary Public duly commissioned for and qualified in said County, personally came Thomas E. White, known to me to be the President of Development of **Ridge Development Company**, a corporation, and identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.

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

(S E A L)



Danay A. Kalkowski  
Notary Public

Return Michèle  
Real Estate