

44-587

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

B-4 CORNERS, INC., a corporation (herein "GRANTOR") for and in consideration of Ten Thousand Dollars (\$10,000.00), receipt whereof is hereby acknowledged, does hereby grant and convey unto SANITARY & IMPROVEMENT DISTRICT NO: 48 OF SARPY COUNTY, NEBRASKA, a political subdivision, its successors and assigns (herein "GRANTEE") an easement to construct, reconstruct, maintain and operate a sewer and drainage system and necessary appurtenances thereto on, over and through the following described property:

A PERMANENT 20' sewer and drainage easement in the NW 1/4 of Section 26, T 14 N, R 11 E of the 6th P.M., Sarpy County, Nebraska, the centerline of said easement being described as follows: Beginning at a point on the North R.O.W. line of Frontage Road located N 0° 03' 10" W, 696.76 feet and S 49° 51' 05" W, 193.03 feet from the center of said Section 26; thence N 44° 49' 25" W, 229.0 feet; thence N 47° 11' 00" W, 311.75 feet; thence N 49° 25' 50" W, 350.00 feet; thence N 51° 55' 10" W, 396.0 feet; thence S 45° 04' 50" W, 287.80 feet; thence S 76° 11' 9" W, 474.11 feet; thence N 46° 17' 50" W, 39.9 feet to a point which is North 1188.91 feet and East 858.85 feet from the West 1/4 corner of said Section 26.

A PERMANENT 15' roadway easement in the NW 1/4 of Section 26, T 14 N, R 11 E of the 6th P.M., Sarpy County, Nebraska, the centerline of said easement being described as follows: Beginning at a point located N 0° 08' 20" W, 660.00 feet and N 89° 51' 40" E, 33.00 feet from the West 1/4 corner of said Section 26; thence continuing N 89° 51" 40" E, 67.25 feet to a point of curve; thence on a curve to the left for an arc distance of 483.49 feet (radius being 600.00 feet); thence N 43° 41' 30" E, 89.56 feet to a point which is North 910.53 feet and East 592.90 feet from said West 1/4 corner. (The West line of said Section 26 assumed N 0° 08' 20" W in direction.)

FILED FOR RECORD 12-7-71 AT 8:00 A.M. IN BOOK 44 OF Misc Fees. 925
THE 587 Carl & Hildebrand REGISTER OF DEEDS, SARPY COUNTY NEB.

LAW OFFICES
CROSBY, PANSING, GUENZEL & BINNING

Sheet 012945

LINCOLN BENEFIT BUILDING
LINCOLN, NEBRASKA 68508

44-3887A

Said easements shall be perpetual and continue so long as a sewer and drainage system is maintained thereon by GRANTEE. The grant of easements shall include the right of ingress and egress to the said property for the purpose of constructing and maintaining said sewer and drainage system and appurtenances located thereon.

GRANTOR is granting the said easements and rights herein specified without divesting itself of the title or ownership of the above-described property, subject however, to the right of the GRANTEE to use the same for the purposes herein expressed. The GRANTEE agrees that after completion of construction of improvements on said easement area, all construction equipment and debris will be removed from the premises.

This Easement shall be binding upon and inure to the benefit of the successors and assigns of the parties.

GRANTOR covenants that it is seized with title to the property over which the easements are granted and has lawful authority to grant this Easement.

Dated this 3 day of Dec, 1971.

B-4 CORNERS, INC., A Corporation,

Attest:

W.P. Sapp
Secretary

By W.P. Sapp
President

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

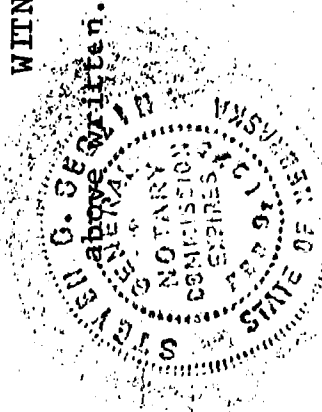
On this 3 day of Dec, 1971, before

me a Notary Public personally appeared William D. Sapp,

44-2010

President of B-4 Corners, Inc., a corporation, and he acknowledged the execution of the foregoing Easement to be his voluntary act and deed as such officer and of the said corporation.

WITNESS my hand and Notarial Seal the date last



Steven D. Seaman
Notary Public

My Commission Expires: Feb 9, 1975