

83 - 3187  
78-14-12

BOOK 559 PAGE 463

PERPETUAL EASEMENT

HAL GROVE, INC., a Nebraska corporation (Grantor herein) hereby grants the following easement in favor of THE HILLTOP ASSOCIATION, INC., a Nebraska non-profit corporation, and all of the present and future owners, occupants and invitees of Lots 1 through 23, inclusive, in The Hilltop of Oak Hills Highlands, a subdivision in Douglas County, Nebraska (said Association and said owners, occupants and invitees being hereafter collectively called "Grantees"),

WITNESSETH:

1) Grantor is the owner of the following-described real estate and herewith gives and grants unto the Grantees a perpetual non-exclusive roadway and pedestrian easement over and upon the following-described real estate for the purpose of providing vehicular and pedestrian access to said lots above described from Golfing Green Drive, which is a publicly dedicated roadway:

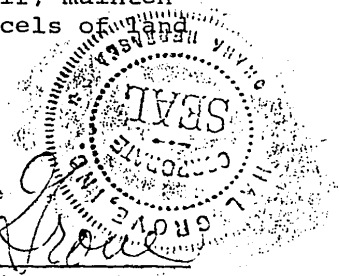
- a) Lot 25 in The Hilltop of Oak Hills Highlands, a subdivision in Douglas County, Nebraska.
- b) A drive or roadway shown and described as Oak Hills Plaza on the attached plat, which is sometimes known and described as Oak Hills Drive.
- c) A 30-foot-wide drive easement, the center line of which is more particularly described by metes and bounds on Exhibit A attached hereto.

The purpose and scope of said easement shall be to construct, repair, replace and use said three easementways as a means of vehicular and pedestrian access as above described including construction of drive-ways and sidewalks. The owners of said Lots 1 through 23 in said subdivision shall be solely responsible for the maintenance, repair and replacement of the easementway over said Lot 25 in said sub-division, but they will have no responsibility for repair, mainten-ance or replacement of the easementway over the two parcels of described in said subparagraphs b) and c) above.

EXECUTED this 22nd day of December, 1975.

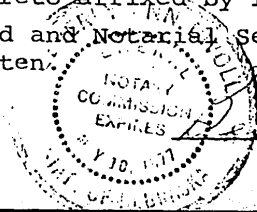
HAL GROVE, INC.

By: Harold E. Grove  
President



STATE OF NEBRASKA) On the date last-above written before me, the  
                          )ss. undersigned, a Notary Public in and for said  
COUNTY OF DOUGLAS) County, personally came HAROLD E. GROVE, Presi-  
dent of Hal Grove, Inc. (a corporation), to me personally known to be  
the President and the identical person whose name is affixed to the  
above Perpetual Easement, and acknowledged the execution thereof to  
be his voluntary act and deed as such officer and the voluntary act  
and deed of said corporation, and that the Corporate seal of the  
said corporation was thereto affixed by its authority.

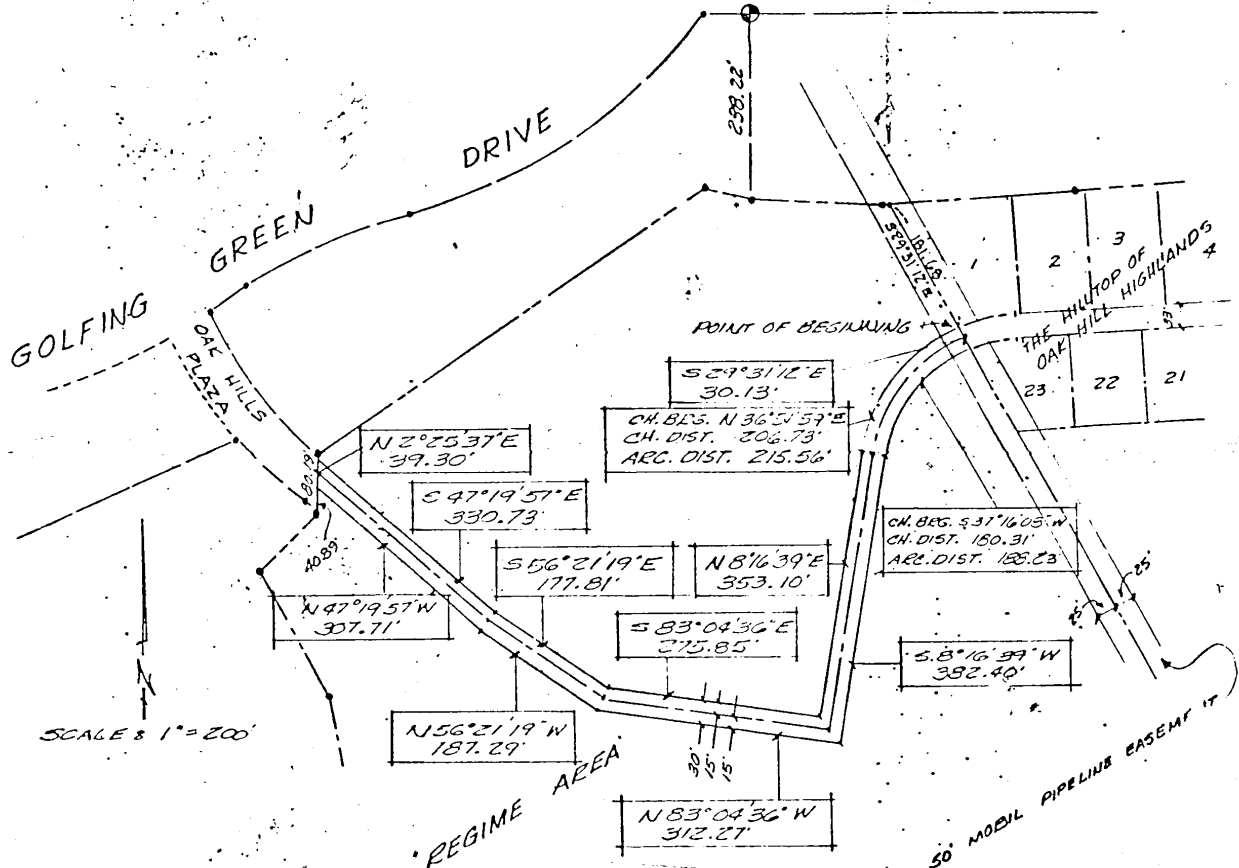
WITNESS my hand and Notarial Seal at Omaha in said County on the date last-above written.



Harold E. Grove  
Notary Public

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HAL GROVE DRIVE EASEMENT THROUGH REGIME AREA  
12-8-75



LEGAL DESCRIPTION

A 30.00 foot wide Drive Easement through Regime Area described as follows: Commencing at the N.W. corner of Lot 1, The Hilltop of Oak Hills Highlands, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska; thence S 29° 31' 12" E on the Westerly line of said Lot 1 and its Southerly extension, 181.68 feet to the Point of Beginning; thence continuing S 29° 31' 12" E on the Southerly extension of the Westerly line of said Lot 1, 30.13 feet; thence Southwesterly on a curve to the left (Radius 186.00 feet, chord bearing S 37° 16' 08" W, chord distance 180.31 feet) an arc distance of 188.23 feet to a point of tangency; thence S 8° 16' 39" W, 382.40 feet; thence N 83° 04' 36" W, 312.27 feet; thence N 56° 21' 19" W, 187.29 feet; thence N 47° 19' 57" W, 307.71 feet to a point on the Westerly property line of said Regime Area, said point also being on the R.O.W. line of Oak Hills Plaza (Oak Hills Drive); thence N 2° 25' 37" E on the R.O.W. line of said Oak Hills Plaza (Oak Hills Drive), 39.30 feet; thence S 47° 19' 57" E, 330.73 feet; thence S 56° 21' 19" E, 177.81 feet; thence S 83° 04' 36" E, 275.85 feet; thence N 8° 16' 39" E, 353.10 feet to a point of curve; thence Northeasterly on a curve to the right (Radius 216.00 feet, chord bearing N 36° 51' 59" E, chord distance 206.73 feet) an arc distance of 215.56 feet to the Point of Beginning.

4  
ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
31 DAY OF Dec 1975 AT 7:09 A.M. C. HAROLD OSTLER, REGISTER OF DEEDS 1400

Exhibit "A"