

LANCASTER COUNTY, NE.

*Don Natta*  
REGISTER OF DEEDS

AUG 22 12 13 PM '97

**\$20.50**

INST. NO 97

034017

BLOCK

CODE

CHECKED

ENTERED

EDITED

*Perry Gathrey*  
233 5 13  
*Ste 1400*  
(08)

**EASEMENT**

This Easement Agreement made this the 21<sup>st</sup> day of July, 1997, between Donna Verbeek and Willie Verbeek, husband and wife, hereinafter referred to as "Grantor" Eugene Theer, hereinafter referred to as "Grantee":

**WHEREAS**, Grantor is seized of an estate in fee simple of parcels of land legally described as, to wit:

Lot 24 Irregular Tract Located in the Northwest Quarter of Section 6, Township 8 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska

and

Lot 35 Irregular Tracts, Located in the Northwest Quarter of Section 6, Township 8 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska

and;

**WHEREAS**, Grantee is seized of an estate in fee simple of a parcel of land legally described as follows, to wit:

Lot 23 of Irregular Tracts in the Northwest 1/4 of Section 6, Township 8 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, and Lot 27 of Irregular Tracts in the Northwest 1/4 of Section 6, Township 8 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska

and;

**WHEREAS**, the parties wish to create easements for the benefit of Grantee across the following described parcel of land owned by Grantor, such easements legally described as, to wit:

**EASEMENT A,**

Part of Lot 24 Irregular Tract located in the Northwest Quarter of Section 6, Township 8 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska

Beginning at Point of Intersection of the Westerly Right of Way Line of the Railroad and a Line Parallel with and 33.00' South of the North Line of said Northwest Quarter; Thence on Said Westerly Right of Way Line, S. 18°25'49"E ±407.42', to the North Most Corner of Lot 23 Irregular Tract in Said Quarter; Thence Southerly on the Line Common to Said Lots 23 and 24 Irregular Tracts, for a Distance of ±72.86', to a Point of Intersection with a line 25.00' Westerly and Parallel with Said Westerly Right of Way Line; Thence on Said Parallel Line, N 18°25'49"W ±484.18', to a Point being 33.00' South of the North Line of Said Northwest Quarter; Thence 33.00' South of and Parallel to Said North Line, N 90°00'00"E 26.35, to the Point of beginning, Said Tract Containing an Area of 0.26 Acres, More or Less

**EASEMENT B,**

Part of Lots 24 and 35 Irregular Tracts, Located in the Northwest Quarter of Section 6, Township 8 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska

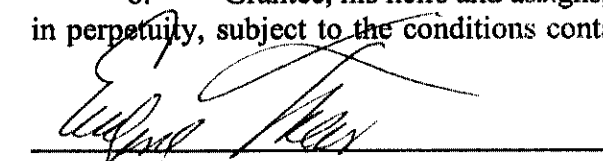
Commencing at Point of Intersection of the Westerly Right of Way Line of the Railroad and a Line Parallel with and 33.00' South of the North Line of Said Northwest Quarter; Thence West on Said Parallel Line, S 90°00'00"W 26.35' to the Point of beginning;


Thence Continuing on Said Parallel Line S 90°00'00"W 362.00'; Thence S 0°00'00"W 4.00'; Thence S 86°27'45"E 32.41'; Thence N 90°00'00"E 121.00'; Thence S 89°26'18"E 102.01'; Thence S 87°45'15"E 51.04'; Thence S 69°26'38"E 34.18'; Thence S 51°33'28"E 53.20', to a Point of Intersection with a Line 25.00' Westerly and Parallel with Said Westerly Right of Way Line; Thence on Said Parallel Line, N 18°25'49"W 57.00', to the Point of beginning, Said Tract Containing an Area of 3,515.7 Square Feet, More or Less

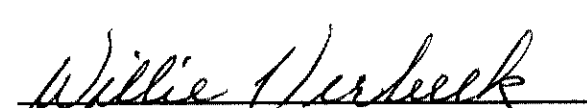
(Hereinafter the "Easements")

**NOW, THEREFORE THE PARTIES AGREE AS FOLLOWS:**

1. In consideration of one dollar (\$1.00) and other good and valuable consideration, Grantor grants an easement unto Grantee for the non-exclusive full and free right and liberty for them and their tenants, servants, visitors, and licensees, in common with all others having the like right, at all times hereafter, with vehicles of any description, for any agricultural purpose, including but not limited to sod farming, nursery stock, and buildings related to such purpose, to pass and repass across real property above described as EASEMENT A for the purposes of ingress and egress and to further use said easement for the purpose of installing and maintaining below ground utilities.
2. Grantor further grants an easement unto Grantee for the non-exclusive full and free right and liberty for them and their tenants, servants, visitors, and licensees, in common with all others having the like right, at all times hereafter, for the purposes of installing and maintaining below ground utilities across the real property above described as EASEMENT B.
3. The survey of EASEMENT A and EASEMENT B is attained hereto and incorporated herein by this reference.
4. That the Easements shall be appurtenant to land owned by the grantees adjoining the land owned by the grantors above described.
5. With respect to the Easements, the property of the grantee shall be the dominant tenement, and the property of the Grantor shall be servient tenement.
6. Grantee, his heirs and assigns, shall have and hold said Easements hereby granted, in perpetuity, subject to the conditions contained herein.

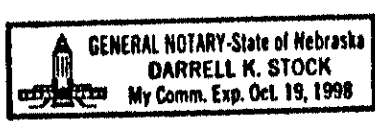
  
\_\_\_\_\_  
Eugene Theer


  
\_\_\_\_\_  
Donna Verbeek

  
\_\_\_\_\_  
Willie Verbeek

STATE OF NEBRASKA            )  
  )  
COUNTY OF LANCASTER    )        ss.

The foregoing instrument was acknowledged before me on August 21, 1997, by Donna Verbeek, the Grantor.



  
\_\_\_\_\_  
Notary Public



# LOCATION OF EASEMENTS

## NORTHWEST 1/4, SEC. 6, T 8 N, R 7 E

### LANCASTER COUNTY, NEBRASKA

#### LEGAL DESCRIPTION

**EASEMENT A**  
PART OF LOT 24 IRREGULAR TRACT LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6th P.M., LANCASTER COUNTY, NEBRASKA

BEGINNING AT POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE RAILROAD AND A LINE PARALLEL WITH AND 33.00' SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER. THENCE ON SAID WESTERLY RIGHT OF WAY LINE, S 18°25'48"E 4407.42' TO THE NORTH MOST CORNER OF LOT 23 IRREGULAR TRACT IN SAID QUARTER. THENCE SOUTHERLY ON THE LINE COMMON TO SAID LOTS 23 AND 24 IRREGULAR TRACTS, FOR A DISTANCE OF ±72.86' TO A POINT OF INTERSECTION WITH A LINE 25.00' WESTERLY AND PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE. THENCE ON SAID PARALLEL LINE, N 18°25'49"W ±484.18' TO A POINT BEING 33.00' SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER. THENCE 33.00' SOUTH OF AND PARALLEL TO SAID NORTH LINE, N 90°00'00"E 26.35' TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 0.26 ACRES, MORE OR LESS

**EASEMENT B**  
PART OF LOTS 24 AND 35 IRREGULAR TRACTS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6th P.M., LANCASTER COUNTY, NEBRASKA

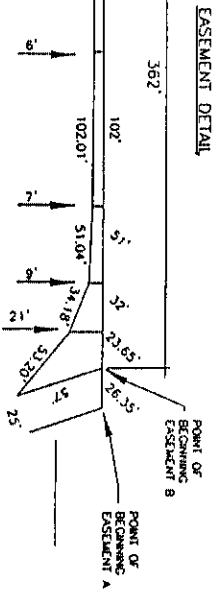
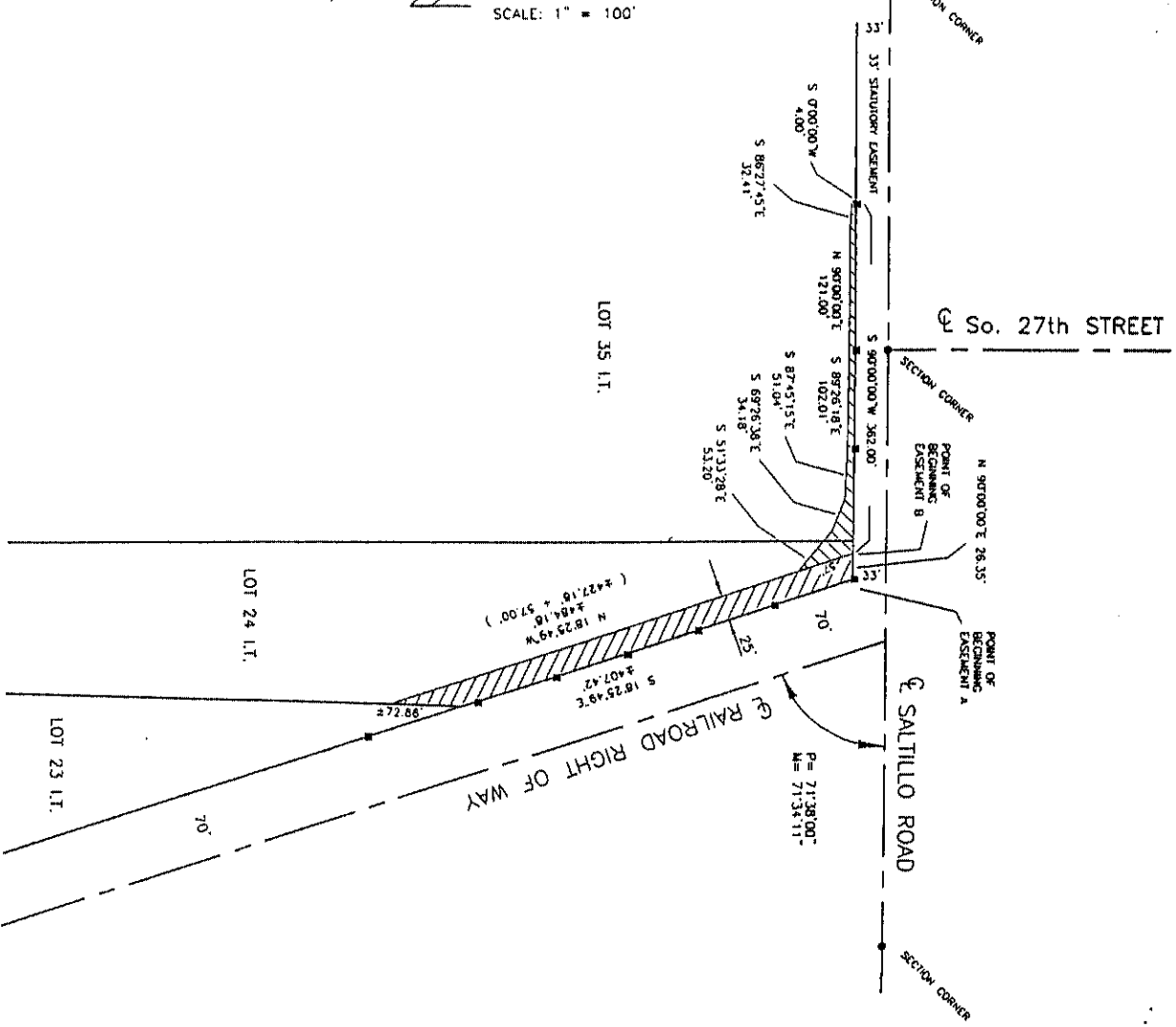
COMMENCING AT POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE RAILROAD AND A LINE PARALLEL WITH AND 33.00' SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER. THENCE WEST ON SAID PARALLEL LINE, S 90°00'00"W 28.35' TO THE POINT OF BEGINNING. THENCE CONTINUING ON SAID PARALLEL LINE, S 90°00'00"W 362.00'; THENCE S 0°00'00"W 4.00'; THENCE S 88°27'45"E 32.41'; THENCE N 90°00'00"E 121.00'; THENCE S 89°26'18"E 102.01'; THENCE S 87°45'15"E 51.04'; THENCE S 68°26'38"E 34.18'; THENCE S 51°33'28"E 53.20' TO A POINT OF INTERSECTION WITH A LINE 25.00' WESTERLY AND PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE. THENCE ON SAID PARALLEL LINE, N 18°25'49"W 57.00' TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 3515.7 SQUARE FEET, MORE OR LESS

#### SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, A DULY REGISTERED LAND SURVEYOR IN AND FOR THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT I CAUSED A SURVEY TO BE MADE OF THE PROPERTY AS SHOWN, AND THAT THE RESULTS OF SAID SURVEY ARE TRULY AND ACCURATELY DEPICTED HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL THIS 11th DAY OF AUGUST, 1997.

*Billy DeKreer*  
BILLY DEKREER, LS 1983



#### LEGEND

- = FOUND MONUMENT AS NOTED
- = SET MONUMENT JS REBAR & LS 1/4"3 CAP

K & M INC.

LAND SURVEYING

300 OAK CREEK DR., SUITE 2  
LINCOLN, NE 68508  
(402) 478-3020  
(402) 478-3138