

2016 MAR 25 P 1:09

BOOK 473 PAGE 321
OF GEN INST# 306

UTILITY EASEMENT

Know all men by these presents:

That **T5 Development LLC, a Nebraska limited liability company**, henceforth, "**Grantor**"
being the record owner of the following real property:

A TRACT OF LAND COMPOSED OF A PORTION OF OUTLOT "A", LAKE ALLURE ADDITION, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M., A PORTION OF OUTLOT "A", LAKE ALLURE ADDITION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 9 EAST OF THE 6TH P.M., A PORTION OF OUTLOT "A", LAKE ALLURE ADDITION, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 9 EAST OF THE 6TH P.M., A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 9 EAST OF THE 6TH P.M., LYING EAST OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY, AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 9 EAST OF THE 6TH P.M., LYING EAST OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY, ALL LOCATED IN SAUNDERS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 10 EAST OF THE 6TH P.M.; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, ON AN ASSUME BEARING OF S88°21'07"W, A DISTANCE OF 353.55' TO A POINT; THENCE N02°32'32"W, A DISTANCE OF 61.24' TO THE SOUTHEAST CORNER OF OUTLOT "A", LAKE ALLURE ADDITION; THENCE S87°27'28"W, ON A SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 595.65' TO THE **TRUE POINT OF BEGINNING**; THENCE CONTINUING S87°27'28"W ON SAID LINE, A DISTANCE OF 10.01' TO A POINT; THENCE N00°10'43"E, A DISTANCE OF 27.85' TO A POINT; THENCE S87°32'01"W, A DISTANCE OF 1,920.97' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 14°21'03", A RADIUS OF 95.00', AN ARC LENGTH OF 23.79', A CHORD LENGTH OF 23.73', A TANGENT LENGTH OF 11.96', AND A CHORD BEARING OF S80°21'29"W, TO A POINT; THENCE S73°10'58"W, A DISTANCE OF 26.77' TO A POINT; THENCE N21°39'29"W, A DISTANCE OF 48.28' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 18°28'37", A RADIUS OF 105.00', AN ARC LENGTH OF 33.86', A CHORD LENGTH OF 33.71', A TANGENT LENGTH OF 17.08', AND A CHORD BEARING OF N12°25'11"W, TO A POINT; THENCE N03°10'53"W, A DISTANCE OF 1,336.82' TO A POINT; THENCE N01°05'42"E, A DISTANCE OF 193.59' TO A POINT; THENCE N03°14'30"W, A DISTANCE OF 528.18' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 40°02'45", A RADIUS OF 85.00', AN ARC LENGTH OF 59.41', A CHORD LENGTH OF 58.21', A TANGENT LENGTH OF 30.98', AND A CHORD BEARING OF N23°15'53"W, TO A POINT; THENCE N43°17'15"W, A DISTANCE OF 237.71' TO A POINT; THENCE N02°03'30"W, A DISTANCE OF 200.98' TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 9 EAST OF THE 6TH P.M., SAID POINT BEING 42.09' EAST OF THE EAST LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT-OF-WAY; THENCE

N87°24'07"E, ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 10.00' TO A POINT; THENCE S02°03'30"E, A DISTANCE OF 197.31' TO A POINT; THENCE S43°17'15"E, A DISTANCE OF 233.95' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 40°02'45", A RADIUS OF 95.00', AN ARC LENGTH OF 66.40', A CHORD LENGTH OF 65.06', A TANGENT LENGTH OF 34.62', AND A CHORD BEARING OF S23°15'53"E, TO A POINT; THENCE S03°14'30"E, A DISTANCE OF 528.56' TO A POINT; THENCE S01°05'42"W, A DISTANCE OF 193.60' TO A POINT; THENCE S03°10'53"E, A DISTANCE OF 1,336.44' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 18°28'37", A RADIUS OF 95.00', AN ARC LENGTH OF 30.64', A CHORD LENGTH OF 30.50', A TANGENT LENGTH OF 15.45', AND A CHORD BEARING OF S12°25'11"E, TO A POINT; THENCE S21°39'29"E, A DISTANCE OF 39.09' TO A POINT; THENCE N73°10'58"E, A DISTANCE OF 17.58' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 14°21'03", A RADIUS OF 105.00', AN ARC LENGTH OF 26.30', A CHORD LENGTH OF 26.23', A TANGENT LENGTH OF 13.22', AND A CHORD BEARING OF N80°21'29"E, TO A POINT; THENCE N87°32'01"E, A DISTANCE OF 1,940.98' TO A POINT; THENCE S02°27'59"E, A DISTANCE OF 10.00' TO A POINT; THENCE S87°32'01"W, A DISTANCE OF 10.00' TO A POINT; THENCE S00°10'43"W, A DISTANCE OF 27.84' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 46,484.64 SQUARE FEET OR 1.07 ACRES, MORE OR LESS.

For and in consideration of One Dollar and other valuable consideration.


Grantor does hereby grant full rights to occupy the aforementioned parcel, an easement to construct install, operate, maintain, repair and renew related facilities and utilities.

Unto, Allo Communications LLC a Nebraska limited liability company, henceforth, "Grantee",

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed this 7 day of March, 2016.

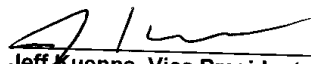
Grantor:

T5 Development LLC, a Nebraska limited liability company

By: 
Name: Dennis M. Thomas, Manager
Address: 20 Thomas Lakes
Ashland, NE 68003

Grantee:


Allo Communications LLC a Nebraska limited liability company

By: 
Name: **Jeff Kuenne, Vice President**
Address: 610 Broadway Street
Imperial, Nebraska 69033

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
)ss.
County of Sarles

On this 25th day of February, 2016, before me, the undersigned, a notary public, personally came **Dennis M. Thomas, Manager for T5 Development LLC, Inc., a Nebraska limited liability company**, and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said limited liability company.

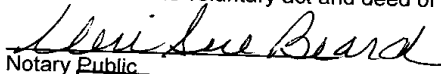

Notary Public

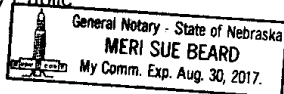


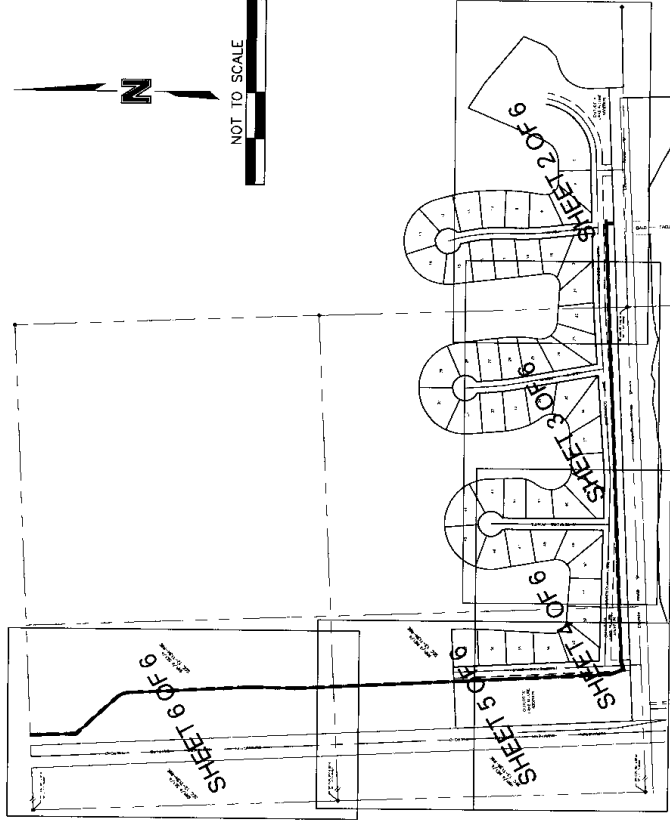
ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
)ss.
County of Lancaster

On this 2nd day of March, 2016, before me, the undersigned, a notary public, personally came **Jeff Kuenne, Vice President of Allo Communications LLC a Nebraska limited liability company**, and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said limited liability company.


Notary Public





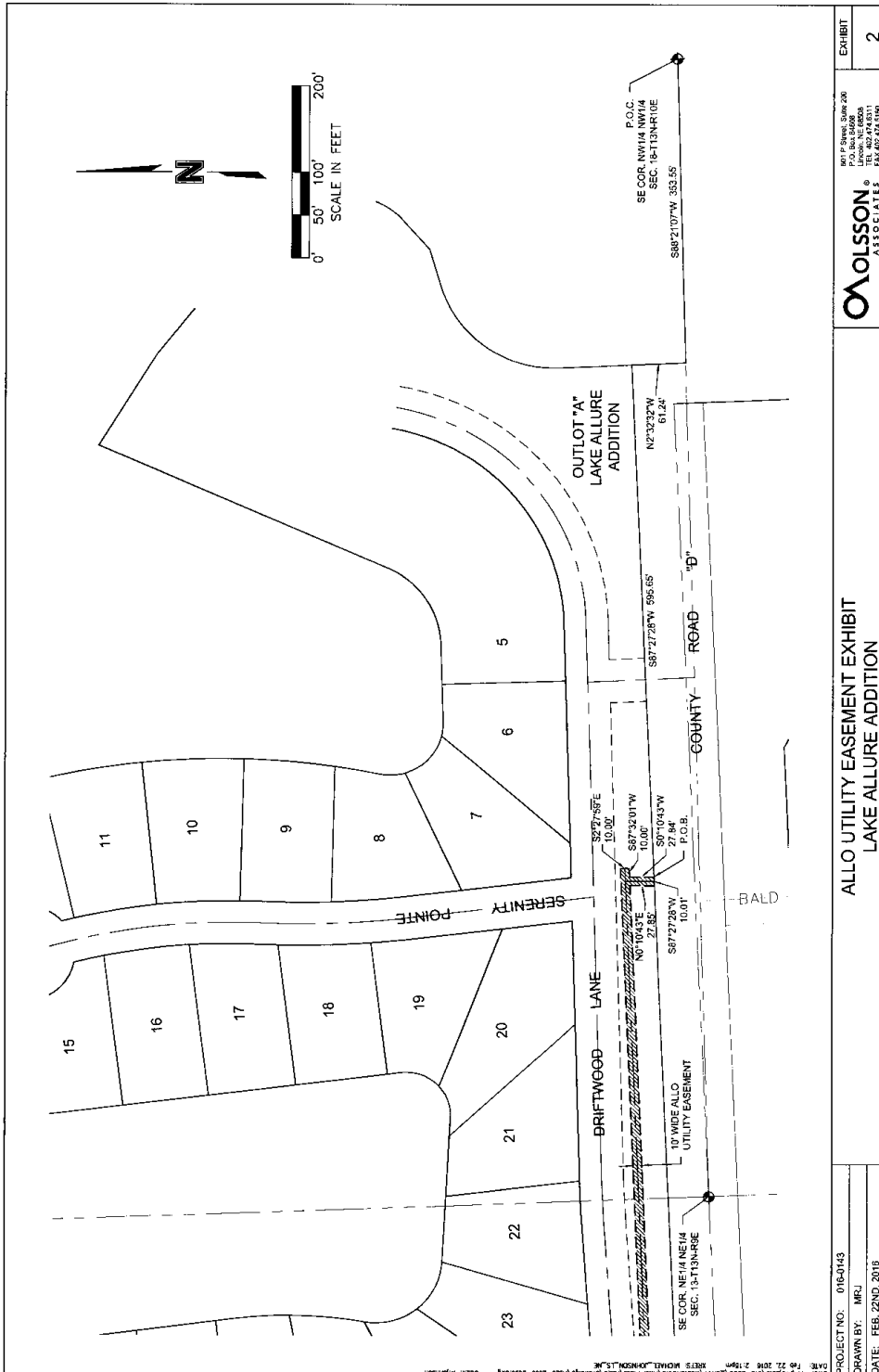
ALLO UTILITY EASEMENT EXHIBIT
LAKE ALLURE ADDITION

OLSSON
ASSOCIATES

EXHIBIT
1

PROJECT NO: 016-0143
DRAWN BY: MRJ
DATE: FEB. 22ND, 2016

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PLOT DATE: FEB. 22, 2016 2:12PM
PLOT USER: mjohnson



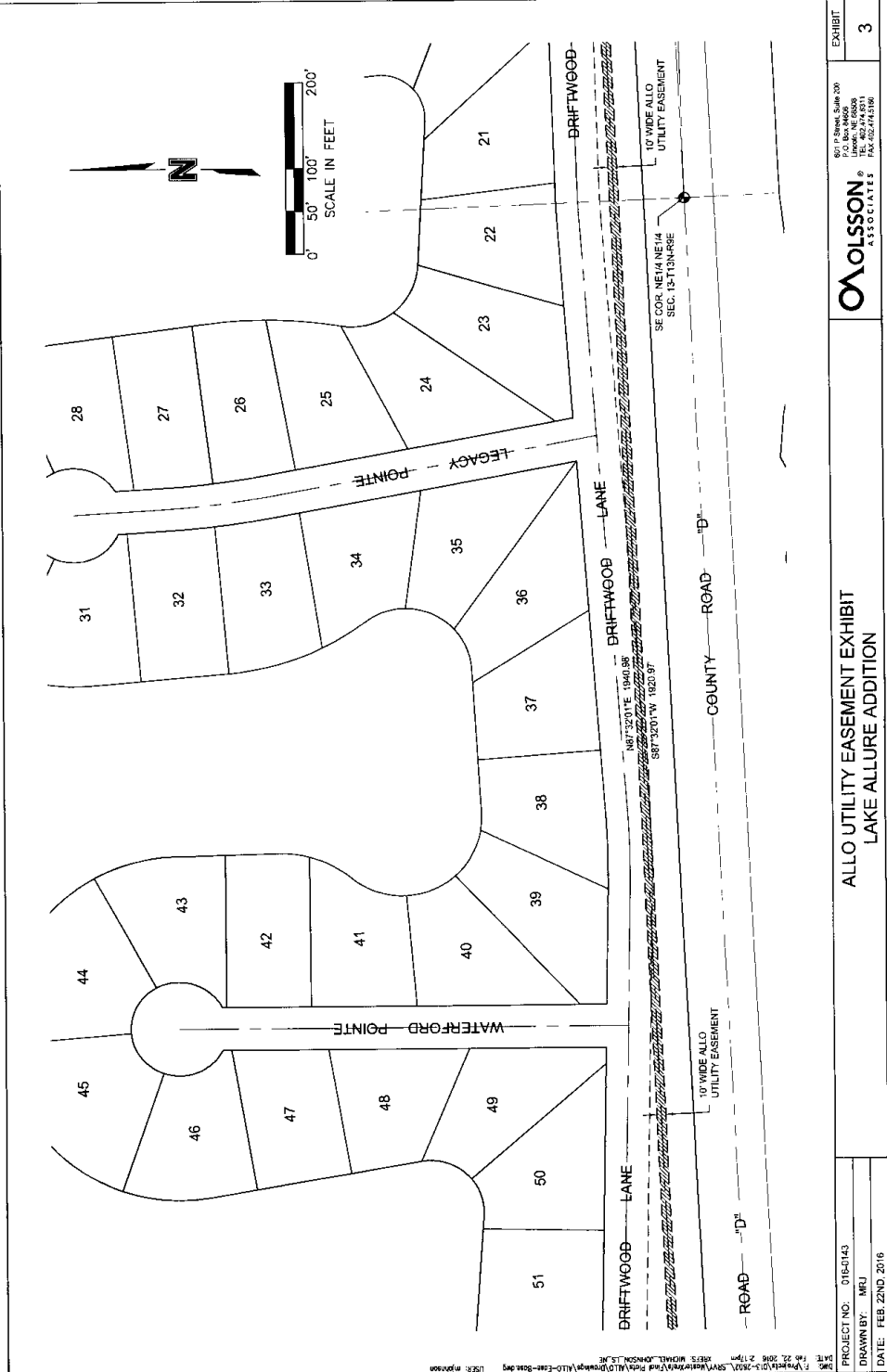
OLSSON ASSOCIATES
 801 P. Street, Suite 200
 St. Paul, MN 55102
 TEL: 612-248-8111
 FAX: 612-248-8136

ALLO UTILITY EASEMENT EXHIBIT
 LAKE ALLURE ADDITION

PROJECT NO.: 016-0143
 DRAWN BY: MRJ
 DATE: FEB. 22ND, 2016

EXHIBIT
 2

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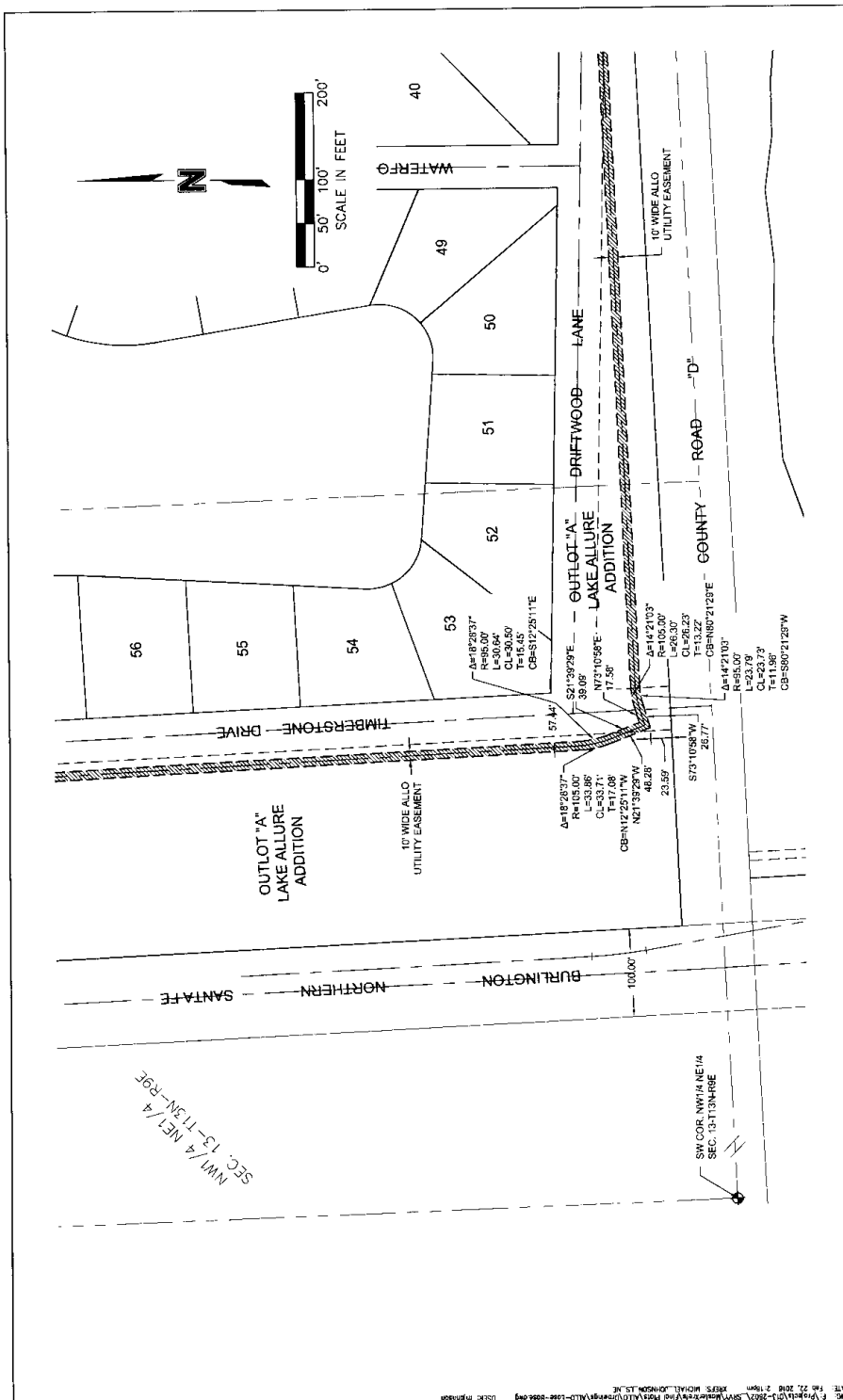
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 DATE: FEB. 22ND, 2016

OLSSON
 ASSOCIATES

8517 Street, Suite 200
 P.O. Box 4669
 Seattle, WA 98148
 TEL: 425.747.8511
 FAX: 425.747.8590

EXHIBIT
3

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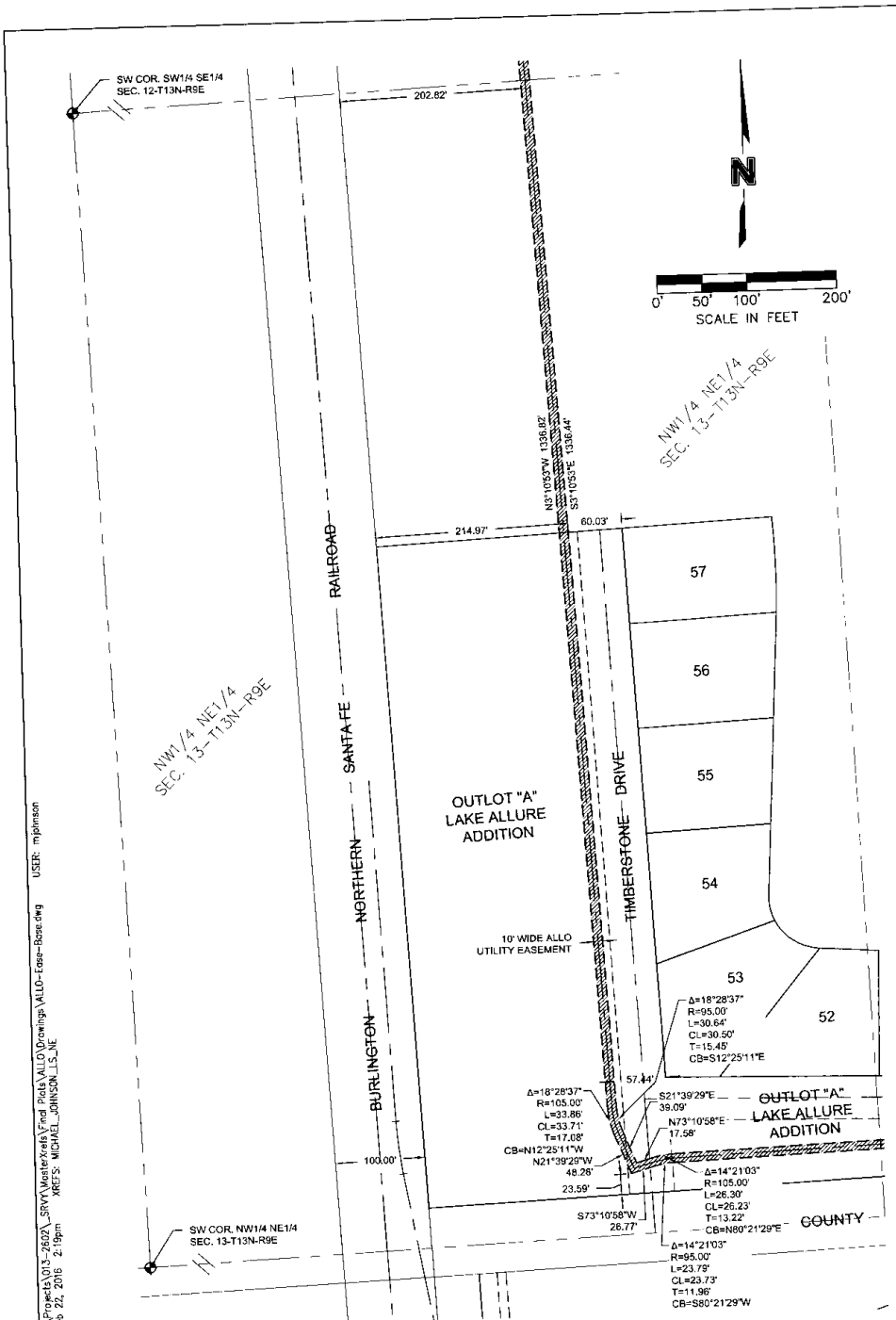


NW1/4 NE1/4
 SEC. 13-13N-R9E

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 DATE: FEB. 22ND, 2016

ALLO UTILITY EASEMENT EXHIBIT
 LAKE ALLURE ADDITION



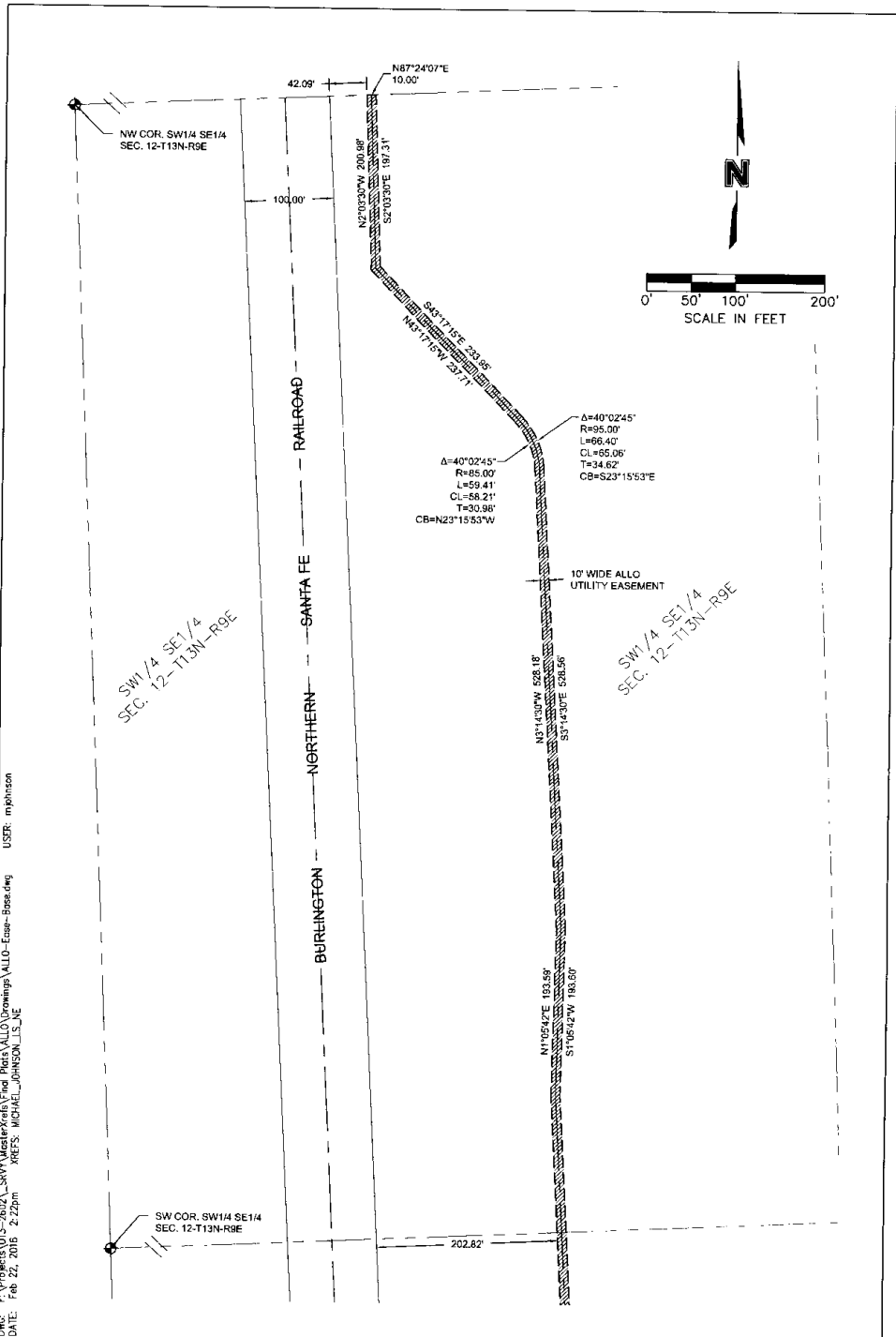
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PROJECT NO: 016-0143
DRAWN BY: MRJ
DATE: FEB. 22ND, 2016

ALLO UTILITY EASEMENT EXHIBIT
LAKE ALLURE ADDITION

MOLSSON ASSOCIATES
501 P Street, Suite 200
P.O. Box 84608
Lincoln, NE 68538
TEL: 402.474.6311
FAX: 402.474.5160

EXHIBIT
5



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 USER: myjohnson
 XREFS: MICHAEL_JOHNSON_L1.DWG

PROJECT NO: 016-0143
 DRAWN BY: MRJ
 DATE: FEB. 22ND, 2016

**ALLO UTILITY EASEMENT EXHIBIT
 LAKE ALLURE ADDITION**

MOLSSON ASSOCIATES
 601 P Street, Suite 200
 P.O. Box 68008
 Lincoln, NE 68508
 TEL: 402-474-5111
 FAX: 402-474-5100

EXHIBIT
6