

16489
EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That Capitol Beach, Incorporated, a Nebraska 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 Dollar and Other Valuable Considerations (\$ 1.00 & OVC) 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 a roadway and appurtenances thereto belonging, over and through the following described real property, to-wit:

A portion of Lot One Hundred Five (105), an Irregular Tract located in the Northeast Quarter (NE1/4) of Section 22, Township 10 North, Range 6 East of the Sixth Principal Meridian, Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Commencing at the southwesterly corner of said Lot 105, the same being the center quarter corner of said Section 22; thence easterly along the south line of the Northeast Quarter a distance of 640.1 feet to the southwest corner of Lot Eight (8), Block Five (5) of West Gate Park for Business and Industry; thence deflecting left 62 degrees 58 minutes along the westerly line of said Lot 8 and an extension thereof a distance of 296.7 feet to a point of intersection with the centerline of West Industrial Lake Drive; thence northwesterly along said centerline and along the centerline extended of said West Industrial Lake Drive a distance of 200.39 feet to a point on the westerly right-of-way line of the Burlington-Northern Railway; thence deflecting right 90 degrees 56 minutes in a northeasterly direction along said right-of-way line a distance of 30.0 feet; thence deflecting left 90 degrees 56 minutes in a northwesterly direction a distance of 43.08 feet to the point of beginning; thence deflecting left 90 degrees in a southwesterly direction a distance of 50.0 feet, more or less; thence deflecting left 90 degrees a distance of 15.0 feet, more or less; to a point 30.0 feet west of the westerly right-of-way of the Burlington-Northern Railway; thence northeasterly along a line parallel to and 30.0 feet west of said right-of-way line a distance of 160.5 feet, more or less; thence northwesterly, perpendicular to said right-of-way line a distance of 15.0 feet, more or less; thence southwesterly along a line parallel to and 45.0 feet west of said right-of-way line to the point of beginning; excepting therefrom any lands previously conveyed to the grantee in fee simple, and containing 0.04 acres, more or less.

TO HAVE AND TO HOLD UNTO THE CITY OF LINCOLN, NEBRASKA, its successors and assigns, so long as such roadway 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 roadway 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 19th day of April, 1978.

CAPITOL BEACH, INCORPORATED,
a Nebraska corporation

by: S. E. Copple
S. E. Copple, President

STATE OF Nebraska)
COUNTY OF Lancaster) ss.

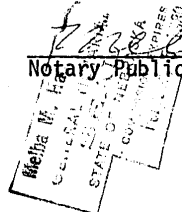
On April 20, 1978, before the undersigned, a Notary Public, personally came S. E. Copple, to me known to be the President of Capitol Beach, Incorporated, a Nebraska corporation, a corporation, an identical person whose name is affixed to the foregoing instrument and acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said corporation.

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

My Commission Expires:

February 5, 1980

Melba M. H. [Signature]
Notary Public



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MICRO-FILED
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LANCASTER COUNTY NEBR.
Kenneth R. [Signature]
REGISTER OF DEEDS

1978 JUN 26 PH 3:05

ENTERED ON
NUMERICAL INDEX
FILED FOR RECORD AS:

INST. NO. 78-16489

\$6.25