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INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

**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, E and F 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, E and F 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, E and F 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.

CASH 31997<sup>H</sup> BK 1043 R COMP FV  
TYPE MISC PG 701-709 C/O SCAN VK MC  
FEE 4850 OF Misc COMP 10 FB 61-  
28224

RECEIVED  
Nov 23 1 53 PM '92  
GEORGE J. BOGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

Revised 11/22/92

IN WITNESS WHEREOF the Grantor has executed this Easement this 26<sup>th</sup> day of October, 1992.

GRANTOR:

KV-CENTER ASSOCIATES, a Nebraska general partnership

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

By: [Signature]  
George W. Venteicher  
President

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

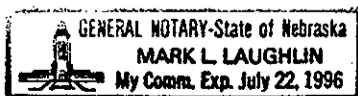
By: [Signature]  
George W. Venteicher  
Partner

By: [Signature]  
Frank R. Krejci  
Partner

STATE OF NEBRASKA]  
COUNTY OF DOUGLAS] SS.

On this 26<sup>th</sup> day of October, 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.

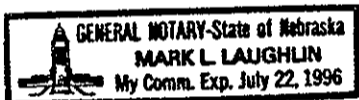


[Signature]  
Notary Public

STATE OF NEBRASKA]  
COUNTY OF DOUGLAS] SS.

On this 26<sup>th</sup> day of October, 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.

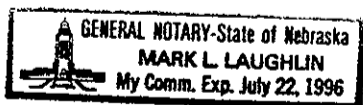


Mark L. Laughlin  
Notary Public

STATE OF NEBRASKA]  
COUNTY OF DOUGLAS] SS.

On this 26<sup>th</sup> day of October, 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.



Mark L. Laughlin  
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**

**HY-VEE TRACT**

An easement tract for sanitary sewer purposes located in the Hy-Vee 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 (Platted Bearing) 696.71 feet to the most southwesterly corner of said Hy-Vee tract; thence N35°30'52"E, 300.00 feet; thence N54°29'08"W, 51.24 feet; thence N35°30'52"E, 4.35 feet to the Point of Beginning, said point being on the westerly boundary of said Hy-Vee tract; thence along said westerly boundary, N35°30'52"E, 20.04 feet; thence S57°53'35"E, 118.34 feet; thence S60°20'48"E, 310.16 feet; thence S35°30'52"W, 20.36 feet; thence N40°26'58"W, 0.75 feet; thence N60°20'48"W, 307.38 feet; thence N57°53'35"W, 119.53 feet to the Point of Beginning, containing an area of 0.197 acre, more or less.

920340:selgl.2

**STORM SEWER EASEMENT**

**HY-VEE TRACT**

An easement tract for storm sewer purposes located in the Hy-Vee 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 (Platted Bearing), 696.71 feet to the most southwesterly corner of said Hy-Vee tract; thence N35°30'52"E, 300.00 Feet; thence N54°29'08"W, 51.24 feet; thence N35°30'52"E, 214.89 feet; thence N00°00'00"W, 39.74 to the northerly line of said Lot 20, said point also being on the southerly line of Oak View Boulevard; thence along said southerly line and along the northerly line of said Lot 20, S90°00'00"E, 141.99 feet to the Point of Beginning; thence S0°00'00"E, 12.00 feet; thence S45°31'24"E, 330.81 feet; thence S35°30'52"W, 20.25 feet; thence N45°31'24"W, 342.36 feet; thence N0°00'00"W, 20.39 feet to said northerly line of Lot 20; thence S90°00'00"E, 20.00 feet to the Point of Beginning, containing an area of 0.162 acre, more or less.

920340:selgl.1

**STORM SEWER EASEMENT**

**HY-VEE TRACT**

An easement tract for storm sewer purposes located in the Hy-Vee 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 (Platted Bearing), 894.71 feet to the Point of Beginning; thence N35°30'52"E, 18.17 feet; thence S54°29'08"E, 20.00 feet, thence S35°30'52"W, 18.17 feet to the southerly line of said Lot 20; thence along said southerly line, N54°29'08"W, 20.00 feet to the Point of Beginning, containing an area of 0.008 acre, more or less.

920340:selgl.3



**STORM SEWER EASEMENT**

**HY-VEE TRACT**

An easement tract for storm sewer purposes located in the Hy-Vee 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 (Platted Bearing) 696.71 feet to the most southwesterly corner of said Hy-Vee Tract; thence N35°30'52"E, 300.00 feet; thence N54°29'08"W, 51.24 feet; thence N35°30'52"E, 154.83 feet to the Point of Beginning, said point being on the westerly boundary of said Hy-Vee tract; thence S54°29'08"E, 184.24 feet; thence S35°30'52"W, 20.00 feet; thence N54°29'08"W, 184.24 feet to the westerly boundary of said Hy-Vee tract; thence along said westerly boundary, N35°30'52"E, 20.00 feet to the Point of Beginning, containing an area of 0.085 acre, more or less.

920340:lmlgl.1

**STORM SEWER EASEMENT**

An easement tract for storm sewer purposes located in Hy-Vee tract and part 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 (Platted Bearing), 1,073.38 feet to the Point of Beginning; thence N31°20'09"W, 71.34 feet; thence S89°47'15"E, 11.73 feet; thence N35°30'52"E, 10.88 feet; thence S31°20'09"E, 116.25 feet to the southerly line of said Lot 20; thence along said southerly line, N54°29'08"W, 50.87 feet to the Point of Beginning, containing an area of 0.034 acre, more or less.

920340:lllgl.1