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By

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

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RECEIVED

Copy to:  
James E. Lang  
11306 Davenport Street  
Omaha, NE 68154

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 BKP 5-595 C/O COME  
 REL 25-16-9 SCAN FS

## GRANT OF EASEMENT

## Permanent Roadway Easement

IN CONSIDERATION of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, Pines Country Club Homeowners Association, a Nebraska non-profit corporation, f/k/a Pines Country Club Estates Homeowners Association, hereinafter referred to as the "Grantor", hereby grants and conveys to Villas at the Pines, L.L.C., a Nebraska limited liability company ("Villas"), for its use and the use of all present and future owners of the property described in Exhibit "A" attached hereto (the "Property"), and the lessees, invitees, representatives, successors and assigns of such owners, hereinafter collectively referred to as "Grantees", a nonexclusive permanent roadway easement, in, through and over the following described streets:

All of the streets as platted and shown on the Plat and Dedication (the "Plat") of Valley Farms 1st Addition consisting of Lots 1 through 83, inclusive, Lots 1, 2 and 3 in Block 12, and Lots 1, 2, 3, 4 and 5 in Block 11, being a subdivision platting of part of the west ½ of Section 25, Township 16 North, Range 9 East of the 6th PM, Douglas County, Nebraska, recorded in the office of the Register of Deeds, Douglas County, Nebraska, in Book 1516 at Page 662, which streets are designated on the Plat as 286th Street, Potter Street, 285th Avenue Circle, 285th Circle, 284th Avenue Circle and 284th Circle which streets together are hereinafter referred to as the "Easement Area",

(SEE NOTE ON AND PAGE)

for the purposes of ingress and egress for the benefit of the Grantees from and to the Property described in Exhibit "A" attached hereto and the other properties which abut the Easement Area over and through the Easement Area. The Grantees shall use such Easement Area for roadway purposes only pursuant to this Grant of Easement and for no other purpose.

The Grantor does hereby warrant and confirm to the Grantees that it is the owner of the Easement Area and that it has the right to grant and convey this Easement in the manner aforesaid and that it shall warrant and defend this Easement to the Grantees, their successors and assigns, against any lawful claims and demands of all persons.

This easement runs with the land and shall run in favor of and be binding upon the respective assigns, successors, agents, lessees, invitees and representatives of the Grantor and Grantees.

K

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C98-3467

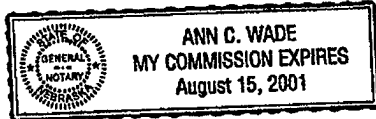
DATED this 15 day of March, 1999.

Pines Country Club Homeowners Association,  
a Nebraska non-profit corporation, f/k/a Pines  
Country Club Estates Homeowners Association,  
Grantor,

By: Carl Chaney  
Its President

STATE OF NEBRASKA )  
COUNTY OF Douglas )SS.

The foregoing easement was acknowledged on this 15 day of  
March, 1999, by Carl Chaney, the President of  
the Pines Country Club Homeowners Association, a Nebraska non-profit corporation, f/k/a Pines  
Country Club Estates Homeowners Association, on behalf of such corporation.



Ann C. Wade  
Notary Public

F:\AGREES\REAL\EASEMT\VILLAS.EAS

LEGAL DESCRIPTION CONTINUED FROM 1ST PAGE:

LOTS 1-4, LOTS 32 THRU 60 AND LOTS 71-83, ALONG THE SOUTHERLY  
85' OF LOT 4, <sup>AND ALL LOTS</sup> BLOCK 11, VALLEY FARMS 1ST ADDITION, NOW ALL BEING  
VACATED BY RESOLUTION FILED IN BOOK 851, PAGE 526 OF THE  
MISCELLANEOUS RECORDS OF THE REGISTER OF DEEDS OF DOUGLAS COUNTY,  
NEBRASKA, AND NOW ALL VACATED LOTS BEING A PART OF THE  
WEST HALF OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 9 EAST  
OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA.

# LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat, map, survey or report was made by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

## LEGAL DESCRIPTION:

Lot 2, Block 12 and part of a fifty (50) foot buffer strip, all in VALLEY FARMS FIRST ADDITION, a subdivision, as surveyed, plotted and recorded in Douglas County, Nebraska, the entire parcel described by metes and bounds as follows:

Beginning at the south corner of said Lot 2, Block 12;

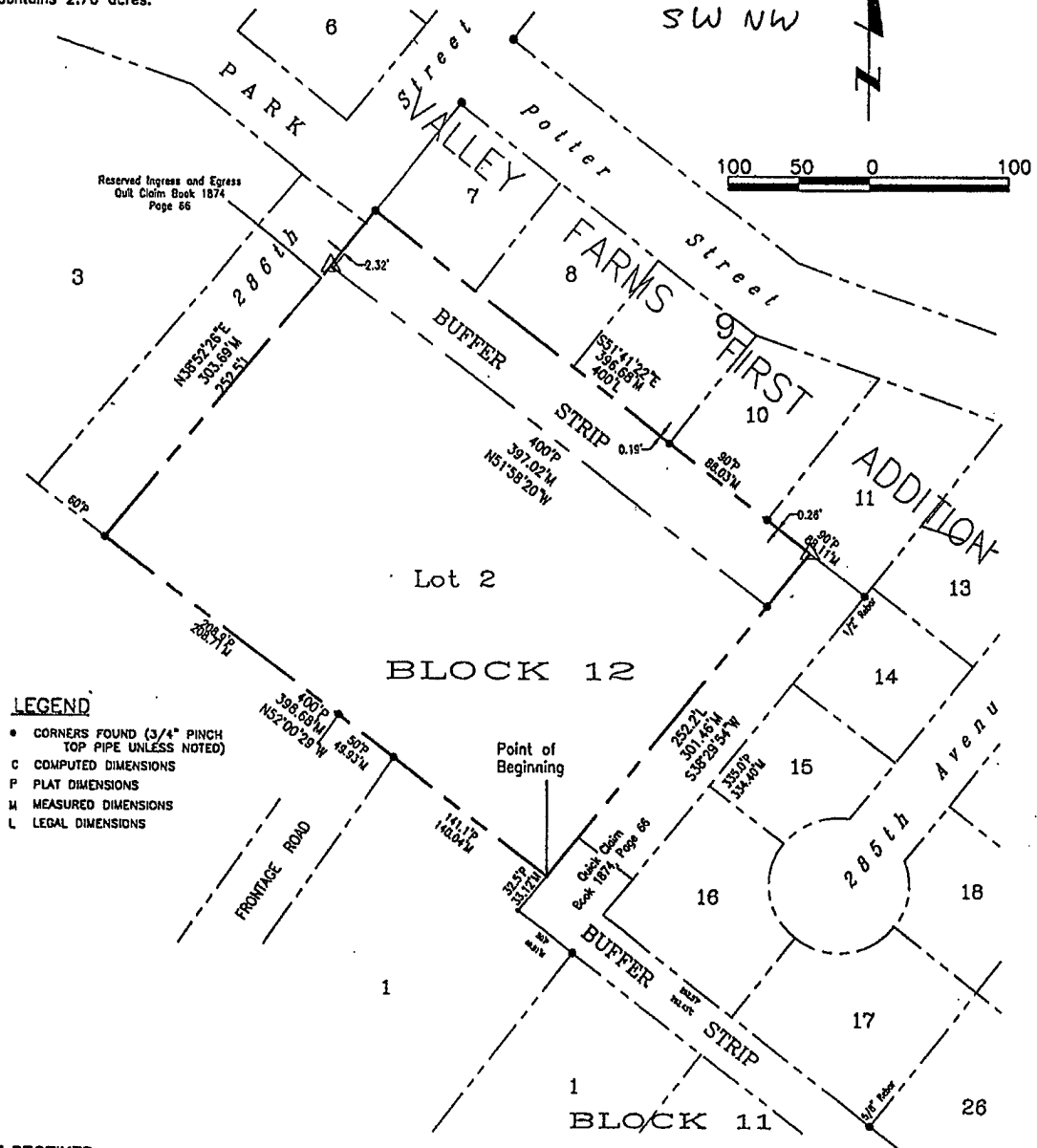
Thence North 52°00'29" West (assumed bearings) for 398.68 feet to the west corner of said Lot 2, Block 12;

Thence North 38°52'26" East for 303.69 feet along the northwest line of said Lot 2, Block 12 to the southwest corner of Lot 7, VALLEY FARMS FIRST ADDITION;

Thence South 51°41'22" East for 396.68 feet along the southwest line of Lots 7, 8, 9, 10 and 11 of said VALLEY FARMS FIRST ADDITION to the extended southeast line of said Lot 2, Block 12;

Thence South 38°29'54" West for 301.46 feet to the Point of Beginning.

Contains 2.76 acres.



DATE RECEIVED: \_\_\_\_\_

OFFICIAL ADDRESS: \_\_\_\_\_

Signature of Land Surveyor

BLDG. PERMIT NO. \_\_\_\_\_

Date Sept 4, 1998

Reg. No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

Path\Filename 98025\9825bnd1

Job Number 98025.00-400



**lamp, ryneearson & associates, inc.**

engineers

surveyors

planners

14710 west dodge road, suite 100  
omaha, nebraska 68154-2029

ph 402-496-2498  
fax 402-496-2730

Exhibit "A"