

25389

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That UNIVERSITY OF NEBRASKA FOUNDATION, a Nebraska non-profit 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 HUNDRED AND NO/100 DOLLARS, (\$100.00), 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 sidewalk, and appurtenances thereto belonging, over and through the following described real property, to-wit:

A portion of Outlot "S", Block 6, Highlands Coalition, located in the Southeast Quarter of Section 3, Township 10 North, Range 6 East of the 6th P.M., in the City of Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Beginning at the intersection with the southwesterly line of Northwest 1st Street, and the northwesterly line of I-80, also known as the easterly most corner of said Outlot "S"; thence northwesterly along the arc of the southwesterly line of said Northwest 1st Street, whose central angle is 21° 18' 33", whose radius is 699.40 feet, and whose tangent length is 131.58 feet, a distance of 260.12 feet; thence southwesterly along a line which deflects 90° 00' left from a line tangent with the previously described line, a distance of 10.00 feet to the intersection with a circular curve; thence southeasterly along the arc of said circular curve bearing to the left, whose initial tangent deflects 90° 00' left, whose central angle is 21° 18' 33", whose radius is 709.40 feet, and whose tangent length is 133.46 feet, a distance of 263.84 feet to the northwesterly line of I-80; thence northeasterly along the said northwesterly line of I-80, a distance of 10.00 feet to the Point of Beginning; containing an area of 2,619.80 square feet, more or less.

TO HAVE AND TO HOLD UNTO THE CITY OF LINCOLN, NEBRASKA, its successors and assigns, so long as such sidewalk 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 sidewalk 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 18 day of July, 1994.

UNIVERSITY OF NEBRASKA FOUNDATION, a Nebraska non-profit corporation

By: [Signature] Corporate Secretary

By: [Signature] President

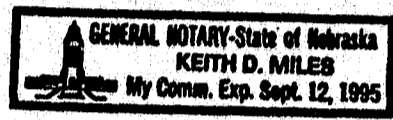
2 STATE OF Nebraska)
COUNTY OF Lancaster) ss:

On July 18, 1994, before me, the undersigned, a Notary Public duly commissioned for and qualified in said County, personally came Terry L. Fairfield and Timothy L. Metzger, known to me to be the President and Corporate Secretary of University of Nebraska Foundation, 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.

[Signature]
Notary Public

My Commission Expires: Sept. 12, 1995



LANCASTER COUNTY, NEB
Dawn Nalter
REGISTER OF DEEDS

AUG 4 11 17 AM '94

INST. NO. 94-35389

\$10.50

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CHECKED
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ENTERED
[Signature]
EDITED

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CAF

Return Michelle
P. P. 91 Estate
CA 051492