

EASEMENT

THIS INDENTURE, Made this 11 day of December, 1958, between L. Robert Douglas and Audrey Douglas, husband and wife

parties of the first part, and The State of Nebraska, party of the second part:

WITNESSETH, That the said parties of the first part, in consideration of the sum of Eighty and 00/100 - - - (\$80.00) - - - DOLLARS in hand paid, the receipt whereof is hereby acknowledged, and the further consideration that the premises herein conveyed shall be for channel cleanout purposes only (and the abandonment of the herein conveyed premises for channel cleanout purposes shall render this conveyance void and cause said premises to revert to the grantor, their heirs and assigns) hereby grant, convey, remise, release, and quit claim unto the said second party and its successors and assigns the following described real estate situated in Douglas County, and The State of Nebraska;

Southerly of Subdivision

A strip of land 40.0 feet in width located in the East Half of the Northwest Quarter of Section 31, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, the center line of which is described as follows:

Referring to the north quarter corner of said Section 31; thence westerly on the North line of the East Half of the Northwest Quarter of said Section 31 a distance of 27.9 feet; thence southerly a distance of 81.7 feet to a point on the southerly highway right of way line, said point being the point of beginning of said center line; thence continuing southerly on the last described course produced a distance of 40.0 feet to the point of termination of said center line, said strip containing 0.06 acre, more or less.

Also a strip of land 34.0 feet in width located on the East Half of the Southeast Quarter of Section 30, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, the center line of which is described as follows:

Referring to the south quarter-quarter corner in the Southeast Quarter of said Section 30; thence northerly on the East line of the West Half of the Southeast Quarter of said Section 30 a distance of 65.0 feet to a point on the northerly highway right of way line; thence westerly on said northerly highway right of way line a distance of 17.0 feet to the point of beginning of said centerline; thence northerly 90 degrees right an distance of 60.0 feet to the point of termination of said centerline, said strip containing 0.05 acre, more or less.

IN WITNESS WHEREOF, The said parties of the first part hereunto set their hands the day and year first above written.

In the presence of

[Signature]

L. Robert Douglas

Audrey Douglas

(ORIGINAL)

AGREEMENT

South
of
Subd.

BOOK 628 pg 228

PROJECT NO. F-78(6)
WILLIAM M. HOMAN, TRUSTEE
STATE OF NEBRASKA, DEPARTMENT OF ROADS
RIGHT OF WAY AND ACCESS CONTROL CHANGES
U.S. HIGHWAY NO. 275
NOVEMBER 1, 1979

THIS AGREEMENT, made and entered into by and between William M. Homan, owner of the property affected by this agreement except as herein described, hereinafter referred to as the "Trustee" and the State of Nebraska, Department of Roads, hereinafter referred to as the "State",

WITNESSETH:

WHEREAS, the Trustee owns the property in the West Half of the Southeast Quarter of Section 30, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska with the exception of 1.99 acres, more or less, conveyed to the State by L. Robert Douglas and Audrey Douglas in Warranty Deed dated December 11, 1958 and filed on record with the Douglas County Register of Deeds on February 26, 1959 in Book 1056, Page 487, and with the exception of 4.10 acres, more or less, conveyed to Todd R. Seastedt and Jacquelyn A. Seastedt by the Trustee in Warranty Deed dated November 21, 1975 and filed on record with the Douglas County Register of Deeds on December 4, 1975 in Book 1533, Page 703, and

WHEREAS, the Trustee desires an unrestricted drive to U.S. Highway No. 275 at Station 383+17.9 Left, Project F-78(6), and

WHEREAS, the State is willing to grant said unrestricted drive under the terms and conditions hereinafter provided.

NOW, THEREFORE, the parties, in consideration of the following covenants and conditions hereby agree as follows:

SECTION 1. That the Trustee, by this agreement, conveys to the State, without cost to the State, Right of Way as described on the plat and description marked Exhibit "A" and "A1" respectively, attached hereto, and hereby made a part of this agreement. That

WD 7921

Trustee will provide a Warranty Deed to said land to the State upon presentation of a Quitclaim Deed for granting of said unrestricted drive by the State.

SECTION 2. That upon compliance with the conditions set forth in Section 5, the Trustee, his heirs, successors or assigns shall relinquish his drive rights and execute a Deed to the State to effect the elimination of the existing field entrance on the North side of U.S. Highway No. 275 at a point 162.1 feet easterly from the West Line of the West Half of the Southeast Quarter of said Section 30 or as shown on Exhibit "B" attached hereto and hereby made a part of this agreement at Station 384+60 Left.

SECTION 3. That the Trustee relinquishes his drive rights by this agreement and executes a Deed to the State to effect the elimination of the existing farmstead entrance on the North side of U.S. Highway No. 275 at a point 1170.1 feet easterly from the West Line of the West Half of the Southeast Quarter of said Section 30 or as shown on Exhibit "B" at Station 394+68, subject to the right of Todd R. Seastedt and Jacquelyn A. Seastedt under the above mentioned Deed found at Book 1533, Page 703 as shown on Exhibit "C" and "D".

SECTION 4. That the State conveys to the Trustee by Quitclaim Deed one (1) unrestricted drive on the North side of U.S. Highway No. 275 at a point 20.0 feet easterly from the West Line of the West Half of the Southeast Quarter of said Section 30 or as shown on Exhibit "B" at Station 383+17.9 Left.

SECTION 5. That the State will issue a permit to construct the unrestricted drive described in Section 4 when the following conditions have been satisfied:

A. That the Trustee, his heirs, successors or assigns have dedicated for public road purposes a network of streets across the entire property extending to the North, West and East property lines and which connect to the highway through the unrestricted drive and said dedication shall be approved by the State prior to the time it is filed on record with the Douglas County Register of Deeds.

B. That the easement granted in the above mentioned Deed found at Book 1533, Page 703, has terminated according to the condition in such Deed.

C. That the Trustee, his heirs, successors or assigns have physically removed the drives as outlined in Sections 2 and 3.

SECTION 6. That the Trustee, his heirs, successors or assigns shall construct the unrestricted drive in accordance with the permit specifications set forth by the State.

SECTION 7. That the State will prepare all Deeds needed relative to the conveyance of Right of Way and access control changes.

IN WITNESS WHEREOF, the parties hereunto have caused the same to be executed by the duly authorized and proper officials as of the date indicated thereon.

Executed by William M. Homan, Trustee this 24th day of December, 1979.

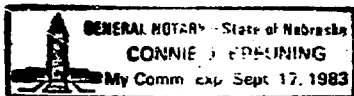
WITNESS:

WILLIAM M. HOMAN, TRUSTEE

Jeanie Harpe

William M. Homan

Subscribed in my presence and sworn to before me this 24th day of December 1979.



Connie J. Breuning
Notary Public

Executed by the State of Nebraska, Department of Roads, this 28 day of Dec, 1979.

STATE OF NEBRASKA
DEPARTMENT OF ROADS

W. D. Carlidge
Director-State Engineer

RECOMMENDED:

John J. Breda
Manager, Right of Way
Division

APPROVED:

W. R. O'Hara
Deputy State Engineer-
Engineering Services

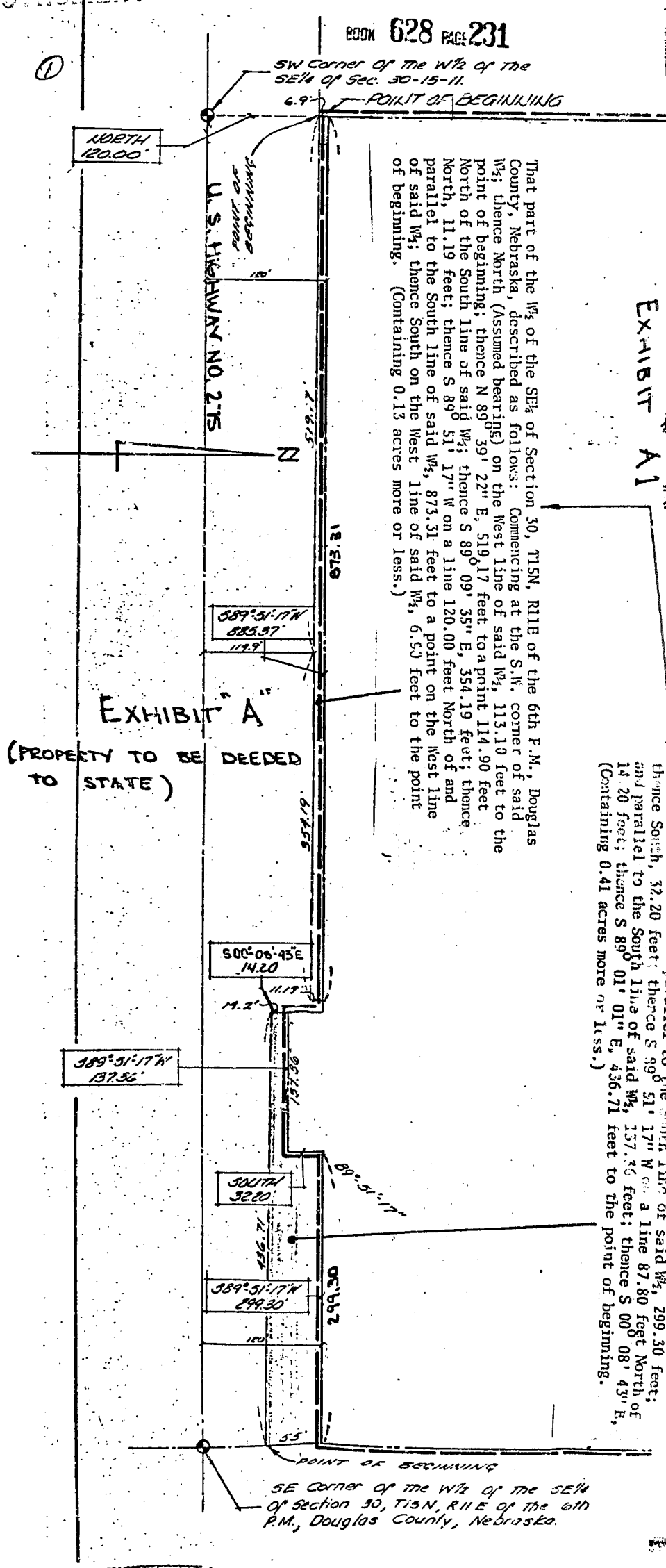
Larry H. Shaf
Manager, Information,
Liaison and Agreement
Services Division

John R. Pate
Deputy Director-
Highway Administration

Subscribed in my presence and sworn to before me this 2nd day of January, 1980.



Bonnie J. Kennedy
Notary Public



That part of the $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 30, T15N, R11E of the 6th F.M., Douglas County, Nebraska, described as follows: Commencing at the S.W. corner of said $\frac{1}{2}$; thence North (Assumed bearing) on the West line of said $\frac{1}{2}$, 113.10 feet to the point of beginning; thence N 89° 39' 22" E, 519.17 feet to a point 114.90 feet North of the South line of said $\frac{1}{2}$; thence S 89° 09' 35" E, 354.19 feet; thence North, 11.19 feet; thence S 89° 51' 17" W on a line 120.00 feet North of and parallel to the South line of said $\frac{1}{2}$, 873.31 feet to a point on the West line of said $\frac{1}{2}$; thence South on the West line of said $\frac{1}{2}$, 6.53 feet to the point of beginning. (Containing 0.13 acres more or less.)

That part of the $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 30, T15N, R11E of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the S.E. corner of said $\frac{1}{2}$; thence N 00° 01' 38" W (Assumed bearing) on the East line of said $\frac{1}{2}$, 95.00 feet to the point of beginning; thence continuing N 00° 01' 38" W on the East line of said $\frac{1}{2}$, 55.00 feet; thence S 89° 51' 17" W on a line 120.00 feet North of and parallel to the South line of said $\frac{1}{2}$, 299.30 feet; thence South, 32.20 feet; thence S 99° 51' 17" W on a line 87.80 feet North of and parallel to the South line of said $\frac{1}{2}$, 157.76 feet; thence S 00° 08' 43" E, 14.20 feet; thence S 89° 01' 01" E, 436.71 feet to the point of beginning. (Containing 0.41 acres more or less.)

EXHIBIT A1

EXHIBIT "A"

(PROPERTY TO BE DEEDED TO STATE)

SE Corner of the $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 30, T15N, R11E of the 6th P.M., Douglas County, Nebraska.

FOR INFORMATION

STATE OF NEBRASKA
BUREAU OF ROADS AND IRRIGATION
BUREAU OF HIGHWAYS
LAYOUT AND PROFILE OF PROPOSED
STATE HIGHWAY
AID PRIMARY PROJECT
100 - OMAHA
DUGLAS COUNTY

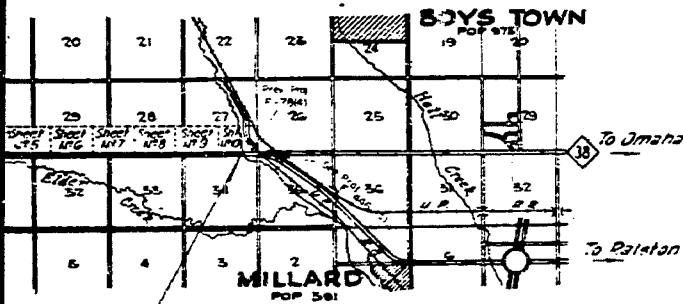
BOOK 628 PAGE 233

| | | | |
|-------------|---------|------------|---|
| Project No. | F-78(G) | Sheet No. | 1 |
| Scale | | Scale | |
| Drawn by | | Checked by | |

232

R. 11 E.

R. 12 E.



Sta 553+51 G - Sta 120+00 of Proj. F-78(A)
End Proj. No. F-78(G)
End Construction
End Concrete Pavement

78(G)
on
Pavement

EQUATIONS

EXCEPTIONS TO STA INCLUDED IN THIS LAYOUT

TOTAL LENGTH OF EXCEPTIONS FEET
TOTAL NET LENGTH OF Proj. F-78(G) 20,151.00 FEET 3.817 MILES

APPROVED Nov 7 1958

H. H. Mangel
DESIGN ENGINEER

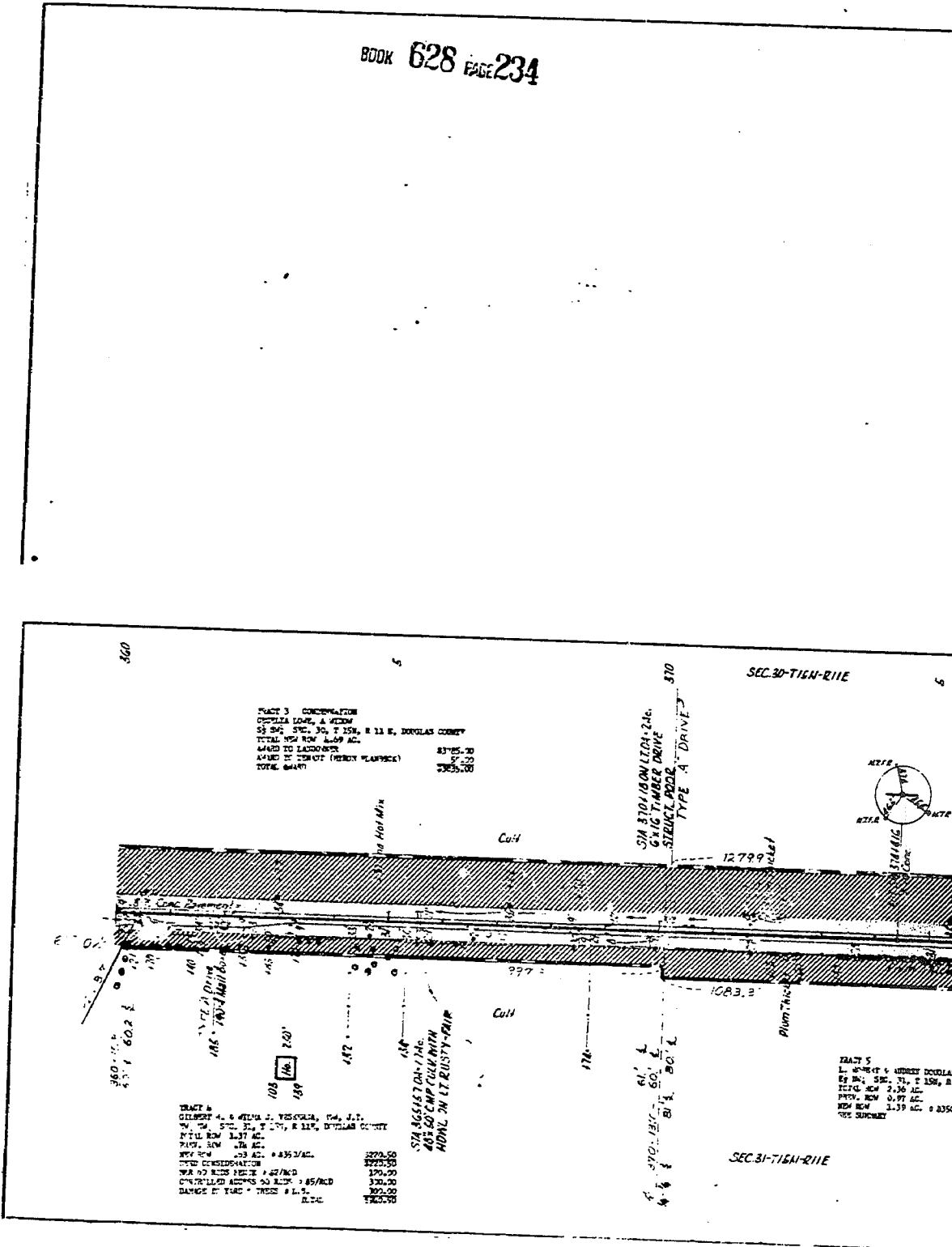
A. P. Paul
STATE ENGINEER

DEPARTMENT OF COMMERCE
BUREAU OF PUBLIC ROADS

APPROVED



BOOK 628 PAGE 234



30-T15N-R11E

31-T15N-R11E

POOL RELOCATION

BOOK 628 PAGE 235

TRACT 1
EARL & CAROLINE COOK, III, NW
R2 1/2 SEC. 27, T. 15N, R. 12E, DAVALLS COUNTY
CONTROLLED ACCESS 1/2 MO. + 25/200
TOTAL 157.70

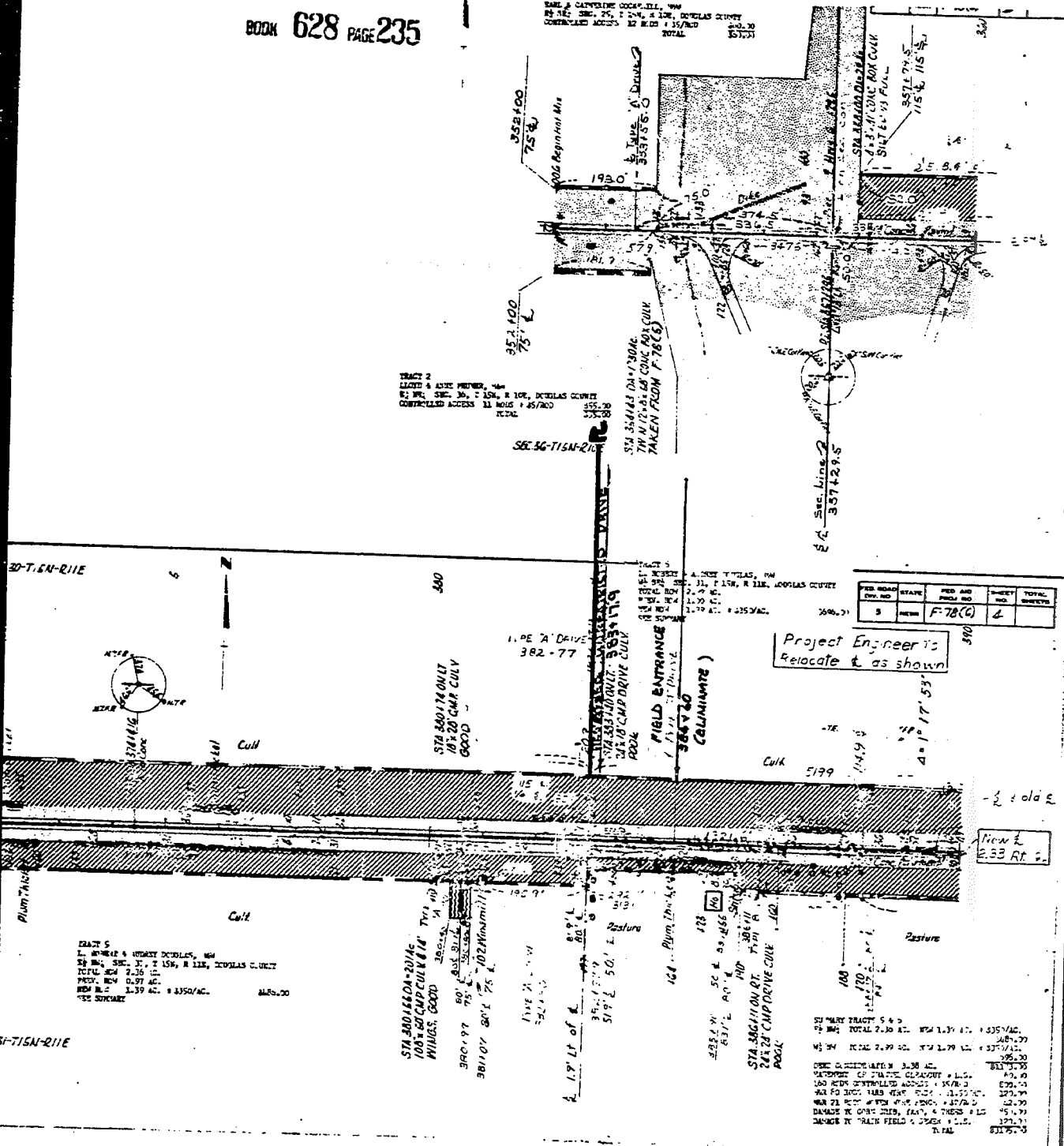
TRACT 2
LLOYD & ANNE PRINCE, NW
R2 1/2 SEC. 27, T. 15N, R. 12E, DAVALLS COUNTY
CONTROLLED ACCESS 1/2 MO. + 25/200
TOTAL 157.70

SEC. 36-T15N-21E

TRACT 3
A. L. & M. T. TOLAN, NW
R2 1/2 SEC. 27, T. 15N, R. 12E, DAVALLS COUNTY
CONTROLLED ACCESS 1/2 MO. + 25/200
TOTAL 157.70

| TR. NO. | STATE | PER AC. | TOTAL |
|---------|-------|---------|-------|
| 3 | NEED | F.78(4) | 2 |

Project Engineer's
Relocate to as shown



TRACT 6
L. ROBERT & HENRY DOUGLAS, NW
R2 1/2 SEC. 27, T. 15N, R. 12E, DAVALLS COUNTY
TOTAL 157.70
PER AC. 1.39 AC. + 2350/AC. 157.70
SEE SURVEY

STA 880165-01-2014-
105' 50' CMP. CULV. 614' TYP. 40'
WINGS, GOOD
80' 80' 80' 80'
881107 80' 75' 102' (Wingmill)

TRACT 5
TOTAL 157.70 AC. PER AC. 1.39 AC. + 2350/AC. 157.70
PER AC. 1.39 AC. + 2350/AC. 157.70
TOTAL 157.70
PER AC. 1.39 AC. + 2350/AC. 157.70
TOTAL 157.70
PER AC. 1.39 AC. + 2350/AC. 157.70

Now 2
233 AC.

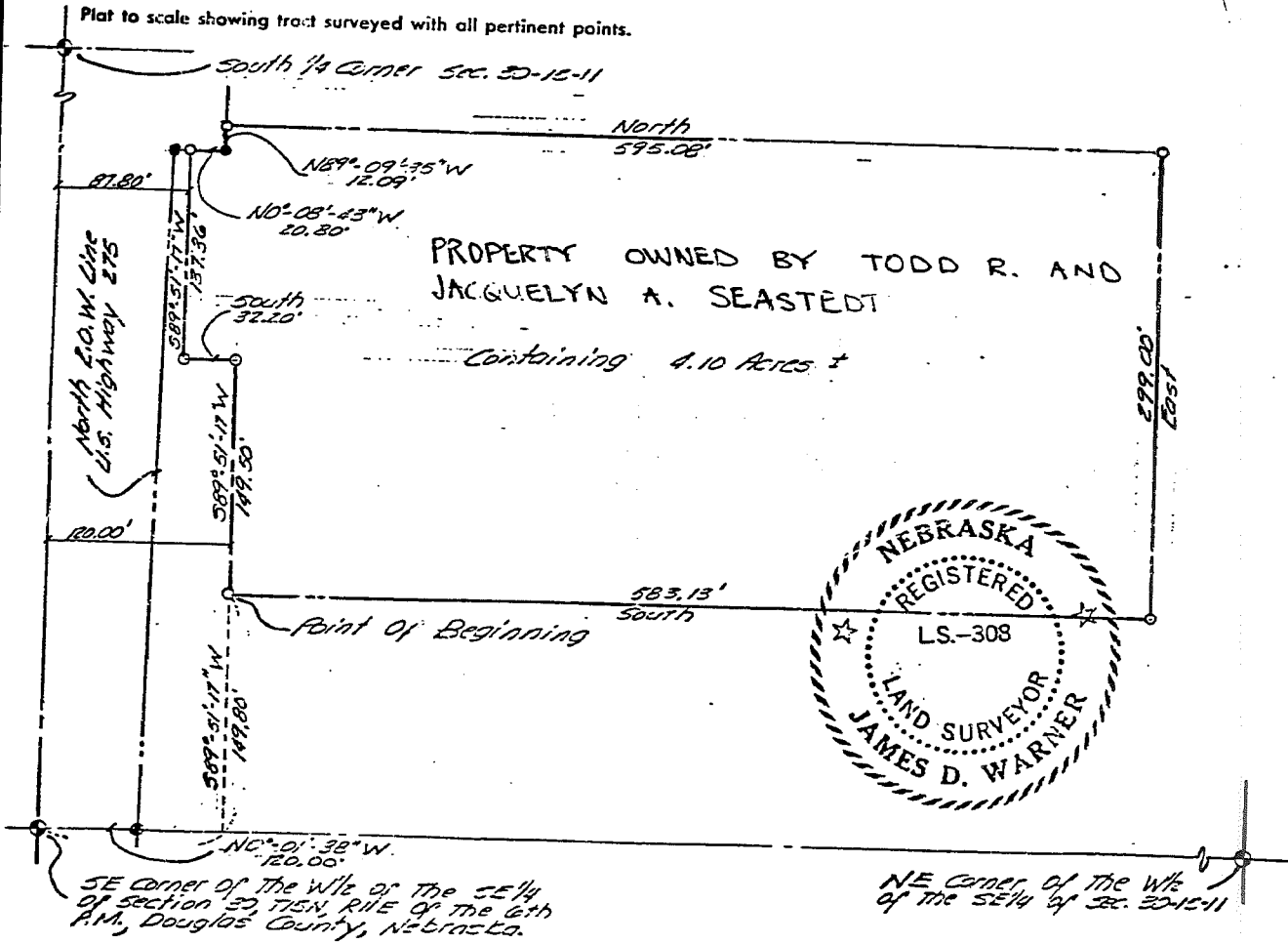
LAND SURVEYOR'S CERTIFICATE

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

"see Attached"

Plat to scale showing tract surveyed with all pertinent points.



LEGEND
Corners Found
Corners Set

Scale: 1" = 100'

Signature of Land Surveyor

James D. Warner

DATE RECEIVED:

Date: November 4, 1975 Reg. No. L.S. 308

LEGAL DESCRIPTION

That part of the W 1/2 of the SE 1/4 of Section 30, T15N, R11E of the 6th P.M., Douglas County, Nebraska described as follows: Commencing at the SE corner of the W 1/2 of said SE 1/4; thence N 0° 01' 38" W (Assumed bearing) on the East line of the W 1/2 of said SE 1/4, 120.00 feet; thence S 89° 51' 17" W on a line 120.00 feet North from and parallel to the South line of the W 1/2 of said SE 1/4, 149.80 feet to the point of beginning; thence continuing S 89° 51' 17" W on a line 120.00 feet North from and parallel to the South line of the W 1/2 of said SE 1/4, 149.50 feet; thence South, 32.20 feet; thence S 89° 51' 17" W on a line 87.80 feet North from and parallel to the South line of the W 1/2 of said SE 1/4, 137.36 feet; thence N 0° 08' 43" W, 20.80 feet; thence N 89° 09' 35" W, 12.09 feet; thence North 595.08 feet; thence East, 299.00 feet; thence South 583.13 feet to the point of beginning. (Containing 4.10 Acres more or less)

EXHIBIT "C"

BOOK 626 PAGE 238

BOOK INSTRUMENT FILED

BOOK 626 PAGE 238

21383
CONTINUATION OF
ABSTRACT OF TITLE TO

South of subdivision

THE WEST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 11, EAST OF THE 6TH P.M., EXCEPT THAT PART THEREOF DEEDED TO THE STATE OF NEBRASKA, IN BOOK 1096 PAGE 487 OF DEED RECORDS DOUGLAS COUNTY, NEBRASKA, SINCE OCTOBER 1, 1975 AT EIGHT O'CLOCK A. M., TO DATE HEREOF.

No. 63 : William M. Homan, Trustee : Warranty Deed

Book 1533 : To : Dated November 21, 1975

Page 703 : Todd R. Seastedt and Jacquelyn A. : Recorded December 4, 1975
 Seastedt, husband and wife, as
 : joint tenants, and not as tenants: Consideration \$1.00 & Other
 : in common Valuable Considerations

: :
 : : Revenue - \$33.00

Conveys that part of the W $\frac{1}{2}$ of the SE $\frac{1}{2}$ of Section 30, T15N, R11E of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the SE corner of the W $\frac{1}{2}$ of said SE $\frac{1}{2}$; thence NO $^{\circ}$ 01' 38"W (Assumed bearing) on the East line of the W $\frac{1}{2}$ of said SE $\frac{1}{2}$, 120.00 feet; thence S 89 $^{\circ}$ 51' 17" W on a line 120.00 feet North from and parallel to the South line of the W $\frac{1}{2}$ of said SE $\frac{1}{2}$, 149.80 feet to the point of beginning; thence continuing S89 $^{\circ}$ 51'17"W on a line 120.00 feet North from and parallel to the South line of the W $\frac{1}{2}$ of said SE $\frac{1}{2}$, 149.50 feet; thence South, 32.20 feet, thence S 89 $^{\circ}$ 51'17"W on a line 87.80 feet North from and parallel to the South line of the W $\frac{1}{2}$ of said SE $\frac{1}{2}$, 137.36 feet; thence NO $^{\circ}$ 08' 43"W, 20.80 feet; thence N 89 $^{\circ}$ 09'35"W, 12.09 feet; thence North 595.08 feet; thence East, 299.00 feet; thence South 535.13 feet to the point of beginning, Together with an easement for ingress and egress over presently constructed driveway approximately 20 feet in width, which is located on the property owned by the Grantor lying just South of the property herein conveyed. This easement is granted for the purpose of giving to said Grantees access to Highway Number 275, until such time as Grantor provides another access to a public road, at which time the easement in this deed will be terminated and said Grantees will release their rights in this easement to Grantor.

Subject to covenants, easements and restrictions of record, all regular taxes and subsequent special assessments.

It being the intention of all parties hereto, that in the event of the death of either of said grantees, the entire fee simple title to the real estate described herein shall vest in the surviving grantee.

No witness. Acknowledged November 21, 1975 by William M. Homan, Trustee, before Kurt Leonard Geschwender, General Notary, State of Nebraska, with seal.

Commission expires May 18, 1976.

EXHIBIT "D"

23

RECEIVED
1980 JAN 29 AM 9:13

REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

Book 626
Page 238
of 238

Fee 39.21
Index
Comped

30-15-11

30-15-11

25 Miles