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INDEXING
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SANITARY, STORM SEWER AND UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS that the undersigned, KV-CENTER ASSOCIATES, a Nebraska general partnership, ("Grantor") for and in consideration of the payment of Two Dollars (\$2.00) and other good and valuable consideration in hand paid receipt and sufficiency of which is hereby acknowledged, for the benefit of all present and future owners of the premises described on Exhibit "A" hereto, does hereby and by these presents grant and convey to KV-CENTER ASSOCIATES, a Nebraska general partnership, and to its employees and to any independent contractors employed by it and their respective employees ("Grantee") and to all present and future owners of the premises described on Exhibit "A" hereto, permanent easements over and upon that portion of the Grantor's property described in Exhibits "B," "C," "D" and "E" attached hereto and incorporated herein by this reference, for the purpose of constructing and maintaining sanitary and storm sewer lines and utilities over, upon and under the surface of that portion of the property of the Grantor described in Exhibit "B," "C," "D" and "E" attached hereto, to have and to hold the said easements hereby granted and conveyed to the Grantee and its successors and assigns.

The terms and conditions of this grant of easement are such that in the event the Grantee or its successors and assigns shall damage any landscaping, driveways, paving or any other portion of the premises of the Grantor in the exercise of any rights given to the Grantee hereunder then Grantee shall restore the premises of Grantor to the condition that it existed prior to the exercise by Grantee of any of Grantee's rights hereunder.

Grantor hereby represents to the Grantee that Grantor has title to the property described in Exhibit "B," "C," "D" and "E" and attached hereto and that Grantor has the right and authority to convey the above-described easements to the Grantee.

Norwest Bank Nebraska, N.A., the holder of a First and Second Deed of Trust on the premises described on the attached exhibits hereby consents to, ratifies and confirms the granting of such easements by the partnership. These easements provided herein shall run with the land and extend to and be binding upon the parties hereto and their successors and assigns and shall be enforceable at law or equity.

*23575 #
YMK*

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RECEIVED
SEP 11 9 28 AM '92
GEORGE J. SULEMNOZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

Box 15

IN WITNESS WHEREOF the Grantor has executed this Easement this 28th day of August, 1992.

GRANTOR:

KV-CENTER ASSOCIATES, a Nebraska general partnership

By: KVI, LTD., a Nebraska corporation, General Partner

By: *George W. Venteicher*
George W. Venteicher
President

By: OLD MILL ASSOCIATES, a Nebraska general partnership, Partner

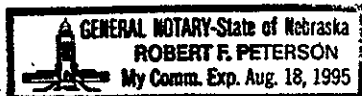
By: *George W. Venteicher*
George W. Venteicher
Partner

By: *Frank R. Krejci*
Frank R. Krejci
Partner

STATE OF NEBRASKA]
COUNTY OF DOUGLAS] SS.

On this 28th day of August, 1992 before me a notary public duly commissioned and qualified in said county personally came George W. Venteicher, who is President of KVI, Ltd., a Nebraska corporation, partner of KV-Center Associates, a Nebraska general partnership, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be his voluntary act and deed on behalf of said corporation and said partnership.

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



Robert F. Peterson
Notary Public

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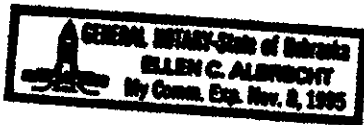
NORWEST BANK NEBRASKA, N.A.

By: John C. Pearson
Vice President
(Title)

STATE OF NEBRASKA]
COUNTY OF DOUGLAS] SS.

On this 8th day of September, 1992, before me a notary public in and for said county and state, personally appeared John C. Pearson who is the Vice President of NORWEST BANK NEBRASKA, N.A., and he acknowledged the execution of the above and foregoing document as his voluntary act and deed on behalf of said bank.

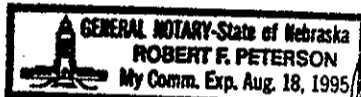
Ellen C. Albrecht
Notary Public



STATE OF NEBRASKA]
COUNTY OF DOUGLAS] SS.

On this 28th day of August, 1992 before me a notary public duly commissioned and qualified in said county personally came George W. Venteicher, Partner of Old Mill Associates, a Nebraska general partnership, partner of KV-Center Associates, a Nebraska general partnership, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be his voluntary act and deed.

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



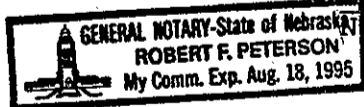
Robert F. Peterson

Notary Public

STATE OF NEBRASKA]
COUNTY OF DOUGLAS] SS.

On this 28th day of August, 1992 before me a notary public duly commissioned and qualified in said county personally came Frank R. Krejci, Partner of Old Mill Associates, a Nebraska general partnership, partner of KV-Center Associates, a Nebraska general partnership, to me known to be the identical person whose name is affixed to the foregoing instrument and acknowledged the same to be his voluntary act and deed.

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



Robert F. Peterson

Notary Public

DESCRIPTION OF "LAND"

LOTS 15, 16, 17, 18, 19, 20 AND 21 IN OAK VIEW, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, EXCEPT THE FOLLOWING TWO PARCELS:

1. The First Parcel excepted from the above legal description is as follows:

A tract of land being part of Lot 20, Oak View, a platted and recorded subdivision in Douglas County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of said Lot 20; said point also being the intersection of the east line of 144th Street and the south line of Oakview Drive; thence along the northerly line of said Lot 20 and along said south line of Oakview Drive, the following three (3) courses:

- (1) $S90^{\circ}00'00''E$, 77.09 feet to the beginning of a curve to the right;
- (2) along said curve, having a radius of 260.00 feet and a chord bearing $S74^{\circ}12'19''E$, 141.54 feet, an arc distance of 143.34 feet;
- (3) $S58^{\circ}24'38''E$, 128.59 feet;

Thence $S30^{\circ}02'33''W$, 179.38 feet; thence $N59^{\circ}57'27''W$, 141.90 feet; thence $N90^{\circ}00'00''W$, 110.18 feet to said east line of 144th Street; thence along said east line, $N0^{\circ}00'00''E$, 190.13 feet to the Point of Beginning; containing an area of 1.275 acres, more or less.

2. The Second Parcel excepted from the above legal description is as follows:

A tract of land being part of Lot 20, Oak View, a platted and recorded subdivision in Douglas County, Nebraska, more particularly described as follows:

Beginning at the southwest corner of said Lot 20; thence along the west line of said Lot 20, $N0^{\circ}00'43''W$ (platted bearing), 138.23 feet; thence continuing along said west line, $N0^{\circ}00'00''W$, 91.77 feet; thence $S90^{\circ}00'00''E$, 110.18 feet; thence $S59^{\circ}57'27''E$, 152.90 feet; thence $S30^{\circ}02'33''W$, 267.00 feet to the southwesterly line of said Lot 20; thence along said southwesterly line, $N54^{\circ}29'08''W$, 133.71 feet to the Point of Beginning; containing an area of 1.145 acres, more or less.

**SANITARY SEWER EASEMENT
BEST BUY TRACT**

An easement area for sanitary sewer purposes located in the Best Buy Tract of Lot 20, Oak View, a platted and recorded subdivision in Douglas County, Nebraska, more particularly described as follows:

Commencing at the most southwesterly corner of said Lot 20; thence S54°29'08"E, 479.73 feet, to the most southwesterly corner of said Best Buy Tract; thence N35°30'52"E, 98.23 feet; thence N54°29'08"W, 94.00 feet; thence N35°30'52"E, 172.00 feet; thence S54°29'08"E, 49.00 feet; thence N35°30'52"E, 44.44 feet, to the Point of Beginning, said point being on the westerly boundary of said tract; thence S54°29'08"E, 47.52 feet; thence S57°53'34"E, 163.51 feet to the easterly boundary of said Best Buy Tract; thence along said easterly boundary S35°30'52"W, 20.04 feet; thence N57°53'34"W, 162.92 feet; thence N54°29'08"W, 48.11 feet to said westerly boundary of Best Buy Tract; thence along said westerly boundary N35°30'52"E, 20.00 feet to the Point of Beginning, containing an area of 0.097 acre, more or less.

EXHIBIT "B"

**STORM SEWER EASEMENT
BEST BUY TRACT**

An easement area for storm sewer purposes located in the Best Buy Tract of Lot 20, Oak View, a platted and recorded subdivision in Douglas County, Nebraska, more particularly described as follows:

Beginning at the most southwesterly corner of said Lot 20; thence $S54^{\circ}29'08''E$, 479.73 feet, to the most southwesterly corner of said Best Buy Tract; thence $N35^{\circ}30'52''E$, 98.23 feet; thence $N54^{\circ}29'08''W$, 94.00 feet; thence $N35^{\circ}30'52''E$, 172.00 feet; thence $S54^{\circ}29'08''E$, 49.00 feet; thence $N35^{\circ}30'52''E$, 201.73 feet, to the most northwesterly corner of said tract, said point being the beginning of a non-tangent curve to the left; thence along the northerly boundary of said tract and along said curve, having a radius of 340.00 feet and a chord bearing $S69^{\circ}47'18''E$, 26.50 feet, an arc distance of 26.50 feet; thence $S30^{\circ}30'30''E$, 145.61 feet; thence $S48^{\circ}25'34''E$, 52.43 feet to the easterly boundary of said Best Buy Tract; thence along said easterly boundary, $S35^{\circ}30'52''W$, 20.11 feet; thence $N48^{\circ}25'34''W$, 57.71 feet; thence $N30^{\circ}30'30''W$, 167.84 feet to the westerly boundary of said tract; thence along said westerly boundary, $N35^{\circ}30'52''E$, 3.53 feet to the Point of Beginning, containing an area of 0.098 acre, more or less.

**UTILITY EASEMENT FOR
WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV
BEST BUY TRACT**

A multi-use utility easement area for water, gas, electric, telephone and cable television purposes located in the Best Buy Tract of Lot 20, Oak View, a platted and recorded subdivision in Douglas County, Nebraska, more particularly described as follows:

Commencing at the most southwesterly corner of said Lot 20; thence S54°29'08"E, 479.73 feet to the most southwesterly corner of said Best Buy Tract and the Point of Beginning; thence along the westerly boundary of said tract; N35°30'52"E, 25.00 feet; thence S54°29'08"E, 216.98 feet to the easterly boundary of said tract; thence along said easterly boundary, S35°30'52"W, 25.00 feet to the most southeasterly corner of said tract; thence along the southerly boundary of said tract, N54°29'08"W, 216.98 feet to the Point of Beginning, containing an area of 0.125 acre, more or less.

EXHIBIT "D"

CAM:920742-4.leg

8/28/92

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**STORM SEWER EASEMENT
BEST BUY TRACT**

An easement area for storm sewer purposes located in the Best Buy Tract of Lot 20, Oak View, a platted and recorded subdivision in Douglas County, Nebraska, more particularly described as follows:

Commencing at the most southwesterly corner of said Lot 20; thence $S54^{\circ}29'08''E$, 479.73 feet, to the most southwesterly corner of said Best Buy Tract; thence along the westerly boundary of said tract, $N35^{\circ}30'52''E$, 27.12 feet to the Point of Beginning; thence continuing along said westerly boundary $N35^{\circ}30'52''E$, 20.40 feet; thence $S65^{\circ}54'24''E$, 36.75 feet; thence $S24^{\circ}05'36''W$, 20.00 feet; thence $N65^{\circ}54'24''W$, 40.79 feet to the Point of Beginning, containing an area of 0.018 acre, more or less.

EXHIBIT "E"

CAM:920742-1.leg

8/28/92