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Recorded

20031696 General

STATE OF NEBRASKA COUNTY OF WASHINGTON)SS Numerical
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD Photostat
THIS 11 DAY OF March A.D. 2003
AT 3:27 O'CLOCK P. M AND RECORDED IN BOOK
393 AT PAGE 592-593
COUNTY CLERK Charlotte L. Petersen
DEPUTY Gregory J. Johnson

FILED

03 MAR 11 PM 3:27

CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR.

LAKE EASEMENT OVER REMAINDER OF TAX LOT 75

This easement is entered into the 10th day of March, 2003, for the benefit of the Members of Crystal Lake Estates Homeowners Association, ("Grantee") and given by Mark E. and Crystal C. Bresley ("Grantors"). Grantors hereby acknowledge receipt of good and valuable consideration for the conveyance of the easement.

RECITALS

WHEREAS Grantors are the owners in fee simple of a parcel of land legally described as Tax Lot 75, in the S $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 19, Township 18 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska.

WHEREAS Grantors wish to grant to Grantee the right to the use and enjoyment of that part of the lake that is on the Grantor's property. Furthermore, no structure may be constructed, located or placed on the easement area.

AGREEMENT

Now therefore, the Grantors, in consideration of \$1.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grant, sell and convey to Grantee, their successors, heirs and assigns forever, a perpetual easement over and through the easement parcel legally described as follows:

A strip of land varying in width over and across a portion of Tax Lot 75 (identified as Tax Lot 74 prior to the recording of the final plat of Crystal Lake Estates) and lying in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19, Township 18 North, Range 12 East of the 6th P.M., Washington County, Nebraska and more particularly described as follows:

From the S $\frac{1}{4}$ corner of Section 19, Township 18 North, Range 12 East; thence N 00°00'00" E (assumed bearing) along the west line of the SE $\frac{1}{4}$ of said Section 19 a distance of 1405.24 feet to the southwestern most corner of Tax Lot 75 in said Section 19; thence along the southwesterly line of said Tax Lot 75 as follows: S 65°08'50" E a distance of 341.72 feet; thence S 46°49'47" E a distance of 225.11 feet to the Point of Beginning; thence N 12°28'41" W a distance of 11.30 feet; thence N 32°34'54" W a distance of 32.50 feet; thence N 48°17'23" W a distance of 55.26 feet; thence N 26°26'15" W a distance of 34.48 feet; thence N 59°05'57" E a distance of 11.23 feet; thence S 43°40'10" E a distance of 28.85 feet; thence S 73°23'42" E a distance of 69.56 feet; thence S 47°42'57" E a distance of 33.98 feet; thence S 25°12'32" E a distance of 66.10 feet; thence S 32°25'18" E a distance of 60.51 feet; thence S 22°10'11" E a distance of 44.78 feet; thence S 40°36'38" E a distance of 34.66 feet to the southwesterly line of said Tax Lot 75; thence northerly along said southwesterly line as follows: N 51°55'01" W a distance of 45.26 feet; thence N 46°49'47" W a distance of 149.77 feet to the Point of Beginning.

The grant of this easement is and shall run with the land and continue to be for the benefit of the use of the Grantee, their heirs, successors and assigns forever.

This easement shall be governed by, construed and enforced in accordance with the laws of the State of Nebraska.

This easement constitutes the entire easement and any prior understandings, or representations, of any kind preceding the date of this agreement shall not be binding on the Grantors.

*This matches
the Lake Easement
on the Plat
of Crystal Lake
which affects
TL 75*

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Mark E. Bresley
Mark E. Bresley

Crystal C. Bresley
Crystal C. Bresley

STATE OF NEBRASKA)
)ss
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 10 day of March, 2003 by Mark E. Bresley & Crystal C. Bresley.

Anne J. McGargill
Notary Public

My Commission Expires: 3306

