

NEBRASKA DOCUMENTARY
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JAN 29 2016

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FILED
SASO COUNTY, NE.

2016 JAN 29 PM 1:04

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Daniel J. ...
REGISTER OF DEEDS

#730 \$40.00

Return To: North Lake Properties LLC
11720 West Dodge Rd
Omaha, Nebraska 68154

INGRESS/EGRESS EASEMENT

This Ingress/Egress Easement (hereinafter "Easement") is entered into and granted this 22 day of December, 2015, by and between **NORTH LAKE CONDOMINIUM ASSOCIATION**, a Nebraska nonprofit corporation, (hereinafter "Grantor") and **NORTH LAKE PROPERTIES, LLC**, a Nebraska limited liability company, (hereinafter "Grantee").

R E C I T A L S

WHEREAS, Grantor is the owner in fee simple of the property commonly referred to as "North Lake" and legally described and shown on Exhibit "A" as Parcel "B" (hereinafter "Grantor's Property") which is attached hereto and incorporated herein by said reference ; and

WHEREAS, Grantee is the owner in fee simple of the property commonly referred to as the "Boat Storage Area" and legally described and shown on Exhibit "A" as Parcel A (hereinafter "Grantee's Property"); and

WHEREAS, it is necessary for Grantee to have access over/across Grantor's Property in order to access Grantee's Property; and

WHEREAS, the parties herein are desirous of providing access for Grantee and its successors and assigns over/across Grantor's Property in order to gain access to Grantee's Property.

DM

NOW THEREFORE, the parties herein agree as follows, to-wit:

1. Grantor grants to Grantee and its successors and assigns a perpetual ingress and egress easement over/across Grantor's Property in order to gain access to Grantee's Property (the Boat Storage Area)
2. It is further agreed by the parties herein and their successors and assigns that Grantee may promulgate rules and regulations concerning the use of the Boat Storage Area, including but not limited to the charging of usage fees and assessing fines.
3. This Easement is perpetual in nature and may not be amended, modified or terminated except by the express written consent of the parties herein or their successors and assigns.
4. This Easement shall run with the land and shall inure to the benefit of and be binding and obligatory upon the parties herein and their successors and assigns.

IN WITNESS WHEREOF, we have unto set our hands this 22
day of December, 2015.

**NORTH LAKE CONDOMINIUM
ASSOCIATION**, a Nebraska
nonprofit corporation

BY: Richard L Clements
Its Vice President

NORTH LAKE PROPERTIES,
a Nebraska limited
liability company

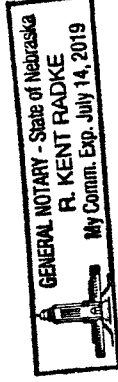
BY: Richard L Clements
Managing Member

STATE OF NEBRASKA)
 :
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 22
day of December, 2015 by **RICHARD L. CLEMENTS**, Vice President of
NORTH LAKE CONDOMINIUM ASSOCIATION, a Nebraska nonprofit
corporation as the voluntary act and deed of said corporation.



Notary Public

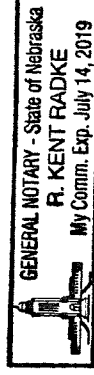


STATE OF NEBRASKA)
 :
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 22
day of December, 2015, by **RICHARD L. CLEMENTS**, Managing
Member of **NORTH LAKE PROPERTIES LLC**, a Nebraska limited liability
company as the voluntary act and deed of said company.



Notary Public



NORTI

PARCEL "A".

A TRACT OF LAND LOCATED IN PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 105 WEST, 64TH AND 65TH MERIDIAN, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE S 01°46'53" E ON THE EAST LINE OF SAID SECTION 11, 2377.01 FEET; THENCE S20°13'07" W, 2474.59 FEET, TO THE POINT OF BEGINNING; THENCE FOLLOWING THE PERIMETER OF THE DESCRIBED PARCEL "A" ON THE FOLLOWING BEARINGS AND DISTANCES: S14°40'17" W, 2042.74 FEET, TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF SAID BURLINGTON NORTHERN RAILROAD ON THE FOLLOWING BEARINGS AND DISTANCES: N71°51'52" W, 823.73 FEET, TO A POINT OF CURVATURE TO THE LEFT HAVING A CENTRAL ANGLE OF 164°46'43" E, A RADIUS OF 11250.00 FEET, AN ARC LENGTH OF 11151.12 FEET, A CHORD BEARING OF N34°42'28" W, 703.08 FEET; THENCE N67°04'17" W, 1072.00 FEET, TO A POINT OF CURVATURE TO THE RIGHT HAVING A CENTRAL ANGLE OF 107°20'12" E, A RADIUS OF 10720.12 FEET, AN ARC LENGTH OF 10720.12 FEET, A CHORD BEARING OF N03°03'28" W, 1072.00 FEET; THENCE S27°18'57" E, 1072.00 FEET, TO THE POINT OF BEGINNING.

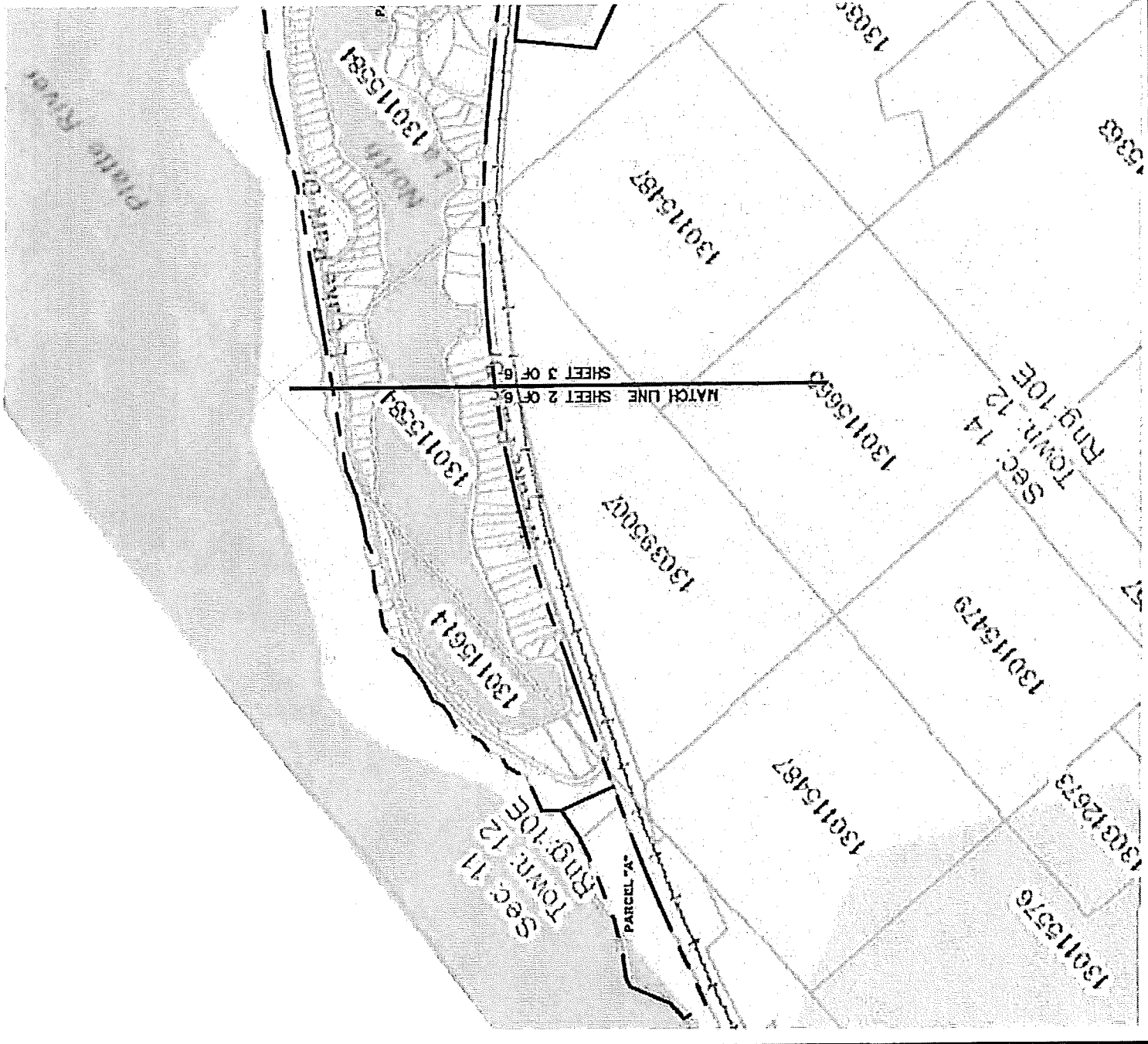
CONTAINING A TOTAL CALCULATED AREA OF 283.274 SQUARE FEET OR 0.340 ACRES.

ALSO, HALF OF THE PLATTE RIVER ADJACENT THERETO.

PARCEL "B".

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, A PART OF SECTION 13, AND A PART OF THE NORTHEAST QUARTER OF SECTION 14, PART OF THE NORTH HALF OF SECTION 12 NORTH, RANGE 105 WEST, 64TH AND 65TH MERIDIAN, NEBRASKA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE S 01°46'53" E ON THE EAST LINES OF SAID SECTIONS 11 AND 14, 2007.84 FEET, TO THE POINT OF BEGINNING; THENCE FOLLOWING THE PERIMETER OF THE DESCRIBED PARCEL "B" ON THE FOLLOWING BEARINGS AND DISTANCES: S67°23'31" E, 803.27 FEET; THENCE S01°24'37" E, 518.08 FEET; THENCE S37°10'00" E, 800.15 FEET; THENCE S51°50'03" E, 738.01 FEET; THENCE S44°46'00" E, 461.24 FEET; THENCE S54°48'45" E, 418.84 FEET; THENCE S51°40'44" E, 849.35 FEET; THENCE S45°02'18" E, 313.80 FEET; THENCE S29°54'18" E, 347.53 FEET; THENCE S41°32'28" E, 857.39 FEET; THENCE S46°37'13" E, 848.01 FEET; THENCE S27°17'17" W, 703.08 FEET; THENCE N27°11'20" E, 571.60 FEET; THENCE S02°32'43" W, 31.80 FEET; THENCE N27°17'17" W, 703.08 FEET; THENCE N27°16'24" W, 854.87 FEET, TO A POINT OF CURVATURE TO THE LEFT HAVING A CENTRAL ANGLE OF 20°30'05" E, A RADIUS OF 4703.88 FEET, AN ARC LENGTH OF 4703.88 FEET, A CHORD BEARING OF N44°53'57" W, AND A CHORD DISTANCE OF 453.39 FEET; THENCE N44°53'57" W, 4703.88 FEET, TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A CENTRAL ANGLE OF 4703.88 FEET, A CHORD BEARING OF N44°53'57" W, AND A CHORD DISTANCE OF 4703.88 FEET; THENCE N44°53'57" W, 4703.88 FEET, TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°24'04" FEET, TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°45'25" E, A RADIUS OF 1170.00 FEET, AN ARC LENGTH OF 484.02 FEET, A CHORD BEARING OF N32°50'41" W, AND A CHORD DISTANCE OF 480.59 FEET, TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A CENTRAL ANGLE OF 34°07'25" E, A RADIUS OF 1603.00 FEET, AN ARC LENGTH OF 538.12 FEET, A CHORD BEARING OF N42°12'27" W, AND A CHORD DISTANCE OF 531.10 FEET; THENCE N52°21'01" W, 227.87 FEET; THENCE N41°53'54" W, 199.71 FEET; THENCE N54°30'38" W, 190.78 FEET; THENCE N39°23'38" W, 168.03 FEET, TO A POINT OF CURVATURE TO THE RIGHT HAVING A CENTRAL ANGLE OF 145°19'01" E, A RADIUS OF 770.00 FEET, AN ARC LENGTH OF 194.57 FEET, A CHORD BEARING OF N51°56'06" W, AND A CHORD DISTANCE OF 196.01 FEET; THENCE S74°03'28" W, 223.44 FEET; THENCE N62°42'00" W, 220.43 FEET; THENCE S10°30'28" W, 234.40 FEET; THENCE S04°14'23" W, 210.01 FEET; THENCE S81°26'06" W, 195.91 FEET; THENCE S44°01'52" W, 236.45 FEET;



OF LOTS 10, 11, AND 19, ALL OF 500
 T QUARTER OF SECTION 13 (ORIGINALLY
 ALL LOCATED IN THE WEST HALF OF
 THE 8TH P.M., CASS COUNTY,
 NEBRASKA, BEING AS FOLLOWS:

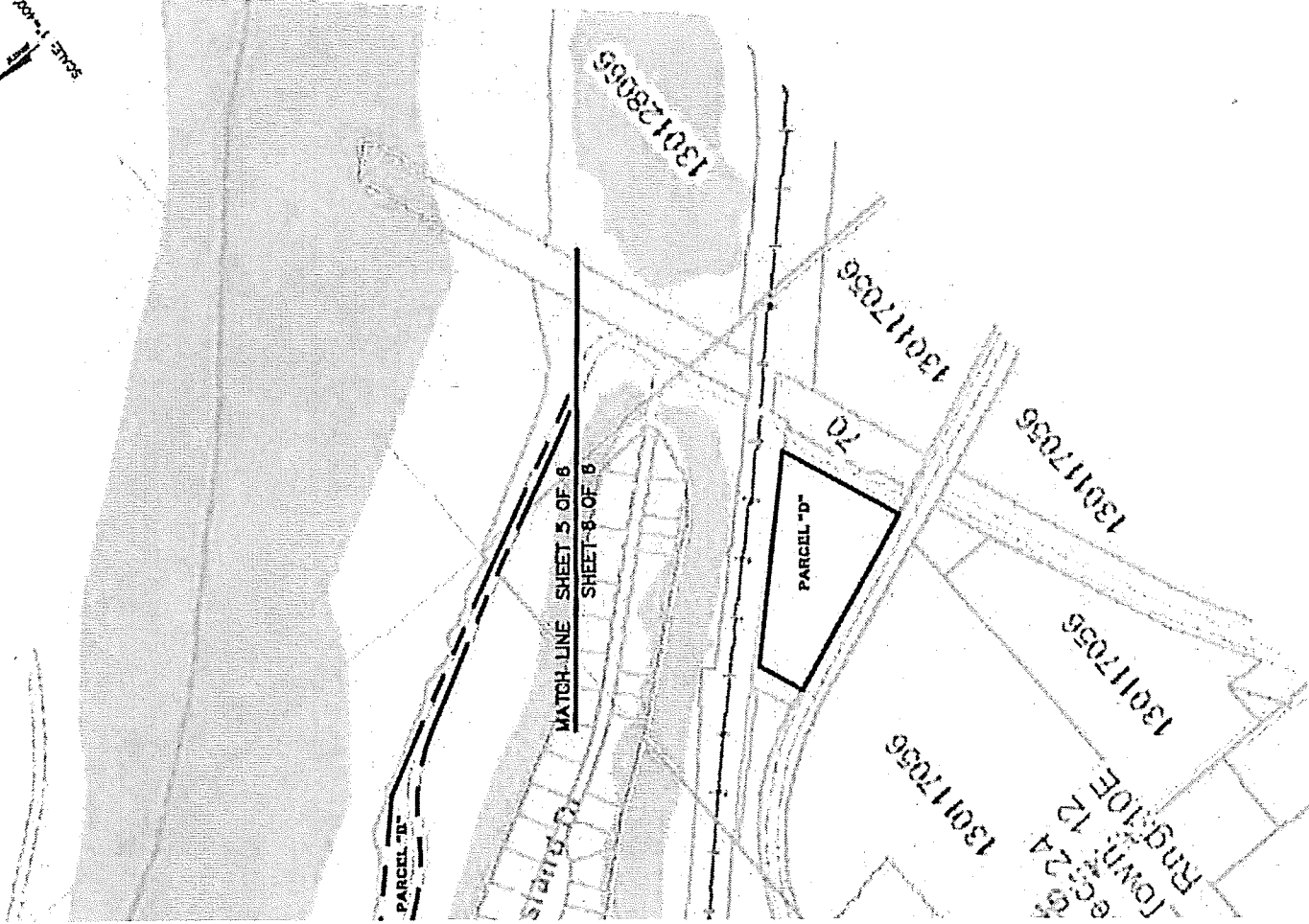
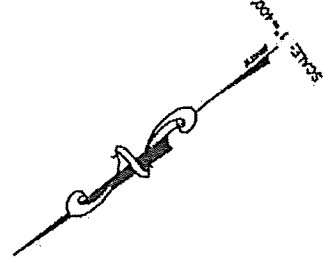
UD SECTION 12, THENCE N01°46'57"W, ON THE
 SAID SECTION 13, 380.31 FEET; THENCE
 NING, THENCE FOLLOWING THE
 C FOLLOWING BEARINGS AND DISTANCES:
 CTION WITH THE SOUTH RIGHT-OF-WAY
 HENCE FOLLOWING THE SOUTH
 RATHER RAILROAD ON THE FOLLOWING
 ELT; THENCE S85°31'50"W, 83.62 FEET;
 ITING THE SOUTH RIGHT-OF-WAY LINE
 87°09'25"W, 88.03 FEET; THENCE
 6.48 FEET, TO A POINT OF INTERSECTION
 WITH; THENCE S07°06'40"W, ON THE
 5.07 FOLLOWING BEARINGS AND DISTANCES:
 7° SAND CORNER, THENCE S84 FEET,
) ALSO BEING THE SOUTHWEST CORNER
 ON THE SOUTH LINES OF SAID LOTS 10
 21 FEET, TO THE POINT OF BEGINNING,
 .011 SQUARE FEET OR 41.821 ACRES.

PARCEL "D":

A FRACTIONAL PART OF GOVERNMENT LOT 1, FRACTIONAL PART OF LOT 5, AND A
 FRACTIONAL PART OF LOT 6, ALL PART OF THE NORTHEAST QUARTER OF SECTION 24,
 TOWNSHIP 12 NORTH, RANGE 10 EAST OF THE 8TH P.M., CASS COUNTY, NEBRASKA, AND
 BEING AS FOLLOWS:

REFERING TO THE NORTHWEST CORNER OF SAID SECTION 24, THENCE N07°25'44"E, ON
 THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, 818.17 FEET, TO
 THE NORTH QUARTER OF SAID SECTION 24; THENCE S08°30'27"E, 144.73 FEET, TO
 POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 800, ALSO
 BEING THE POINT OF BEGINNING, THENCE FOLLOWING THE PERIMETER OF THE DESCRIBED
 PARCEL "D" ON THE FOLLOWING BEARINGS AND DISTANCES, N07°11'17", 108.09 FEET, TO
 A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE DURLINGTON
 NORTHERN RAILROAD; THENCE S45°30'42"E, ON THE WEST RIGHT-OF-WAY LINE OF SAID
 DURLINGTON NORTHERN RAILROAD, 284.01 FEET; THENCE S88°37'42"W, 530.74 FEET, TO A
 POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 800; THENCE
 N22°22'20"W, ON THE EAST RIGHT-OF-WAY LINE OF SAID HIGHWAY 800, 798.78 FEET, TO
 THE POINT OF BEGINNING.

CONTAINING A TOTAL CALCULATED AREA OF 201,328 SQUARE FEET OR 4.688 ACRES.



PROJECT: _____

NO.	DESCRIPTION	DATE	BY

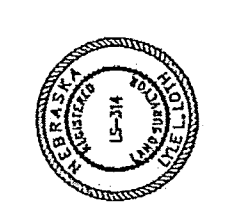
REGA
ENGINEERING
GROUP, INC.

801 OLD CHENEY RD., SUITE A
 LINCOLN, NEBRASKA 68512
 (402) 484-7342

- ENGINEERING
- PLANNING
- LAND SURVEYING

NORTH LAKE CONDOMINIUM
SOUTH BEND, NEBRASKA

DATE: 11/20/15
 DESIGNED BY: TH
 DRAWN BY: TH
 CHECKED BY: LL
 SCALE: 1"=400'



SHEET NO.
1 of 6

EXHIBIT A Page 3