

BOOK 600 PAGE 214

PERPETUAL EASEMENT

HAL GROVE, INC., a Nebraska corporation (Grantor herein) hereby grants the following easement to THE HILLTOP ASSOCIATION, INC., a Nebraska non-profit corporation, and to all of the present and future owners, occupants and invitees of Lots 49 through 64, inclusive, in The Hilltop of Oak Hills Highlands, a subdivision in Douglas County, Nebraska and of Parcel "A" described on the attached surveyor's certificate (said Association and said owners, occupants and invitees being hereafter collectively called "Grantees"),

WITNESSETH:

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

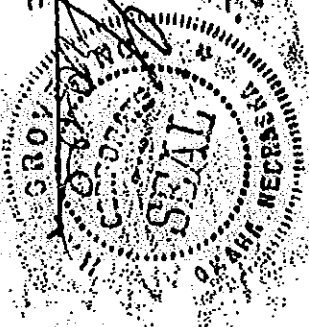
- a) Lots 48 and 66 in The Hilltop of Oak Hills Highlands, a subdivision in Douglas County, Nebraska.
- b) A drive or roadway shown and described as Oak Hills Plaza on the attached Exhibit B, which is sometimes known and described as Oak Hills Drive.
- c) A 30-foot-wide easementway (known as Jefferson Plaza), which is more particularly described by metes and bounds on Exhibit B attached hereto and part of which has now been platted as said Lot 66.

The purpose and scope of said easement shall be to construct, repair, replace and use said four easementways as a means of providing said utilities to said lots and providing vehicular and pedestrian access as above described including construction of driveways and sidewalks. The owners of said Lots 49 through 64 in said subdivision and the owners of said Parcel "A" shall be solely responsible for the maintenance, repair and replacement of the easementways and utilities within said Lot 66 in said subdivision, but they will have no responsibility for repair, maintenance or replacement of the easementways and utilities within said Lot 48 or within the two parcels of land described in said subparagraphs b) and c) above.

EXECUTED this 1st day of April, 1978.

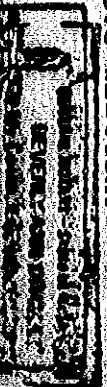
HAL GROVE, INC.

By: [Signature]  
President



STATE OF NEBRASKA) On the date last-above written before me, the  
COUNTY OF DOUGLAS) ss. undersigned, a Notary Public in and for said  
County, personally came HAROLD E. GROVE, President of Hal Grove, Inc. (a corporation), to me personally known to be the 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 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.



[Signature]  
Notary Public

NO. 800-215

To The Office of

LOUIS E. LAMBERTY

County Surveyor and Engineer

Douglas County

LAND SURVEYOR'S CERTIFICATE

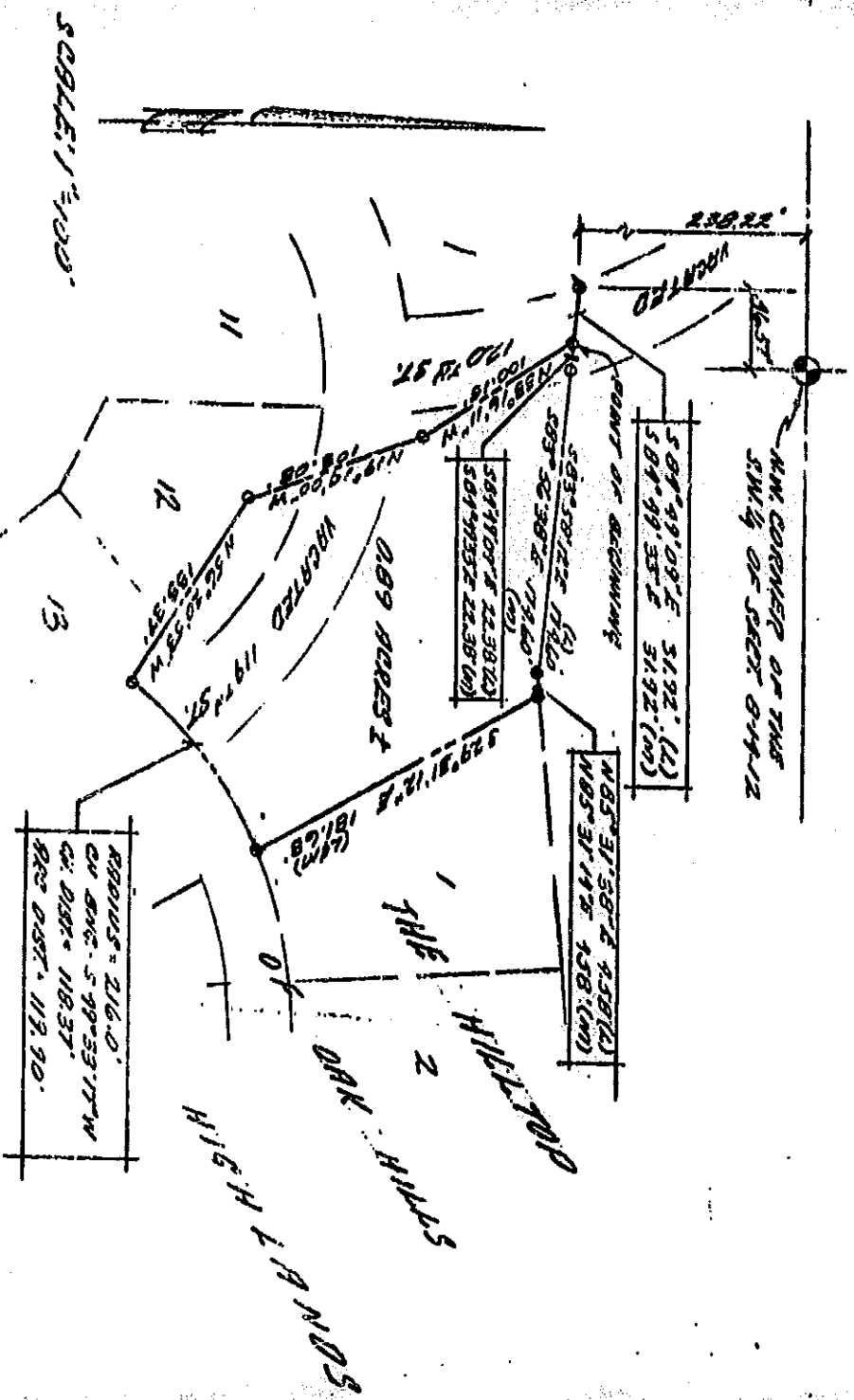
I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

LEGAL DESCRIPTION

Parcel "A"

That part of lots 12 and 13, of vacated Oak Hills of Millard II together with a part of lot 88, said Oak Hills of Millard II, a subdivision as surveyed, plated and recorded in Douglas County, Nebraska, together with a part of vacated 119th Street and vacated 120 Street, all more particularly described as follows: Commencing at a point 238.22 feet South of and 45.57 feet West of the N.W. corner of said SW $\frac{1}{4}$ ; thence S 84° 49' 09" E (Legal); S 84° 49' 33" E (Measured), 31.92 feet to the point of beginning; thence continuing S 84° 49' 33" E on the last described course, 22.38 feet; thence S 83° 58' 12" E (Legal); S 83° 56' 38" E (Measured) 174.60 feet; thence N 85° 31' 38" E (Legal); N 85° 31' 14" E (Measured), 4.58 feet to the N.W. corner of Lot 1, The Hilltop of Oak Hills Highlands, a subdivision as surveyed, plated and recorded in Douglas County, Nebraska; thence S 29° 31' 12" E on the West line of said Lot 1 and its Southerly extension, 181.68 feet; thence S 49° 33' 17" W, chord distance 118.37 feet); an arc distance of 119.90 feet; thence N 56° 20' 53" W, 133.37 feet; thence N 19° 14' 00" W, 103.08 feet; thence N 33° 16' 11" W, 100.15 feet to the point of beginning.  
(Containing 0.89 acres more or less.)

Plat to scale showing tract surveyed with all pertinent points.



LEGAL DIST. 2 M  
MEASURED DIST. 2 M

Signature of Land Surveyor: James D. Marshall

Signature of Land Surveyor: NEBRASKA

DATE RECEIVED: July 14, 1977

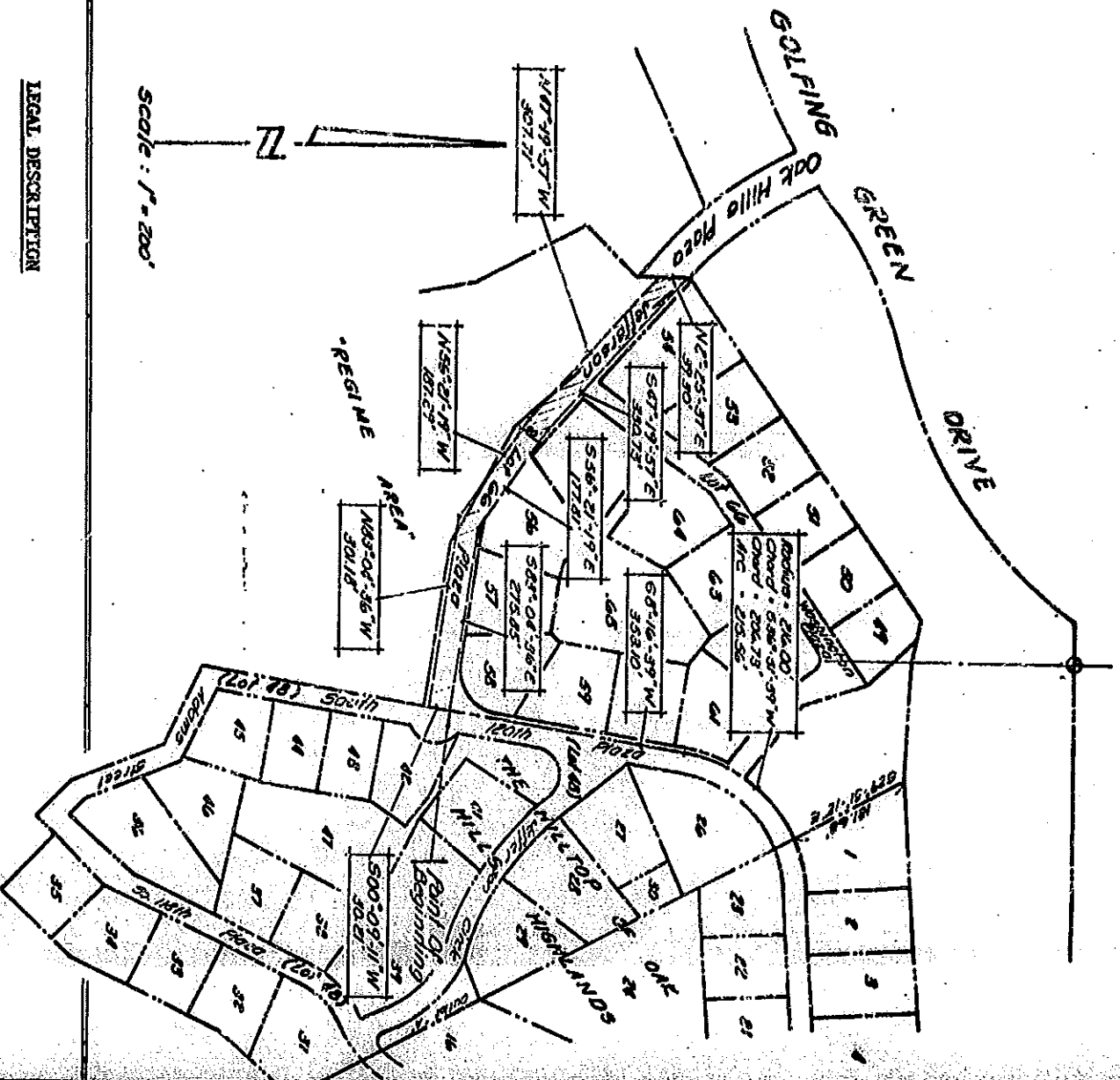
REG. NO. LS-308

EXHIBIT "A"

OFFICIAL ADDRESS



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LEGAL DESCRIPTION

A 30.00 foot wide Easement through Regime Area to Lot 48 of the Hilltop of Oak Hills Highlands 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 (assumed bearing) on the Westerly line of said Lot 1 and its Southerly extension, 181.68 feet; thence Southwesterly on a curve to the left (radius 216.00 feet, chord bearing S 36° 51' 59" W, chord distance 206.73 feet), an arc distance of 215.56 feet to a point of tangency; thence S 8° 16' 39" W, 353.10 feet to the point of beginning; thence S 00° 09' 11" N, 30.21 feet; thence N 83° 04' 36" W, 301.18 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.M. line of Oak Hills Plaza (Oak Hills Drive); thence N 2° 25' 37" E on the R.O.M. 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 to the point of beginning.

Exhibit B

WILL GEORGE THE HUSBAND OF ANNE HILL HIGHLANDS 11/11/77

13 Miles.

RECEIVED  
 JUN 17 AM 10:55  
 CLERK OF DISTRICT COURT  
 DOUGLAS COUNTY, NEBR.

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