

58-2589

RIGHT-OF-WAY EASEMENT

THIS AGREEMENT, made this 25th day of November, 1985, between J. K. CO., LTD., A Nebraska Partnership, hereinafter referred to as Grantor, and FONTENELLE HILLS COMPANY, A Partnership, hereinafter referred to as Grantee.

Grantor, in consideration of One Dollar (\$1.00) and Other Valuable Consideration, does hereby grant, sell, convey and confirm unto Grantee, its successors and assigns, an easement and right-of-way for ingress and egress for vehicular traffic over the following described real estate, to wit:

An Easement for ingress-egress purposes located in part of Lots 221 (a.k.a. Lot 221B), 235, and 236, Fontenelle, and in part of Tax Lot 24-B in Section 24, and part of Tax Lot 9A2A1 located in Section 25, all in Township 14 North, Range 13 East of the Sixth P.M., Sarpy County, Nebraska, and being more particularly described as follows: Beginning at the Southeast corner of said Tax Lot 221B, thence South 89°43'38"W (assumed bearing) 89.17 feet along the South line of Tax Lot 221B, thence S 35°51'37" W 119.61 feet, thence S 60°04'09" W 82.09 feet, thence N 77°02'21" W 86.75 feet, thence N 70°24'57" W 345.52 feet, thence S 89°43'38" W 76.01 feet, thence N 00°16'22" W 40.00 feet, thence N 89°43'38" E 83.01 feet, thence S 70°24'57" E 350.21 feet, thence S 77°02'21" E 68.72 feet, thence N 60°04'09" E 57.80 feet, thence N 35°51'37" E 131.35 feet, thence N 89°43'38" E 135.76 feet, thence S 33°00'54" W 47.85 feet to the point of beginning (Exhibit A attached hereto, and by reference made a part hereof).

1. The easement herein granted shall be for the purpose of allowing vehicular traffic and pedestrian traffic to the land area owned by the Grantee. The easement shall be for the benefit of the Grantee, its successors and assigns.
2. The Grantor, its successors or assigns, shall maintain the roadway easement and shall be responsible for the removal of snow, ice, or other hazardous conditions of the roadway.
3. The Grantor agrees that at no time shall the Grantor, its successors or assigns, erect, construct or replace any impediment on the easement herein granted, to prohibit the access to the Grantee's land.
4. This agreement shall be binding upon the parties hereto, and their respective successors and assigns.

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Carl A. Hibbeln
REGISTER OF DEEDS

J.K. CO., LTD., A Nebraska Partnership,
Grantor

By [Signature]
Grantor

Rec# 15317

LEGAL DESCRIPTION OF INGRESS-EGRESS EASEMENT

58-2589B

AN EASEMENT FOR INGRESS-EGRESS PURPOSES LOCATED IN PART OF LOTS 221 (A.K.A. LOT 221B), 235 AND 236, FONTENELLE, AND IN PART OF TAX LOT 24-B IN SECTION 24, AND PART OF TAX LOT 9A2A1 LOCATED IN SECTION 25, ALL IN T 14 N, R 13 E OF THE SIXTH P.M., SARPY COUNTY, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TAX LOT 221B, THENCE S 89°43'38" W (ASSUMED BEARING) 89.17 FEET ALONG THE SOUTH LINE OF TAX LOT 221B, THENCE S 35°51'37" W 119.61 FEET, THENCE S 60°04'09" W 82.09 FEET, THENCE N 77°02'21" W 86.75 FEET, THENCE N 70°24'57" W 345.52 FEET, THENCE S 89°43'38" W 76.01 FEET, THENCE N 00°16'22" W 40.00 FEET, THENCE N 89°43'38" E 83.01 FEET, THENCE S 70°24'57" E 350.21 FEET, THENCE S 77°02'21" E 68.72 FEET, THENCE N 60°04'09" E 57.80 FEET, THENCE N 35°51'37" E 131.35 FEET, THENCE N 89°43'38" E 135.76 FEET, THENCE S 33°00'54" W 47.85 FEET TO THE POINT OF BEGINNING.

