

78-688+

EASEMENT

BOOK 505 PAGE 391

This Easement made and entered into this 9th day of November, 1971 by and between Tudor ~~xxxxxx~~<sup>Heights</sup>, Ltd., a Nebraska limited partnership hereinafter referred to as Grantor, and Sanitary and Improvement District No. 204 of Douglas County, Nebraska hereinafter called District.

WITNESSETH:

The Grantor in consideration of One Dollar (\$1.00) or other valuable consideration in and paid by District, receipt of which is hereby acknowledged, does hereby grant, sell, convey and confirm unto District its successors and assigns forever a permanent storm sewer and drainage easement and the right to use, construct, build, lay, maintain and repair a storm sewer pipe for the passage of storm sewer water together with all the appurtenances, wires, lines, poles, structures and other applicable equipment pertaining to any such storm sewer or drainage facility, through, over and under the parcel of land more particularly described and shown on Exhibit "A" attached hereto and incorporated herein by this reference. The said permanent easement described in Exhibit "A" shall run with the land.

No buildings, improvements or structures shall be placed in, on, over or across said permanent easement by the undersigned or its successors and assigns without the express approval of District or its successors and assigns.

Upon the completion of the construction or maintenance of said storm sewer, District shall cause said premises to be left in a neat and orderly condition and shall repair or restore the surface of said premises to the same condition as it existed prior to such construction or maintenance including the replacement of pavement or sod as the case may be.

The Grantor for itself and for its heirs, executors, administrators, successors and assigns does confirm unto the District and its assigns that the Grantor is well siezed and free of the above described property and the Grantor has the right to grant and convey the easement herein granted and that the Grantor and its successors and assigns will warrant and defend the easement grant herein unto the District and its successors and assigns against the lawful claims and demands of all persons whomsoever.

Signed this 9<sup>th</sup> day of NOVEMBER, 1971.

<sup>Heights</sup>  
Tudor ~~Heights~~, Ltd.,  
a Nebraska limited partnership.

Jack Moritz Juramento, Inc.  
General Partner Bob Hancock, Inc.

SID # 204

By Frank R. Kreyer  
Chairman

Paul Kreyer  
Clerk

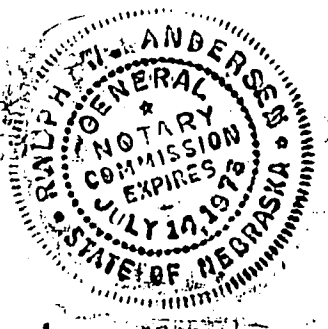
STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF COUGLAS )

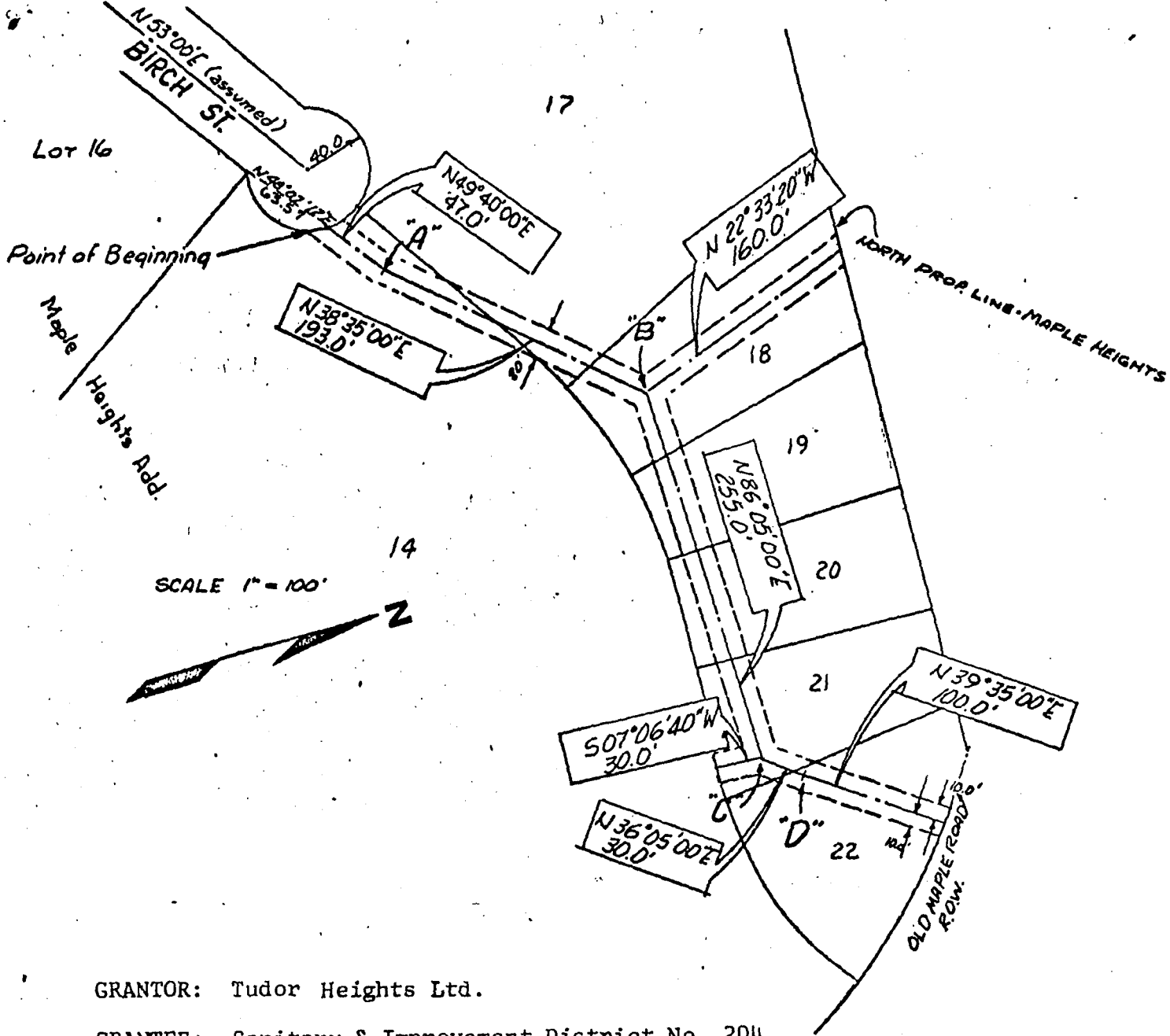
On this 9th day of November, 1971, before me, a Notary Public duly commissioned and qualified in and for said County, personally came Robert J. Hancock, Jr. of Jack Moritz, Inc., General Partner of Tudor ~~Real Estate~~, Ltd, to me personally known to be the Secretary and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation.

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

Ralph W. Anderson  
Notary Public

My commission expires: July 14 1973.





GRANTOR: Tudor Heights Ltd.

GRANTEE: Sanitary & Improvement District No. 204 of Douglas County, Nebraska

LEGAL DESCRIPTION:

A 20' wide PERMANENT sewer and drainage easement 10 feet either side of a line more particularly described as follows: Commencing at the Northernmost corner of Lot 16, Maple Heights, located in the NW 1/4 of Section 9, T 15 N, R 12 E of the 6th P.M., Douglas County, Nebraska; thence N 48° 07' 12" E, a distance of 63.57 feet to the point of beginning; thence N 49° 40' 00" E, a distance of 47.0 feet to angle point "A"; thence N 38° 35' 00" E, a distance of 193.0 feet to angle point "B"; thence N 86° 05' 00" E, a distance of 255.0 feet to angle point "C"; thence N 36° 05' 00" E, a distance of 30.0 feet to angle point "D"; thence N 39° 35' 00" E, a distance of 100.0 feet to a point on the Westerly right-of-way line of Old Maple Road (Birch Street centerline assumed to be N 53° 00' E.)

Also from angle point "B", N 22° 33' 20" W, a distance of 160.0 feet to a point on the North property line of Maple Heights.

Also from angle point "C", S 07° 06' 40" W, a distance of 30.0 feet.

24 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
 13 DAY OF December 1971 AT 2:59 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS

1375

October 22, 1971

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

Job Number 69-29

LAMP RYNEARSON & TILLY, INC.  
 architects engineers surveyors

FORTY-SIX TEN DODGE STREET  
 OMAHA, NEBRASKA 68132  
 TELEPHONE: 462-558-6050