

20219

COMMON ACCESS EASEMENTS
FOR PRIVATE DRIVEWAY AND SIDEWALK

KNOW ALL MEN BY THESE PRESENTS:

That Kensington Park Partnership, a Nebraska General Partnership, herein called "Grantor", record owner of the real property hereinafter described, does hereby GRANT, REMISE, and RELINQUISH unto KENSINGTON PARK PARTNERSHIP, a Nebraska General Partnership, its successors and assigns, herein called "Grantee", a private common access easement and a pedestrian way easement used for common access and the public is hereby granted the right of such use, over and through the following described real property, to-wit:

A common access easement for driveway purposes across Lots 1, 3 and 4, Kensington Park Subdivision, Lincoln, Lancaster County, Nebraska, as shown on attached Exhibits "A" and "C".

A pedestrian way access easement for pedestrian purposes across Lots 3 and 4, Kensington Park Subdivision, Lincoln, Lancaster County, Nebraska, as shown on attached Exhibits "B" and "C".

Dated this 12th day of September, 1989.

KENSINGTON PARK PARTNERSHIP,
A Nebraska General
Partnership,

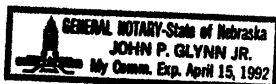
By: Kerwin W. Fowler
Kerwin W. Fowler,
Partner

By: Mavis L. Fowler
Mavis L. Fowler, Partner

STATE OF NEBRASKA)
) SS
COUNTY OF LANCASTER)

The foregoing instrument was acknowledge before me on September 12th, 1989, by Kerwin W. Fowler and Mavis L. Fowler, partners of Kensington Park Partnership, a General Nebraska Partnership, on behalf of said partnership.

John P. Glynn Jr.
Notary Public



A common Access easement, 25.0 feet wide across Lots 1, 3, and 4, Kensington Park Subdivision, in the N.E. 1/4 of Section 17, T.9 N., R.7 E., of the 6th P.M., Lancaster County, Nebraska, the centerline of which is described as follows:

Beginning at a point on the north line of London Road, 227.50 feet west of the southeast corner of said Lot 3, and extending thence N. 0°-06'-00"W. at right angles to London Road, 195.14 feet to the point of curvature of a circular curve to the right having a central angle of 50°-59'-53" and a radius of 125.00 feet;

thence along the arc of said circular curve, 111.26 feet to the point of tangency;

thence N.50°-53'-53"E., 114.85 feet to the point of curvature of a circular curve to the right having a central angle of 39°-05'-00" and a radius of 125.00 feet;

thence along the arc of said circular curve, 85.27 feet to the point of tangency;

thence N.89°-58'-53"E., 204.00 feet to the west line of So. 53rd Street, the point of terminus.

and

Commencing at a point on the north line of London Road, 227.50 feet west of the southeast corner of said Lot 3, and extending thence N. 0°-06'-00"W. at right angles to London Road, 195.14 feet to the point of curvature of a circular curve to the right having a central angle of 50°-59'-53" and a radius of 125.00 feet;

thence along the arc of said circular curve, 111.26 feet to the point of tangency;

thence N.50°-53'-53"E., 78.00 feet;

thence N.39°-06'-07"W., 12.5 feet to the centerline and point of beginning of said common access easement, said point also being the point of curvature of a circular curve to the right having a central angle of 16°-00'-00" and a radius of 177.88 feet;

thence along the arc of said circular curve, 49.67 feet to the point of tangency;

thence N.23°-06'-07"W., 85.00 feet to the point of curvature of a circular curve to the left having a central angle of 61°-35'-00" and a radius of 125.00 feet;

thence along the arc of said circular curve 134.35 feet to the point of tangency;

thence N.84°-41'-07"W., 190.0 feet more or less to the centerline of an existing common access easement in Lot 1, Kensington Park Subdivision, the point of terminus.

320

A pedestrian easement, 5.0 feet wide across Lots 3 and 4, Kensington Park Subdivision in the N.E. 1/4 of Section 17, T.9 N., R.7 E., of the 6th P.M., Lancaster County, Nebraska, the centerline of which is described as follows:

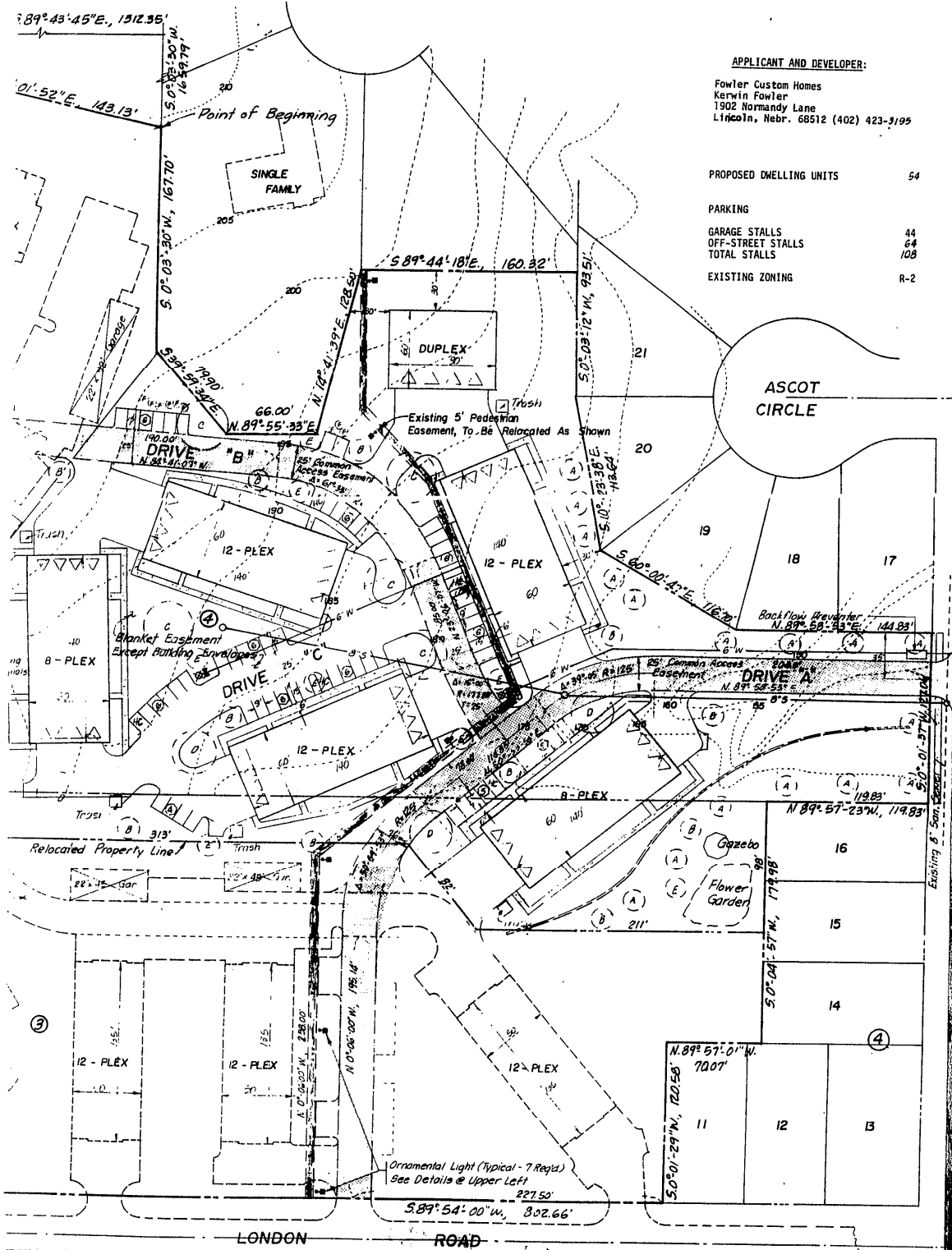
Beginning at a point of the north line of London Road 257.5 feet west of the southeast corner of said Lot 3, and extending thence N. 0°-06'-00"W., 258.00 feet;

thence N.50°-53'-53"E., 190.00 feet;

thence N.23°-40'-00"W., 172.00 feet;

thence N.42°-30'-00"W., 74.00 feet;

thence N. 0°-15'-00"E., 104.00 feet more or less to the north line of said Lot 4, the point of terminus.



APPLICANT AND DEVELOPER:
Fowler Custom Homes
Kerwin Fowler
1902 Normandy Lane
Lincoln, Nebr. 68512 (402) 423-9195

PROPOSED DWELLING UNITS	54
PARKING	
GARAGE STALLS	44
OFF-STREET STALLS	64
TOTAL STALLS	108
EXISTING ZONING	R-2

BLOCK
~~NO~~
CODE
~~RECAP~~
CHECKED
~~CP~~
ENTERED
~~ice~~
EDITED

LANCASTER COUNTY, NEBR.
Dan Jels
REGISTER OF DEEDS \$25.50

89 SEP 13 PM 1:59

ENTERED ON
ALPHABETICAL INDEX
FILED FOR RECORD AS:

INST. NO. 89 26249

John ...
Atty ...
12011 ... Mall
Suite 103
68508