

EASEMENT

THOMAS R. KARMANN and ELNORA B. KARMANN, Husband and Wife, for a valuable consideration received from John E. & Catherine L. Tierney, do hereby grant unto the said John E. & Catherine L. Tierney an easement 26' wide located adjacent to the 50.15' of their property described as the Northeasterly grid bearing N 38 degrees 58' East 50.15' to a point on the Southerly line of U. S. Highway #36 and to run 25' into grantors' property, and thence parallel with said above described line to U. S. Highway #36, which shall be used solely to provide ingress and egress to the grantee's property hereinafter described in Exhibit "A" attached hereto.

The easement shall be non-exclusive in that the grantors shall use the same area to provide ingress and egress to their property. The easement area shall be always free from obstruction so as neither to hinder ingress or egress to the other.

The parties will jointly maintain the roadbed jointly used by the parties and jointly remove snow from the joint area.

The grantors hereby state that they have good, right and lawful authority to grant said easement.

Dated this 29 day of November, 1986.

RECEIVED

1986 DEC 10 AM 8:38

GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

STATE OF COLORADO )

COUNTY OF Jefferson )

Thomas R. Karmann  
Thomas R. Karmann

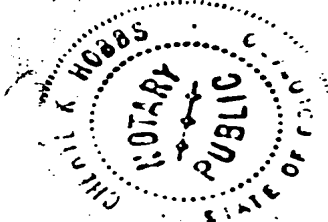
Elnora B. Karmann  
Elnora B. Karmann

SS BK 797 PG 347-348 13-16-12  
OFF. of COMP. F/B 01-6500  
FEE 15.50  
NIC B.C.

Before me, a notary public qualified for said county, personally came

THOMAS R. KARMANN and ELNORA B. KARMANN, Husband and Wife, known to me to be the identical persons who signed the foregoing Affidavit, and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notarial seal on the 29 day of November, 1986.



Cheryl K. Hobbs  
Notary Public

My Commission expires July 27, 1988  
8441 W. Bowles Ave.  
Lincoln, CO 80123

23104  
True

of the...  
Corner of...  
is the...  
North...  
the...  
Southeasterly...  
Southeasterly at right angles to previous course, Grid Bearing S-58°-35'  
E. 171.2ft. to an existing iron pipe lot corner, thence Southeasterly  
Grid Bearing S-78°-16' E. 194.97 Ft. to an existing iron pipe lot  
corner, thence Northeasterly, grid bearing N-24°-10' E. to an  
existing iron pipe lot corner, thence Northeasterly, grid bearing  
N-25°-16' E. 212.1 Ft. to an iron pipe lot corner, thence Northeasterly  
Grid Bearing N 38°-52' E. 50.17 Ft. to a point on the center line of  
US Highway # 36. (McKinley St. Road) 50.17 feet southeasterly from the  
Southern line of said US #36 Highway from the N.W. corner of Sect. 13-16-12,  
758.2 Ft. S. of the N.W. Corner of said Sect. 13-16-12, of Sect.  
13-16-12, thence Southeasterly along the Southern curve, 130 ft. of said US  
#36 Radius 4503.66 Ft. and 80 Ft. Southerly from the parallel to the center  
line of the 22ft. wide pavement 213.6 plus or minus ft. to the center of  
the concrete monument set by the Nebraska State Bureau of Roads for the  
East end of the curve at Sta-245 plus 33.6 P.T., 78.8 Ft. Southwesterly  
from the center line of the pavement; thence Southeasterly along the  
Southerly line of said US #80 391.3 Ft. to an iron pipe set 93.3 Ft. from  
the center of the pavement of US #36 and 65.65 Ft. Northwesterly from a  
tacked stake at the Northwesterly corner of the right of way concrete  
Monument AT. Sta. 249 plus 94.1 P.C.; thence Southwesterly 215.8 Ft.

**EXHIBIT A**

348  
POOR COPY

197 349

to an iron pipe set at an angle point on a Easterly Line, from an iron pipe found on the West line of the S. E. 1/4 of said Sect 13-16-12 662 Ft. S. of the N. W. Corner of said S. E. 1/4 of said Sect. 13-16-12; thence Westerly on the aforsed line, 395 Ft. to an iron pipe found 670.55 Ft Easterly from the West line of the said S. E. 1/4 of said Sect 13-16-12 and 662 Ft. South of the N. W. Corner of said S. E. 1/4 of said Sect 13-16-12; (the previous course is a line produced Easterly from an iron pipe on the North-South Fence line, the West line of said S. E. 1/4 of Sect 13-16-12, 662 Ft. South of the N. W. Corner of the said S. E. 1/4 of Sec 13-16-12); thence North Westerly 352.4 Ft. to place of beginning, containing 5.53 plus or minus acres.

The Interior Angle between the said West line of the Said S. E. 1/4 of Sect. 13-16-12 and the Aforesaid Easterly line is  $88^{\circ}-53'-40''$ .

*Wm. J. Provaznik P.E.*

Wm. J. Provaznik P.E.  
L.S. 117

To: Ethel M. E. Day

Dec. 6, 1970

Survey Plat and Surveyors Certificate in Duplicate Attached