

79-1271
DEED - 83-253-ETC

POOR COPY FILED

DECLARATION OF EASEMENT

MONTEREY, INC., being the owner of all of the property described as Lot 223, in Center Park, a Subdivision, as surveyed, platted and recorded, in Douglas County, Nebraska, (which property formerly was known as Monterey Village Condominium Property Regime, but which Regime has been waived) does hereby make this Declaration of Easement for the benefit of all present and future owners, occupants and users of any part of said Lot 223, Center Park, the intention being that all such present and future owners, occupants and users shall have both the benefits and burdens of the easement rights herein declared.

There is hereby declared a roadway easement over the areas designated as 160th Court, 161st Plaza, 162nd Plaza, 163rd Plaza, and Wright Plaza, all as shown on Exhibit I attached hereto, said roadway easement areas having the centerlines described on said Exhibit I, and same to be for both vehicular and pedestrian use.

The sewer lines outlined on Exhibit I are hereby declared to be for the use and benefit of all such present and future owners, occupants and users, all of whom shall have an easement to use said sewer lines for the transportation of and disposal of sewage and other waste from residences and other facilities which may now or hereafter be constructed upon said Lot 223, Center Park.

The water lines outlined on Exhibit I are hereby declared to be for the use and benefit of all such present and future owners, occupants and users, all of whom shall have an easement to use said water lines for a supply of water for fire protection, and for household and other uses in connection with residences and other facilities which may now or hereafter be constructed upon said Lot 223, Center Park.

The said present and future owners, occupants and users, are hereby also granted an easement over common areas hereinafter designated for access to, and as, any swimming pool, playgrounds, and other recreational areas and facilities that may hereafter be constructed, or so designated, as part of any condominium property regime formed from any part of said Lot 223, Center Park; provided, however, that the conditions and considerations for the use of any such swimming pool, playgrounds and other recreational areas and facilities shall be as hereafter determined by agreement between the Associations governing the respective condominium property regimes formed from said Lot 223, Center Park.

These easements shall be perpetual, shall run with the land, and shall be a benefit of and burden upon said Lot 223, Center Park, and upon any condominium property regimes that may be formed from said Lot 223, Center Park.



MONTEREY, INC., a Nebraska corporation

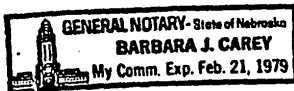
By Robert P. Pettegrew
President

Attest Ginger K. Pettegrew
Secretary

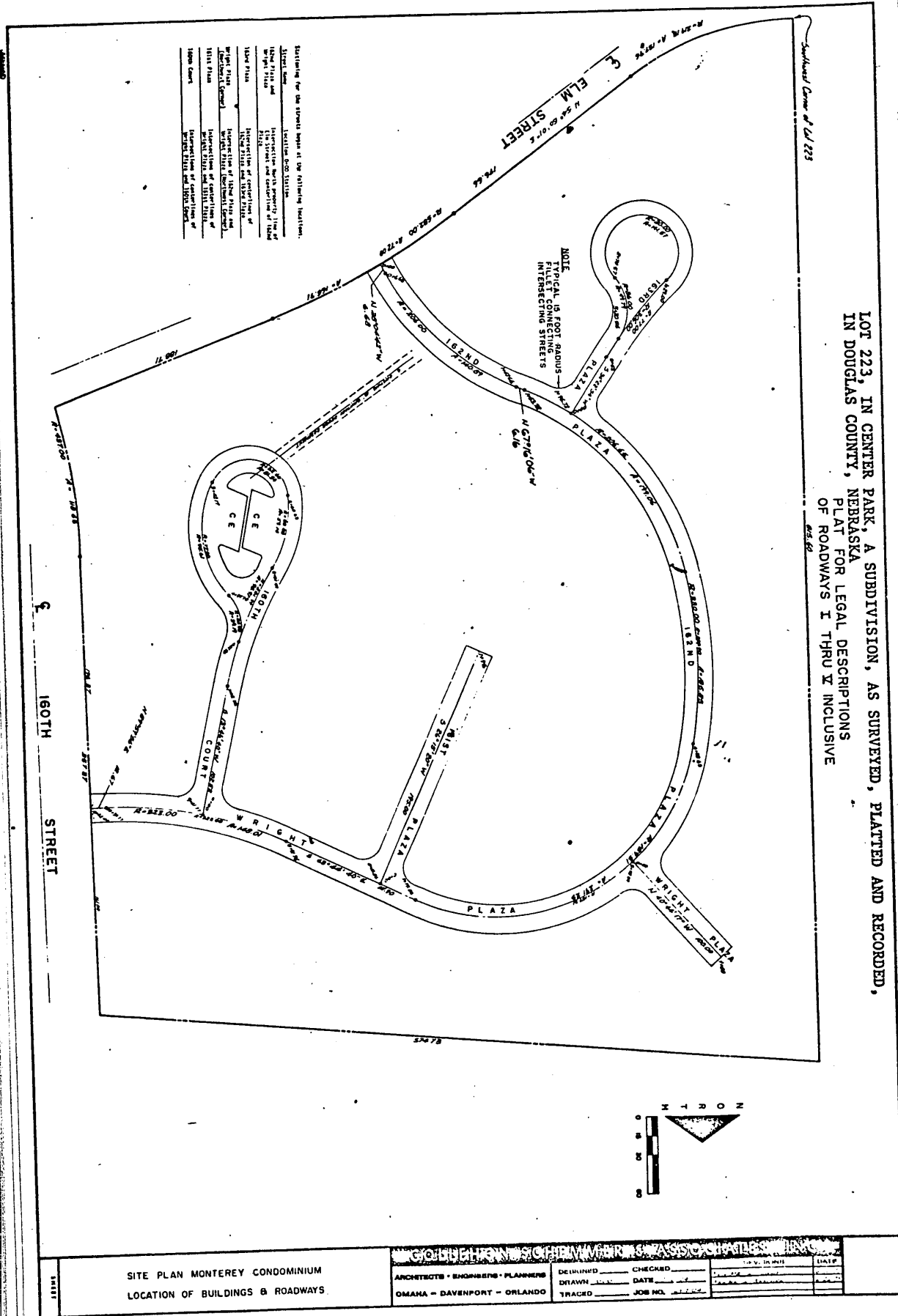
STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Before me, the undersigned, a Notary Public, personally came ROBERT P. PETTEGREW and GINGER K. PETTEGREW, President and Secretary respectively, of MONTEREY, INC., a Nebraska corporation, known to me to be the identical persons who signed the foregoing instrument, and they acknowledged the execution thereof to be their voluntary acts and deeds as such officers and the voluntary act and deed of said corporation, and that its corporate seal was thereto affixed by its authority.

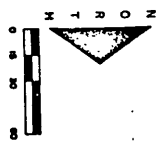
WITNESS my hand and Notarial Seal at Omaha, Nebraska, this 18th day of July, 1975.



Barbara J. Carey s'l
Notary Public

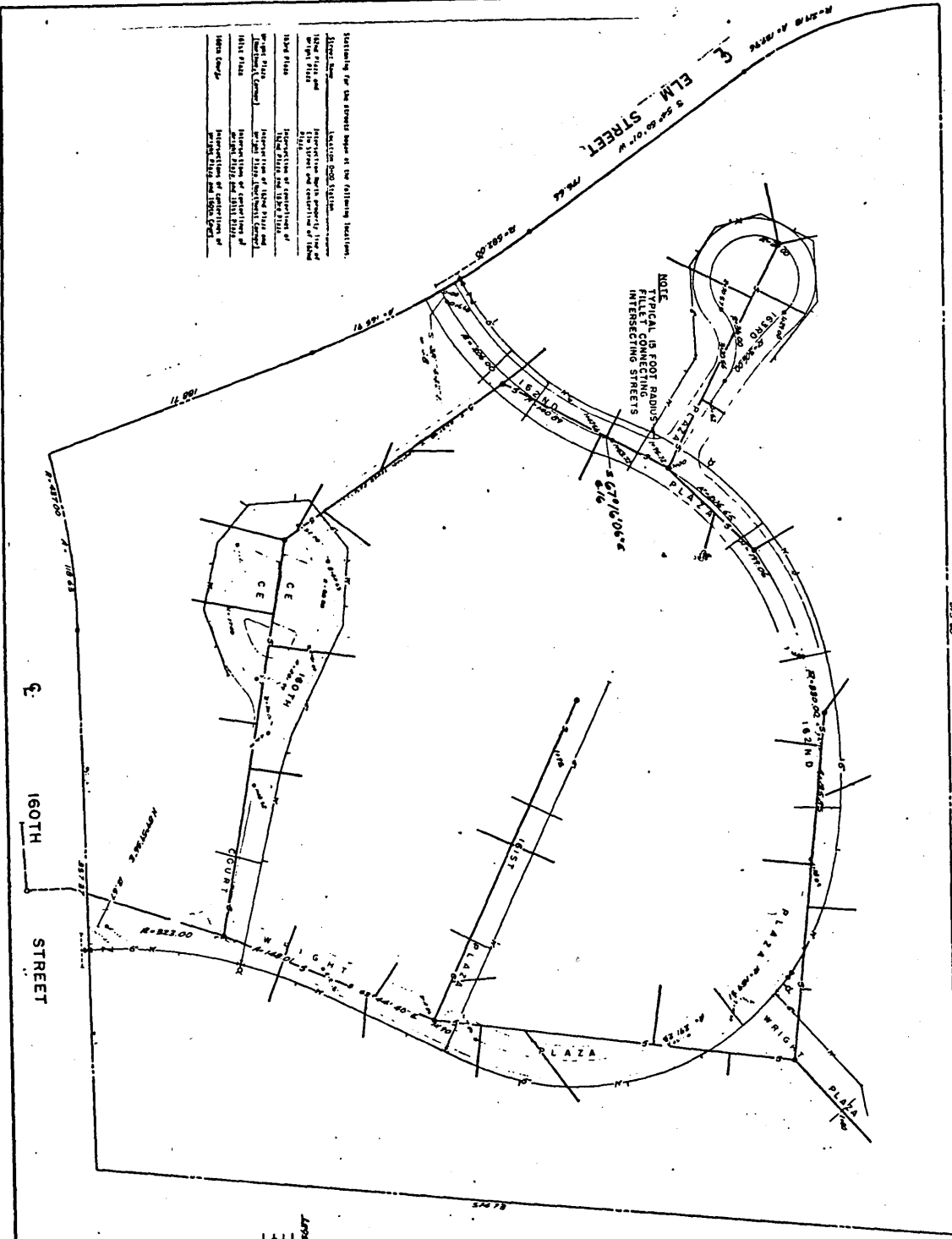


LOT 223, IN CENTER PARK, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED, IN DOUGLAS COUNTY, NEBRASKA
 PLAT FOR LEGAL DESCRIPTIONS OF ROADWAYS I THRU IX INCLUSIVE



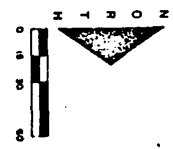
SITE PLAN MONTEREY CONDOMINIUM LOCATION OF BUILDINGS & ROADWAYS	ARCHITECTS - ENGINEERS - PLANNERS OMAHA - DAVENPORT - ORLANDO		DESIGNED _____ DRAWN _____ TRACED _____	CHECKED _____ DATE _____ JOB NO. _____	DATE _____ DATE _____ DATE _____
	CONSTRUCTION SCHEDULE ASSOCIATES OMAHA - DAVENPORT - ORLANDO		DATE _____ DATE _____ DATE _____	DATE _____ DATE _____ DATE _____	DATE _____ DATE _____ DATE _____
	DATE _____ DATE _____ DATE _____		DATE _____ DATE _____ DATE _____	DATE _____ DATE _____ DATE _____	DATE _____ DATE _____ DATE _____
	DATE _____ DATE _____ DATE _____		DATE _____ DATE _____ DATE _____	DATE _____ DATE _____ DATE _____	DATE _____ DATE _____ DATE _____

LOT 223, IN CENTER PARK, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED,
IN DOUGLAS COUNTY, NEBRASKA
SANITARY SEWER & WATER PLAN



Notations for the street shown at the following locations:
 Street Name: Location (Block, Station, etc.)
 Street Width: Intersection with property line of other street
 Street Right-of-Way: Intersection with existing or filed street
 Street Easement: Intersection with existing or filed street
 Street Right-of-Way: Intersection with existing or filed street
 Street Easement: Intersection with existing or filed street
 Street Right-of-Way: Intersection with existing or filed street
 Street Easement: Intersection with existing or filed street
 Street Right-of-Way: Intersection with existing or filed street
 Street Easement: Intersection with existing or filed street

Legend:
 Sanitary Sewer
 Water
 Manhole
 Valve
 Hydrant



SITE PLAN MONTEREY CONDOMINIUM SANITARY SEWER & WATER PLAN	ENGINEERING FIRM: OMAHA - DAVENPORT - ORLANDO			
	ARCHITECTS - ENGINEERS - PLANNERS OMAHA - DAVENPORT - ORLANDO	DESIGNED _____ DRAWN _____ TRACED _____	CHECKED _____ DATE _____ JOB NO. _____	(BY VERSION) _____ DATE _____

CENTERLINE DESCRIPTION OF A 22 FOOT ROADWAY EASEMENT TO BE KNOWN AS
162ND PLAZA AND WRIGHT PLAZA.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 223 IN CENTER PARK A PLATTED AND
RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA; THENCE EASTERLY ON A 219.18
FOOT RADIUS CURVE TO THE LEFT, ALONG THE SOUTHERLY PROPERTY LINE OF SAID
LOT 223 AN ARC DISTANCE OF 137.96 FEET TO A POINT OF TANGENCY; THENCE NORTH
54°50'01" EAST ALONG SAID SOUTHERLY PROPERTY LINE A DISTANCE OF 176.66 FEET
TO A POINT OF CURVATURE; THENCE CONTINUING NORTHEASTERLY ALONG A 582.00 FOOT
RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 72.00 FEET TO THE POINT OF
BEGINNING; THENCE NORTH 28°04'42" WEST A DISTANCE OF 6.68 FEET TO A POINT OF
CURVATURE; THENCE NORTHWESTERLY ALONG A 206.00 FOOT RADIUS CURVE TO THE LEFT
AN ARC DISTANCE OF 140.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 67°16'06"
WEST A DISTANCE OF 6.16 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A
206.65 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 199.06 FEET TO A POINT
OF COMPOUND CURVATURE; THENCE CONTINUING NORTHERLY ON A 330.00 FOOT RADIUS CURVE
TO THE RIGHT AN ARC DISTANCE OF 135.85 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE NORTHERLY AND EASTERLY ALONG A 159.31 FOOT RADIUS CURVE TO THE RIGHT AN
ARC DISTANCE OF 291.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 63°44'40" EAST
A DISTANCE OF 111.90 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A
323.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 148.01 FEET TO A POINT
OF TANGENCY; THENCE NORTH 89°59'56" EAST A DISTANCE OF 12.67 FEET TO THE END OF
THE CENTERLINE DESCRIPTION OF THIS ROADWAY, SAID POINT BEING LOCATED 161.00 FEET
SOUTH OF THE NORTHEAST CORNER OF SAID LOT 223, AND ON ITS EAST PROPERTY LINE.

CENTERLINE DESCRIPTION OF A 22 FOOT ROADWAY EASEMENT (INCLUDES ALL GROUND ENCLOSED BY CENTERLINE DESCRIPTION AS WELL AS 11 FEET EITHER SIDE OF CENTERLINE) TO BE KNOWN AS 163RD PLAZA.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 223 CENTER PARK A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA; THENCE EASTERLY ON A 219.18 FOOT RADIUS CURVE TO THE LEFT ALONG THE SOUTHERLY PROPERTY LINE OF SAID LOT 223 AN ARC DISTANCE OF 137.96 FEET TO A POINT OF TANGENCY; THENCE NORTH 54°50'01" EAST ALONG SAID SOUTHERLY PROPERTY LINE A DISTANCE OF 176.66 FEET TO A POINT OF CURVATURE; THENCE CONTINUING NORTHEASTERLY ALONG A 582.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 72.00 FEET TO THE CENTERLINE OF THE 162ND PLAZA AND WRIGHT PLAZA ROADWAY AS DESCRIBED IN LEGAL DESCRIPTION I PRECEDING; THENCE ALONG THE CENTERLINE OF SAID 162ND PLAZA AND WRIGHT PLAZA ROADWAY AS PREVIOUSLY DESCRIBED 195.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34°22'54" WEST A DISTANCE OF 52.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 306.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 77.00 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, EASTERLY AND NORTHERLY ON A 30.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 141.57 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG A 36.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 49.79 FEET TO A POINT ON THE CENTERLINE AS PREVIOUSLY DESCRIBED TOGETHER WITH TWO 15 FOOT RADIUS FILLETS WHERE THIS ROADWAY MEETS THE 162ND PLAZA ROADWAY AS DESCRIBED IN LEGAL DESCRIPTION I.

CENTERLINE DESCRIPTION OF A 22 FOOT ROADWAY EASEMENT (INCLUDES ALL GROUND ENCLOSED BY CENTERLINE DESCRIPTION AS WELL AS 11 FEET EITHER SIDE OF CENTERLINE) TO BE KNOWN AS WRIGHT PLAZA.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 223 CENTER PARK A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA; THENCE EASTERLY ON A 219.18 FOOT RADIUS CURVE TO THE LEFT ALONG THE SOUTHERLY PROPERTY LINE OF SAID LOT 223 AN ARC DISTANCE OF 137.96 FEET TO A POINT OF TANGENCY; THENCE NORTH 54°50'01" EAST ALONG SAID SOUTHERLY PROPERTY LINE A DISTANCE OF 176.66 FEET TO A POINT OF CURVATURE; THENCE CONTINUING NORTHEASTERLY ALONG A 582.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 72.00 FEET TO THE CENTERLINE OF THE 162ND PLAZA AND WRIGHT PLAZA ROADWAY AS DESCRIBED IN LEGAL DESCRIPTION I PRECEDING; THENCE ALONG THE CENTERLINE OF SAID 162ND PLAZA AND WRIGHT PLAZA ROADWAY AS PREVIOUSLY DESCRIBED 593.59 FEET TO THE POINT OF BEGINNING; THENCE NORTH 40°44'17" WEST A DISTANCE OF 100.00 FEET TOGETHER WITH TWO FILLETS WHERE THIS ROADWAY MEETS THE 162ND PLAZA ROADWAY AS DESCRIBED IN LEGAL DESCRIPTION I.

CENTERLINE DESCRIPTION OF A 22 FOOT ROADWAY EASEMENT (INCLUDES ALL GROUND ENCLOSED BY CENTERLINE DESCRIPTION AS WELL AS 11 FEET EITHER SIDE OF CENTERLINE) TO BE KNOWN AS 161ST PLAZA.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 223 CENTER PARK A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA; THENCE EASTERLY ON A 219.18 FOOT RADIUS CURVE TO THE LEFT ALONG THE SOUTHERLY PROPERTY LINE OF SAID LOT 223 AN ARC DISTANCE OF 137.96 FEET TO A POINT OF TANGENCY; THENCE NORTH 54°50'01" EAST ALONG SAID SOUTHERLY PROPERTY LINE A DISTANCE OF 176.66 FEET TO A POINT OF CURVATURE; THENCE CONTINUING NORTHEASTERLY ALONG A 582.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 72.00 FEET TO THE CENTERLINE OF THE 162ND PLAZA AND WRIGHT PLAZA ROADWAY AS DESCRIBED IN LEGAL DESCRIPTION I PRECEDING; THENCE ALONG THE CENTERLINE OF SAID 162ND PLAZA AND WRIGHT PLAZA ROADWAY AS PREVIOUSLY DESCRIBED 810.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 26°15'20" WEST A DISTANCE OF 195.00 FEET TOGETHER WITH TWO 15 FOOT RADIUS FILLETS WHERE THIS ROADWAY MEETS THE WRIGHT PLAZA ROADWAY AS DESCRIBED IN LEGAL DESCRIPTION I.

CENTERLINE DESCRIPTION OF A 22 FOOT ROADWAY EASEMENT (INCLUDES ALL GROUND ENCLOSED BY CENTERLINE DESCRIPTION AS WELL AS 11 FEET EITHER SIDE OF THE CENTERLINE) TO BE KNOWN AS 160TH COURT.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 223 CENTER PARK A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA; THENCE EASTERLY ON A 219.18 FOOT RADIUS CURVE TO THE LEFT ALONG THE SOUTHERLY PROPERTY LINE OF SAID LOT 223 AN ARC DISTANCE OF 137.96 FEET TO A POINT OF TANGENCY; THENCE NORTH 54°50'01" EAST ALONG SAID SOUTHERLY PROPERTY LINE A DISTANCE OF 176.66 FEET TO A POINT OF CURVATURE; THENCE CONTINUING NORTHEASTERLY ALONG A 582.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 72.00 FEET TO THE CENTERLINE OF THE 162ND PLAZA AND WRIGHT PLAZA ROADWAY AS DESCRIBED IN LEGAL DESCRIPTION I PRECEDING; THENCE ALONG THE CENTERLINE OF SAID 162ND PLAZA AND WRIGHT PLAZA ROADWAY AS PREVIOUSLY DESCRIBED 961.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 13°46'40" WEST A DISTANCE OF 102.52 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A 281.99 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 98.97 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING SOUTHERLY ALONG A 88.88 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 59.14 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG A 32.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 81.54 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY ALONG A 77.00 FOOT RADIUS CURVE TO THE LEFT AN ARC DISTANCE OF 95.61 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ON A 36.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 39.19 FEET TO A POINT ON THE CENTERLINE AS PREVIOUSLY DESCRIBED AS WELL AS TWO 15 FOOT RADIUS FILLETS WHERE THIS ROADWAY MEETS WRIGHT PLAZA ROADWAY AS DESCRIBED IN LEGAL DESCRIPTION I.

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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
18 DAY OF July 1925 AT 3:05 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS 24-25