

E A S E M E N T

KNOW ALL MEN BY THESE PRESENTS:

That RIDGE DEVELOPMENT CORPORATION, a Nebraska corporation, herein called "Grantor", whether one or more, record owner of the real property hereinafter described, for and in consideration of the sum of One Dollar and Other Valuable Consideration (\$1.00 & OVC), duly paid, the receipt whereof is hereby acknowledged, and the further consideration of the performance of the covenants and agreements by Grantee as hereinafter set out and expressed, does hereby GRANT, REMISE and RELINQUISH unto the CITY OF LINCOLN, NEBRASKA, a municipal corporation, its successors and assigns, herein called "Grantee", the RIGHT, PRIVILEGE and EASEMENT to construct, reconstruct, maintain, operate, and replace sanitary sewer, and appurtenances thereto belonging, over and through the following described real property, to-wit:

A strip of land located across Lot 31 I.T., and Lot 32 I.T., located in the SE 1/4 of Section 13, Township 9 North, Range 6 East, of the 6th P.M. Lancaster County, Nebraska, and, more particularly described as follows:

Commencing from the NW corner of said SE 1/4, thence on an assumed bearing of S.0°01'54"E. along the west line of said SE 1/4 a distance of 260.00' to the true point of beginning, thence continuing along the last described line a distance of 60.00', thence N.89°58'06"E. a distance of 270.00' to a point of curvature, thence on a curve to the right whose radius is 285.46', a central angle of 89°00'00", and an arc distance of 443.42', thence S.01°01'54"E. a distance of 202.00' to a point of curvature, thence on a curve to the left whose radius is 379.13', a central angle of 46°30'00", and an arc distance of 307.69', thence S.47°31'54"E. a distance of 275.00', thence N.42°28'06"E. a distance of 365.00' to a point of curvature, thence on a curve to the left whose radius is 714.05', a central angle of 9°42'53", and an arc distance of 121.07', thence N.57°14'47"W. a distance of 60.00', thence on a curve to the right whose initial tangent bears S.32°45'13"W., whose radius is 654.05', a central angle of 9°42'53", and an arc distance of 110.90', thence S.42°28'06"W. a distance of 305.00', thence N.47°31'54"W. a distance of 215.00' to a point of curvature, thence on a curve to the right whose radius is 319.13', a central angle of 46°30'00", and an arc distance of 259.00', thence N.01°01'54"W. a distance of 202.00' to a point of curvature, thence on a curve to the left whose radius is 345.46', a central angle of 89°00'00", and an arc distance of 536.62', thence S.89°58'06"W. a distance of 270.00' to the point of beginning. Said easement contains a calculated area of 2.67 acres more or less.

TO HAVE AND TO HOLD UNTO THE CITY OF LINCOLN, NEBRASKA, its successors and assigns, so long as such sanitary sewer shall be maintained, together with the right of ingress and egress to said property from the public streets, for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, operating and replacing said sanitary sewer and appurtenances thereto, located thereon, in whole or in part, at the will of Grantee, it being the intention of the parties hereto that Grantor is hereby granting the uses herein specified without divesting Grantor of title and ownership of the rights to use and enjoy the above described property for any purpose except the construction thereon of permanent buildings, subject only to the right of Grantee to use the same for purposes herein expressed, and subject to any prior leases or easements of record heretofore granted to other parties.

THIS INSTRUMENT, and the covenants and agreements herein contained, shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties.

IN WITNESS WHEREOF, we have hereunto set our hands this 6th day of JANUARY, 19 89.

RIDGE DEVELOPMENT CORPORATION, a Nebraska corporation

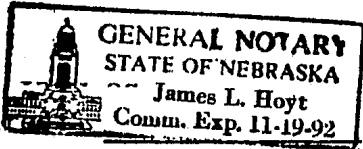
By: [Signature] CO-OP. PARTNER

STATE OF NEBRASKA)
COUNTY OF LANCASTER) ss:

On JANUARY 6, 19 89, before me, the undersigned, a Notary Public duly commissioned for and qualified in said County, personally came J.C. BRAGER, known to me to be the GENERAL PARTNER of Ridge Development Corporation, a corporation, and identical person who signed the foregoing instrument and acknowledged the execution thereof to be his/her voluntary act and deed as such officer and the voluntary act and deed of said corporation and that its corporate seal was thereto affixed by its authority.

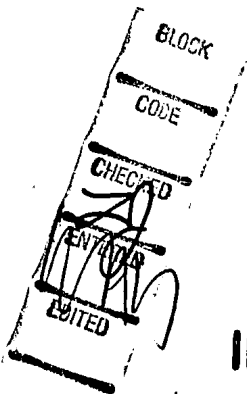
LIMITED
PARTNERSHIP
WCB JLH

Witness my hand and notarial seal the day and year last above written.



[Signature]
Notary Public

My Commission Expires



Dan Jalks
REGISTER OF DEEDS
89 FEB -2 PM 12:56
INDEXED ON
SERIAL INDEX
FILED FOR RECORD AS:

\$10.50

INST. NO. 89 3047

[Signature]
City Re Estate