



BK 0984 PG 203-207



MISC 1991 22554

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

EASEMENT

T

KNOW ALL MEN BY THESE PRESENTS:

The undersigned for and in consideration of the sum of One dollar (\$1.00) and other goods and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and convey unto:

METROPOLITAN UTILITIES DISTRICT OF OMAHA; and OMAHA PUBLIC POWER DISTRICT; and U.S. WEST COMMUNICATIONS; and

to any company which has been granted a franchise to provide a Cable Television System with the boundaries of Oak View Plaza subdivision, and to each of them.

and their respective successors and assigns (hereinafter collectively referred to as "Grantee"), a permanent easement for the right to construct, maintain, operate, repair and replace:

Gas, Water, Sewer, Electric, Cable Television and Telephone Service Transmission and distributor and distribution lines, wire, cable, pipes and fixtures,

and appurtenances thereto, in, through, over, under, upon and across the land described on Exhibit "A" attached hereto and incorporated herein by this reference,

Said easement includes, without limitation, the right to ingress and egress for the purpose of exercising the rights granted hereunder to Grantee and each of them.

No building shall be placed in, over, on, or across said easement; provided the undersigned Grantor its successor and assignees (hereinafter collectively referred to as the "Grantor") reserve the right to construct, plant, maintain, repair and replace at the expense of Grantor, landscaping, roadway, and parking lot improvements within the easement; and provided further Grantee, shall, at Grantee's expense, replace, replant, rebuild and restore all damage to such landscape, roadway and parking lot improvements caused by Grantee, in the exercise of the rights granted herein.

The easement granted herein shall run with the land described on Exhibit "A".

IN WITNESS WHEREOF, Grantor executes this Easement on the day and year first above-written.

RECEIVED

Nov 5 4 03 PM '91

GEORGE J. BUDLEWICZ REGISTER OF DEEDS DOUGLAS COUNTY, NE

KV-CENTER ASSOCIATES, a Nebraska general partnership,

By: KVI Ltd, a Nebraska corporation, general partner

By: [Signature] President

By: OLD MILL ASSOCIATES, a general partnership, general partner

By: [Signature] George W. Venteicher, general partner

By: [Signature] Frank R. Krejci, general partner

225549 Misc

984 C/O FEB 26.50 203-207 N Comp DEL 14 MC We misc: COMP A F/B 61-28224

NORWEST BANK NEBRASKA, NATIONAL ASSOCIATION, a Federal Banking Institution,

By: Steven R. Bucher
Its: AVP

STATE OF NEBRASKA)
) ss:
COUNTY OF DOUGLAS)

On this 5th day of November, 1991, before me, a notary public in and for said county and state, personally came GEORGE W. VENTEICHER, president of KVI, LTD., a Nebraska corporation, as general partner of KV-CENTER ASSOCIATES, a general Nebraska partnership, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said partnership and corporation.

WITNESS my hand and notarial seal at Omaha, in said county and state, the day and year last above written.

Susan Marie Heithoff
NOTARY PUBLIC

STATE OF NEBRASKA)
) ss:
COUNTY OF DOUGLAS)

On this 5th day of November, 1991, before me, a Notary Public in and for said county and state, personally came George W. Venteicher, general partner of OLD MILL ASSOCIATES, a general partnership, general partner of KV-CENTER ASSOCIATES, a Nebraska general partnership, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said partnerships.

WITNESS my hand and notarial seal at Omaha, in said county and state, the day and year last above written.



Susan Marie Heithoff
NOTARY PUBLIC

STATE OF NEBRASKA)
) ss:
COUNTY OF DOUGLAS)

On this 5th day of November, 1991, before me, a Notary Public in and for said county and state, personally came Frank R. Krejci, general partner of OLD MILL ASSOCIATES, a general partnership, general partner of KV-CENTER ASSOCIATES, a Nebraska general partnership, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said partnerships.

WITNESS my hand and notarial seal at Omaha, in said county and state, the day and year last above written.



Susan Marie Heithoff
NOTARY PUBLIC

STATE OF NEBRASKA)
) ss:
COUNTY OF DOUGLAS)

On this 5th day of November, 1991, before me, a Notary Public in and for said county and state, personally came

Steven R. Becken, Asst. Vice President of NORWEST BANK NEBRASKA, NATIONAL ASSOCIATION, a Federal Banking Institution, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said federal banking institution.

WITNESS my hand and notarial seal at Omaha, in said county and state, the day and year last above written.



Susan M. Heathoff
NOTARY PUBLIC

MULTI-USE EASEMENT FOR
METROPOLITAN UTILITIES DISTRICT
OMAHA PUBLIC POWER DISTRICT
U.S. WEST COMMUNICATION

LEGAL DESCRIPTION OF TRACT:

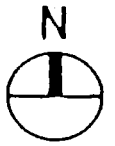
A tract of land being part of Lots 16, 20 and 21 and dedicated Hascall Street and dedicated 140th Street in Oak View, a Subdivision located in the West half (W1/2) of Section 36, Township 15 North, Range 11 East, Douglas County, Nebraska and more particularly described as follows:

Permanent Easement:

A 15 foot strip of land lying within said Lots 16, 20 and 21 dedicated Hascall Street, and dedicated 140th Street, being "Left" of parallel, and adjacent to the following described line: Beginning at the Northwest corner of Lot 16, said point also being on the Westerly Lot line of said Lot 16 and Easterly R.O.W. line of Oak View Drive; thence $S01^{\circ}19'52''E$ (assumed bearing), along the Westerly Lot line or extension thereof of said Lots 16, 16 Extension to 21, and 21 and said Easterly R.O.W. line of Oak View Drive or extension thereof, a distance of 670.02 feet to a point of curvature; thence Southwesterly, along Northwesterly Lot line of said Lot 21 and Easterly R.O.W. line of Oak View Drive on a curve to the right, said curve having a radius of 390.00 feet, a long chord of 336.33 feet bearing $S24^{\circ}12'44''W$, and an arc length of 347.74 feet to a point of tangency; thence $S49^{\circ}45'20''W$ along the said Northwesterly Lot line of Lot 21 and Southeasterly R.O.W. line of said Oak View Drive, a distance of 133.41 feet to a point of curvature; thence Southwesterly, along said Northwesterly Lot line of Lot 21 or extension thereof and Southeasterly R.O.W. line of Oak View Drive or extension thereof, on a curve to the right, said curve having a radius of 360.00 feet, a long chord of 247.70 feet bearing $S69^{\circ}52'40''W$ and an arc length of 252.86 feet to a point of tangency; thence Due West, along the North Lot line of said Lot 20 or extension thereof and South R.O.W. line of said Oak View Drive or extension thereof, a distance of 458.89 feet to a point of curvature; thence Northwesterly, along said Northerly Lot line of Lot 20 and Southerly R.O.W. line of Oak View Drive, on a curve to the right, said curve having a radius of 340.00 feet, a long chord of 185.09 feet bearing $N74^{\circ}12'19''W$ and an arc length of 187.46 feet to a point of tangency; thence $N58^{\circ}24'38''W$ along said Northerly Lot line of Lot 20 and Southerly R.O.W. line of Oak View Drive, a distance of 430.22 feet to a point of curvature; thence Northwesterly, along the said Northerly Lot line of Lot 20 and Southerly R.O.W. line of Oak View Drive, on a curve to the left, said curve having a radius of 260.00 feet, a long chord of 141.54 feet bearing $N74^{\circ}12'19''W$ and an arc length of 143.35 feet to a point of tangency; thence Due West along the North Lot line of said Lot 20 and South R.O.W. line of Oak View Drive, a distance of 77.09 feet to the Point of Termination, also being the intersection of the said South R.O.W. line of Oak View Drive and East R.O.W. line of 144th Street.

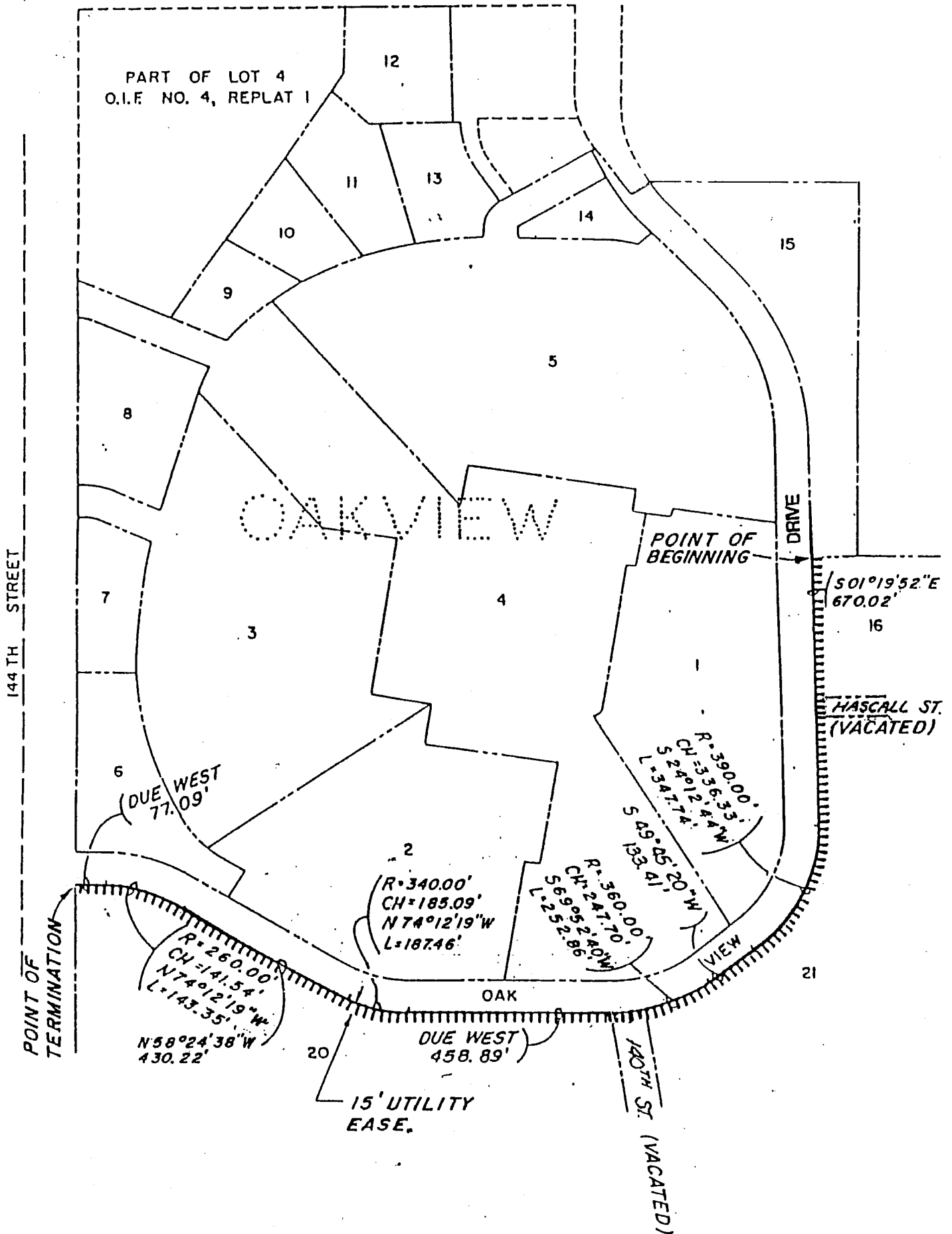
The total area of said tract is 0.94 acres, more or less.

LKC:jrh919:1




SCALE 1" = 300'

WEST CENTER ROAD



LEGEND

..... 15' WIDE UTILITY EASEMENT

PLATE 1	DATE 10-29-91	TITLE MULTI-USE EASEMENT	 KIRKHAM, ARCHITECTS MICHAEL, ENGINEERS AND ASSOCIATES, PLANNERS
	K.M.A. NO. B901130	PROJECT OAK VIEW SUB.	