

EASEMENT

Ridgeview Estates Limited Partnership, a Nebraska Limited Partnership, hereinafter referred to as "Grantor," for good and valuable consideration, does hereby grant, convey, bargain, and sell to the City of Blair, Nebraska, a Municipal Corporation, a perpetual easement over and across the following described real estate, to-wit:

Part of Tax Lots 42 and 60, Tax Lots located in the SW1/4 of Section 1, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of Lot 49, Ridgeview Estates, a subdivision located in said SW1/4 of Section 1, thence N 38 degrees 20 minutes 53 seconds E (assumed bearing) along the Northerly extension of the West line of said Lot 49, Ridgeview Estates, said line also being the West right of way line of Joann Drive, a distance of 34.47 feet to the point of beginning; thence N 47 degrees 58 minutes 16 seconds W a distance of 190.47 feet; thence N 45 degrees 44 minutes 21 seconds E a distance of 113.16 feet; thence S 44 degrees 15 minutes 40 seconds E a distance of 10.00 feet; thence S 45 degrees 44 minutes 21 seconds W a distance of 102.49 feet; thence S 47 degrees 58 minutes 16 seconds E a distance of 179.16 feet to a point on said Northerly extension of the West line of Lot 49, Ridgeview Estates, said line also being said West right of way line of Joann Drive; thence S 38 degrees 20 minutes 53 seconds W along said Northerly extension of the West line of Lot 49, Ridgeview Estates, said line also being said West right of way line of Joann Drive, a distance of 10.02 feet to the point of beginning.

for the purposes of placement, maintenance, construction, repair, and location of a sanitary sewer line.

The Grantor further does hereby grant, convey, bargain, and sell to the City of Blair, Nebraska, a perpetual easement over and across the following described real estate, to-wit:

Part of Tax Lots 42 and 60, Tax Lots located in the SW1/4 of Section 1, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of Lot 50, Ridgeview Estates, a subdivision located in said SW1/4 of Section 1, said point also being on the North right of way line

Joann Drive; thence Northwesterly along said North right of way line of Joann Drive on a curve to the right with a radius of 620.00 feet a distance of 6.49 feet, said curve having a long chord which bears N 51 degrees 57 minutes 07 minutes W (assumed bearing) a distance of 6.49 feet to the point of intersection of said North right of way line of Joann Drive and the Northerly extension of the West line of Lot 49, said Ridgeview Estates, said point also being the point of beginning thence S 38 degrees 20 minutes 53 seconds W along said Northerly extension of Lot 49, Ridgeview Estates, said line also being the West right of way line of said Joann Drive a distance of 18.61 feet; thence N 52 degrees 08 minutes 40 seconds W a distance 177.51 feet; thence n 37 degrees 51 minutes 20 seconds E a distance of 20.00 feet; thence S 51 degrees 41 minutes 42 seconds E a distance of 177.68 feet to the point beginning.

for the purposes of placement, maintenance, construction, repair, and location of a storm sewer line.

The Grantor further does hereby grant, convey, bargain, and sell to the City of Blair, Nebraska, an easement over and across the following described real estate, to-wit:

Part of Tax Lot 60, a Tax Lot located in the SW1/4 of Section 1, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of Lot 49, Ridgeview Estates, a subdivision located in said SW1/4 of Section 1, thence N 38 degrees 20 minutes 53 seconds E (assumed bearing) along the Northerly extension of the West line of said Lot 49, Ridgeview Estates, said line also being the West right of way line of Joann Drive, a distance of 2.50 feet to the point of beginning; thence Northwesterly on a curve to the left with a radius of 40.00 feet a distance of 35.83 feet, said curve having a long chord which bears N 77 degrees 18 minutes 39 seconds W a distance of 34.64 feet; thence Northeasterly on a curve to the right with a radius of 60.00 feet a distance of 295.98 feet, said curve having a long chord which bears N 38 degrees 20 minutes 53 seconds E a distance of 75.00 feet; thence Southeasterly on a curve to the left with a radius of 40.00 feet, a distance of 35.83 feet, said curve having a long chord which bears S 25 degrees 59 minutes 35 seconds E a distance of 34.64 feet to a point on said Northerly extension of the West line of Lot 49, Ridgeview Estates, said point also being said West right of way line of Joann Drive a distance of 45.00 feet to the point of beginning.

for the purpose of the placement, construction, repair and maintenance of a cul-de-sac for the use of the general public as a thoroughfare. The easement granted herein for the placement, construction, repair, and maintenance of said cul-de-sac shall remain in full force and affect until such time as Joann Street, as platted and dedicated in the Ridgeview Estates Subdivision to the City of Blair, Nebraska, is paved and extended west of the paved portion of said street into additional subdivision platting, at which time this easement shall terminate.

The easement shall be binding upon the heirs, personal representatives, successors, and assigns of the Grantors.

Ridgeview Estates Limited Partnership

By Harold R. Young, Jr.
Harold R. Young, Jr., Partner

By Edward C. Young
Edward C. Young, Partner

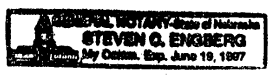
By Peter D. Knott
Peter D. Knott, Partner

FILED
95 JUL 15 AM 10:45
CHARLOTTE L. PETERSEN
WASHINGTON COUNTY CLERK
BLAIR, NEBR.

STATE OF NEBRASKA)
Sampy) SS
COUNTY)

Before me, the undersigned, a Notary Public in and for said county and state, personally came Harold R. Young, Jr., Edward C. Young, and Peter D. Knott, Partners of Ridgeview Estates Limited Partnership, a Nebraska Limited Partnership, Grantors in the above agreement, to me known to be the identical person who signed the above and foregoing Easement and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and seal this 19 day of June, 1995.



[Signature]
NOTARY PUBLIC

Recorded _____
Clerk _____
Index _____
Filed _____

STATE OF NEBRASKA COUNTY OF WASHINGTON) SS 1899
ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD
THIS 15 DAY OF July A.D. 19 95
AT 10:45 O'CLOCK AM AND RECORDED IN BOOK
247 AT PAGE 805-807
COUNTY CLERK Charlotte & Peter sen
DEPUTY Karen Madison