

FILED

EASEMENT

95 MAR 16 PM 4:30

This Easement is made this 7 day of March, 1995, by and between S & T Development, L.L.C., a Nebraska Limited Liability Company, hereinafter referred to as "Grantor", and S & T Development, L.L.C., a Nebraska Limited Liability Company, hereinafter referred to as "Grantee", Grantor and Grantee being one and the same entity but appearing as Grantor for itself and as representative of all future owners of the real estate described on Exhibit "A".

WHEREAS, Grantor is the owner of the real estate described on Exhibit "A" attached hereto and by this reference made a part hereof; and,

WHEREAS, the Grantee is the owner of the real estate described on Exhibit "B" attached hereto and by this reference made a part hereof; and

WHEREAS, it is necessary for the Grantor to grant an easement to the Grantee for a cul-de-sac pursuant to applicable zoning regulations over and across the real estate described on Exhibit "A".

NOW, THEREFORE, in consideration of Ten Dollars and other good and valuable consideration, receipt and sufficiency of which is hereby specifically acknowledged by all parties hereto, the Grantor hereby grants to the Grantee a perpetual nonexclusive easement for a cul-de-sac over and across the real estate described on Exhibit "A" attached hereto which shall run with said real estate and the title to such property and shall be binding upon the Grantor, its heirs, personal representatives, successors and assigns, and shall inure to the benefit of the Grantee, its successors and assigns, and any other person or other entity that at any time hereafter shall become the owner of the real estate described on Exhibit "B".

This agreement may be amended only in writing signed by the parties hereto and any other parties which have been granted an identical nonexclusive easement by the Grantor over and across the real estate described on Exhibit "A".

This agreement shall be governed, construed and enforced pursuant to the laws of the State of Nebraska.

The parties specifically agree this easement is granted for a cul-de-sac for residential purposes. The parties hereto shall be separately liable for any damages caused to the roadway by their gross negligence in failing to limit excessive load capacities of themselves, their invitees or permittees, for the existing conditions of said roadway.

This agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof and supersedes all prior agreements and understandings, oral and written, between the parties with respect to the subject matter of this agreement.

This agreement shall be binding upon the heirs, personal representatives, successors and assigns of all parties hereto.

S & T DEVELOPMENT, L.L.C.,
a Nebraska Limited Liability
Company, Grantor

By Bradley E. Taylor
Bradley E. Taylor

By Laura L. Taylor
Laura L. Taylor

By Mark E. Seefus
Mark E. Seefus

By Pamela S. Seefus
Pamela S. Seefus

S & T DEVELOPMENT, L.L.C.,
a Nebraska Limited Liability
Company, Grantee

By Bradley E. Taylor
Bradley E. Taylor

By Laura L. Taylor
Laura L. Taylor

By Mark E. Seefus
Mark E. Seefus

By Pamela S. Seefus
Pamela S. Seefus

STATE OF NEBRASKA)
) :ss:
WASHINGTON COUNTY)

On this 7 day of March, 1995, before me, the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came Bradley E. Taylor, Laura L. Taylor, Mark E. Seefus and Pamela S. Seefus, all of the Members of S & T Development, L.L.C., a Limited Liability Company, Grantor, to me known to be the identical persons whose names are affixed to the foregoing

instrument and acknowledged the execution thereof to be their voluntary act and deed as such Members and the voluntary act and deed of S & T Development, L.L.C.

Witness my hand and Notarial Seal the day and year last above written.

Edmond E. Talbot
Notary Public

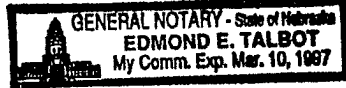
STATE OF NEBRASKA)
WASHINGTON COUNTY) : ss:



On this 7 day of March, 1995, before me, the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came Bradley E. Taylor, Laura L. Taylor, Mark E. Seefus and Pamela S. Seefus, all of the Members of S & T Development, L.L.C., a Nebraska Limited Liability Company, Grantee, to me known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed as such Members and the voluntary act and deed of S & T Development, L.L.C.

Witness my hand and Notarial Seal the day and year last above written.

Edmond E. Talbot
Notary Public



STATE OF NEBRASKA COUNTY OF WASHINGTON) SS ⁶⁸⁰
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 16th DAY OF March A.D. 19 95
AT 3:30 O'CLOCK P.M. AND RECORDED IN BOOK
235 AT PAGE 733-736
COUNTY CLERK Charlatti & Petersen
DEPUTY Kevin Madson

[Handwritten marks]

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EXHIBIT "A"

Part of Lots 1 and 2 in Haven Hill Addition to the City of Blair, lying in the NE1/4 SE1/4 NE1/4 of Section 14, Township 18 North, Range 11 East of the 6th Principal Meridian, Washington County, Nebraska, and more particularly described as follows: From the southwest corner of the NE1/4 SE1/4 NE1/4 of said Section 14, T 18 N, R 11 E; thence N 00°07'10" W (assumed bearing) along the west line of said NE1/4 SE1/4 NE1/4 a distance of 9.59 feet; thence S 89°49'53" E a distance of 33.00 feet to the Point of Beginning, said Point being on the easterly right-of-way line of Haven Hill Drive as platted in said Haven Hill Addition in the City of Blair, said Point also being on the west line of Lot 1 in said Haven Hill Addition; thence along a 62.5 foot radius curve to the left, initial tangent of which bears N 58°00'36" E an arc distance of 126.82 feet to a point on the west line of Lot 2 in said Addition, said Point also being on the easterly right-of-way line of said Haven Hill Drive; thence S 00°07'10" E along the west line of said Lot 2 and Lot 1 a distance of 106.16 feet to the Point of Beginning.

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EXHIBIT "B"

Tax Lot 101 lying in the NE1/4 SE1/4 NE1/4 of Section 14, Township 18 North, Range 11 East of the 6th Principal Meridian, Washington County, Nebraska, and more particularly described as follows: From the northeast corner of the SE1/4 NE1/4 of said Section 14, T 18 N, R 11 E; thence S 89°59'33" W (assumed bearing) along the north line of said SE1/4 NE1/4 a distance of 329.03 feet to a point on the northerly projection of the west lines of Tax Lot 112 and Thompson's Twin Elm Addition as said Tax Lot and said Addition were surveyed, platted and recorded in the Washington County Courthouse, said Point also being the Point of Beginning; thence S°00 14'33" E along said west lines and their northerly projection a distance of 660.34 feet to the southwest corner of Lot 8 in said Thompson's Twin Elm Addition, said Point lying on the south line of the NE1/4 SE1/4 NE1/4 of said Section; thence N 89°49'51" W along said south line a distance of 330.40 feet to the southwest corner of said NE1/4 SE1/4 NE1/4; thence N 00°07'10" W along the west line of said NE1/4 SE1/4 NE1/4 a distance of 659.32 feet in the northwest corner of said NE1/4 SE1/4 NE1/4; thence N°89 59'33" E along the north line of said NE1/4 SE1/4 NE1/4 a distance of 328.98 feet to the Point of Beginning; and containing 4.99 Acres, more or less.

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