

7648

N. 27th St. Wid., M-5231(6)
Tract 25

E A S E M E N T

KNOW ALL MEN BY THESE PRESENTS:

That KING FAMILY TRUST, herein called "Grantor", whether one or more, record owner of the real property hereinafter described, for and in consideration of the sum of FIVE THOUSAND THREE HUNDRED TEN AND NO/100 DOLLARS (\$5,310.00), 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 for fill construction, and appurtenances thereto belonging, over and through the following described real property, to-wit:

T25A: A portion of Lot 30, Irregular Tract located in the Northwest Quarter of Section 6, Township 10 North, Range 7 East of the 6th P.M., City of Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Beginning at a point on the south line of said Lot 13 Irregular Tract in said Northwest Quarter of Section 6, located 50.0 feet east of the west line of the said Northwest Quarter of Section 6; thence east along the south line of said Lot 13, a distance of 9.5 feet; thence southeasterly along a line which deflects 76 degrees 25 minutes 48 seconds right, a distance of 98.03 feet; thence southwesterly along a line which deflects 33 degrees 22 minutes 06 seconds right, a distance of 53.14 feet; thence southeasterly along a line which deflects 48 degrees 03 minutes 42 seconds left, a distance of 36.97 feet; thence west along a line perpendicular to the west line of the said Northwest Quarter of Section 6, a distance of 17.01 feet; thence northwesterly along a line which deflects 45 degrees 00 minutes right, a distance of 21.21 feet; thence north along a line located 50.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 162.71 feet to the Point of Beginning; containing an area of 3,816.12 square feet more or less.
And Also:

Commencing at a point on the south line of Lot 13, Irregular Tract in said Northwest Quarter of Section 6, located 50.0 feet east of the west line of the said Northwest Quarter of Section 6; thence south along a line located 50.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 258.71 feet to the Point of Beginning; thence continuing south along the previously described line, a distance of 86.76 feet; thence east along a line perpendicular to the west line of the said Northwest Quarter of Section 6, a distance of 8.50 feet; thence north along a line located 58.5 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 50.0 feet; thence northeasterly along a line which deflects 14 degrees 38 minutes 31 seconds right, a distance of 53.40 feet; thence west along a line perpendicular to the west line of the said Northwest Quarter of Section 6, a distance of 7.0 feet; thence southwesterly along a line which deflects 45 degrees 00 minutes left, a distance of 21.21 feet to the Point of Beginning; containing an area of 1,099.55 square feet more or less.

T25B: A portion of Lot 30, Irregular Tract located in the Northwest Quarter of Section 6, Township 10 North, Range 7 East of the 6th P.M., City of Lincoln, Lancaster County, Nebraska, more particularly described as follows:

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Beginning at a point on the north line of Lot 13, Irregular Tract in the said Northwest Quarter of Section 6, located 50.0 feet east of the west line of the said Northwest Quarter of Section 6; thence north along a line located 50.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 417.30 feet to the south line of Lot 34, Irregular Tract in the said Northwest Quarter of Section 6; thence east along the south line of said Lot 34, a distance of 71.0 feet; thence south along a line located 121.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 70.88 feet; thence southwesterly along a line which deflects 12 degrees 07 minutes 56 seconds right, a distance of 306.86 feet; thence southeasterly along a line which deflects 16 degrees 28 minutes 59 seconds left, a distance of 46.14 feet to the north line of said Lot 13; thence west along the north line of said Lot 13, a distance of 10.0 feet to the Point of Beginning; containing an area of 17,033.69 square feet more or less.

T25C: A portion of Lot 30, Irregular Tract located in the Northwest Quarter of Section 6, Township 10 North, Range 7 East of the 6th P.M., City of Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Beginning at a point on the north line of said Lot 30 located 50.0 feet east of the west line of the said Northwest Quarter of Section 6; thence east along the north line of said Lot 30, a distance of 52.0 feet; thence southwesterly along a line which deflects 107 degrees 49 minutes 25 seconds right, a distance of 145.60 feet; thence west along a line perpendicular to the west line of the said Northwest Quarter of Section 6, a distance of 8.0 feet; thence north along a line located 50.0 feet east of and parallel with the west line of the said Northwest Quarter of Section 6, a distance of 138.64 feet to the Point of Beginning; containing an area of 4,227.77 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 construction 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 construction 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 31st day of January, 1992.

KING FAMILY TRUST

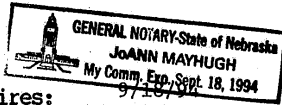
By: Lorene M. King
Trustee

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STATE OF Nebraska)
) SS:
COUNTY OF Lancaster)

On January 31, 19 92, before me, the undersigned a Notary Public duly commissioned for and qualified in said County, personally came Lorene M. King, to me known to be the identical person(s), whose name(s) is (are) affixed to the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

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



JoAnn Mayhugh
Notary Public

My Commission Expires: 9/18/94

ROOM
FILE
INDEXED
SERIALIZED
FEB 26 1992
FBI

2792

LANCASTER COUNTY, NEB
Dan Polte
REGISTER OF DEEDS

\$15.50

FEB 26 4 38 PM '92
7648

INST. NO. 92

CITY PL.
RETURN Michelle
Real Estate
CK. 45494