

North  
of US.

33-16-12-

BOOK 506 PAGE 271

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, AUGUST DEVELOPMENT COMPANY, a Nebraska Corporation, being sometimes hereinafter referred to as Grantor(s), for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey unto SANITARY AND IMPROVEMENT DISTRICT NO. 222, of Douglas County, Nebraska, its successors and assigns, including but not in limitation of the foregoing, the City of Omaha and any and all contractors working for the said Sanitary and Improvement District or the said City of Omaha, the said Grantees being sometimes hereinafter referred to as Grantee, an easement and right-of-way to use, construct, build, lay, maintain, repair and reconstruct a sanitary or storm sewer pipe or both for the passage of sewer water and sewage, together with all appurtenances, wires, lines, poles, structures, and other applicable equipment pertaining to any sewer, in, through, over and under the parcel of land described as follows, to-wit:

A permanent Sewer and Drainage Easement located in part of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of said Northwest 1/4 of the Southeast 1/4 of Section 33; thence S89°56'20"W, (assumed bearing) along the South line of said Northwest 1/4 of the Southeast 1/4 of Section 33, a distance of 353.00 feet to the Point of Beginning; thence continuing S89°56'20"W, along said South line of the Northwest 1/4 of the Southeast 1/4 of Section 33, a distance of 25.00 feet; thence N00°02'00"W, a distance of 53.32 feet; thence N89°56'00"E, a distance of 267.33 feet; thence N00°02'00"W, a distance of 433.50 feet; thence N89°56'00"E, a distance of 10.00 feet; thence S61°43'35"E, a distance of 57.52 feet, to a point on the West Right-of-Way line of 99th Street; thence S00°02'00"E, along said West Right-of-Way line of 99th Street, a distance of 17.02 feet; thence S61°43'35"W, a distance of 46.16 feet; thence S00°02'00"E, a distance of 421.85 feet; thence N89°56'00"E, a distance of 40.67 feet, to a point on said West Right-of-Way line of 99th Street; thence S00°02'00"E, along said West Right-of-Way line of 99th Street, a distance of 17.50 feet; thence S89°56'00"W, a distance of 303.00 feet; thence S00°02'00"E, a distance of 33.31 feet, to the Point of Beginning.

See Attached Exhibit A for Easement Plat.

No buildings, improvements, or structures, shall be placed in, on, over or across said easements by Grantor(s), his or its heirs, successors and assigns without express approval of the Grantee. Any trees, grass, and shrubbery placed on said easement shall be maintained by Grantor(s), his or its heirs, successors and assigns.

Said Grantee shall cause any trench made on aforesaid realty to be properly refilled, and shall cause grass seed to be sown over said trench, and shall cause the premises to be left in a neat and orderly condition.

This easement is also for the benefit of any contractor, agent, employee and representative of the Grantee in any of said construction and work.

Said Grantor(s) for itself and his or its heirs, executors, administrators, successors and assigns does or do confirm with the said Grantee and its assigns, that he or it, the Grantor(s) is or are well seized in fee of the above described property and that he or it has or have the right to grant and convey this easement in the manner and form aforesaid, and that he or it will, and his or its heirs, executors, administrators, successors and assigns, shall warrant and defend this easement to said Grantee and its assigns against the lawful claims and demands of all persons. This easement runs with the land.

The consideration received includes damages for change of grade, if any, and any and all claims for damage arising from change of grade or grading are hereby waived.

This Grant of Easement is conveyed by the undersigned to the said Grantee, its successors and assigns, together with the right of ingress and egress from and to said premises for the purpose of construction, inspecting, repairing, and reconstructing, maintaining, enlarging and replacing the said sewer pipe-lines and mains at the will of said Grantee.

IN WITNESS WHEREOF said Grantor(s) has or have hereunto set his, or their, or its land(s) and seal(s) the 16th day of December, 1971.



AUGUST DEVELOPMENT COMPANY  
A Nebraska Corporation

By Sterling R. Flott President

ATTEST:

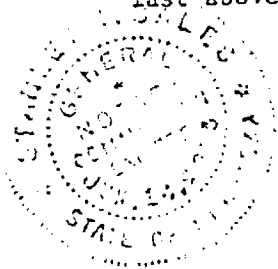
Edward W. Wenczewski  
Edward Wenczewski, Secretary

CORPORATE SEAL:

STATE OF NEBRASKA     )  
                               )   SS  
 COUNTY OF DOUGLAS    )

On this 16th day of December, 1971, before me, the undersigned, a Notary Public in and for said County, personally came: Sterling R. Flett, President of August Development Company, a Nebraska corporation, and Edward Wilczewski, Secretary of said corporation, to me personally known to be the President and Secretary respectively of said corporation and the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such officers and the voluntary act and deed of said corporation, and the corporate seal of said corporation to be thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.



M. R. Flett  
 Notary Public

My Commission Expires:

March 1-1, 1975

Point of Beginning -

S 89°56'20"W 353.00'

500' 02' 00" E ✓

585° 58' 00" W 503.00'

N 83° 58' 00" E 267.33'

$N 00^{\circ} 02' 00'' W$   
 $53.32'$

EXHIBIT A

SEWER AND DRAINAGE EASEMENT

AUGUST MOON II  
S. & I. D. No. 222

Doc. 1-2225

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY OF ALBERTA  
10 DAY OF January 1972 3:30 P.M.

10

DAY OF.

*Donna*

3.30

24. *Chen, J. H., 1995, "The Effect of the Exchange Rate on the Trade Balance in the U.S.",*

1425