



BK 0984 PG 396-401



MISC 1991 22728

THIS PAGE INCLUDED FOR  
INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

EASEMENT

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:

All present and future owners of any portion of Lots 19 and 20, Oak View ~~Place~~ subdivision, as surveyed, platted and recorded in Douglas County, Nebraska (the "benefitted land")

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

Storm Sewer Lines,

and appurtenances thereto, in, through, over, under, upon and across the land described on Exhibits "A and B" 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.

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 benefitted land and the land described on Exhibits "A and B".

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

KV-CENTER ASSOCIATES, a Nebraska general partnership,

By: KVI Ltd, a Nebraska corporation, general partner

By: George W. Venteicher ✓  
President

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

By: George W. Venteicher ✓  
George W. Venteicher,  
general partner

By: Frank R. Krejci  
Frank R. Krejci,  
general partner

Rec 22728 H  
RECEIVED  
Nov 7 1 21 PM '91  
ROBERT BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

BK 984 N Comp C/O ✓ FEE 31.00  
PG 396-401 N        DEL VK MC We  
OF Misc COMP DS F/B 61-28224

STATE OF NEBRASKA )  
 ) ss:  
COUNTY OF DOUGLAS )

On this 7th 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.



Sharon M Chalupa  
NOTARY PUBLIC

STATE OF NEBRASKA )  
 ) ss:  
COUNTY OF DOUGLAS )

On this 7 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.

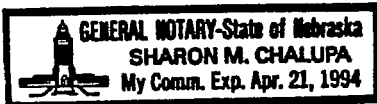


Sharon M Chalupa  
NOTARY PUBLIC

STATE OF NEBRASKA )  
 ) ss:  
COUNTY OF DOUGLAS )

On this 7 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.



Sharon M Chalupa  
NOTARY PUBLIC

STORM SEWER EASEMENT  
WESTERN AUTO

## LEGAL DESCRIPTION OF TRACT:

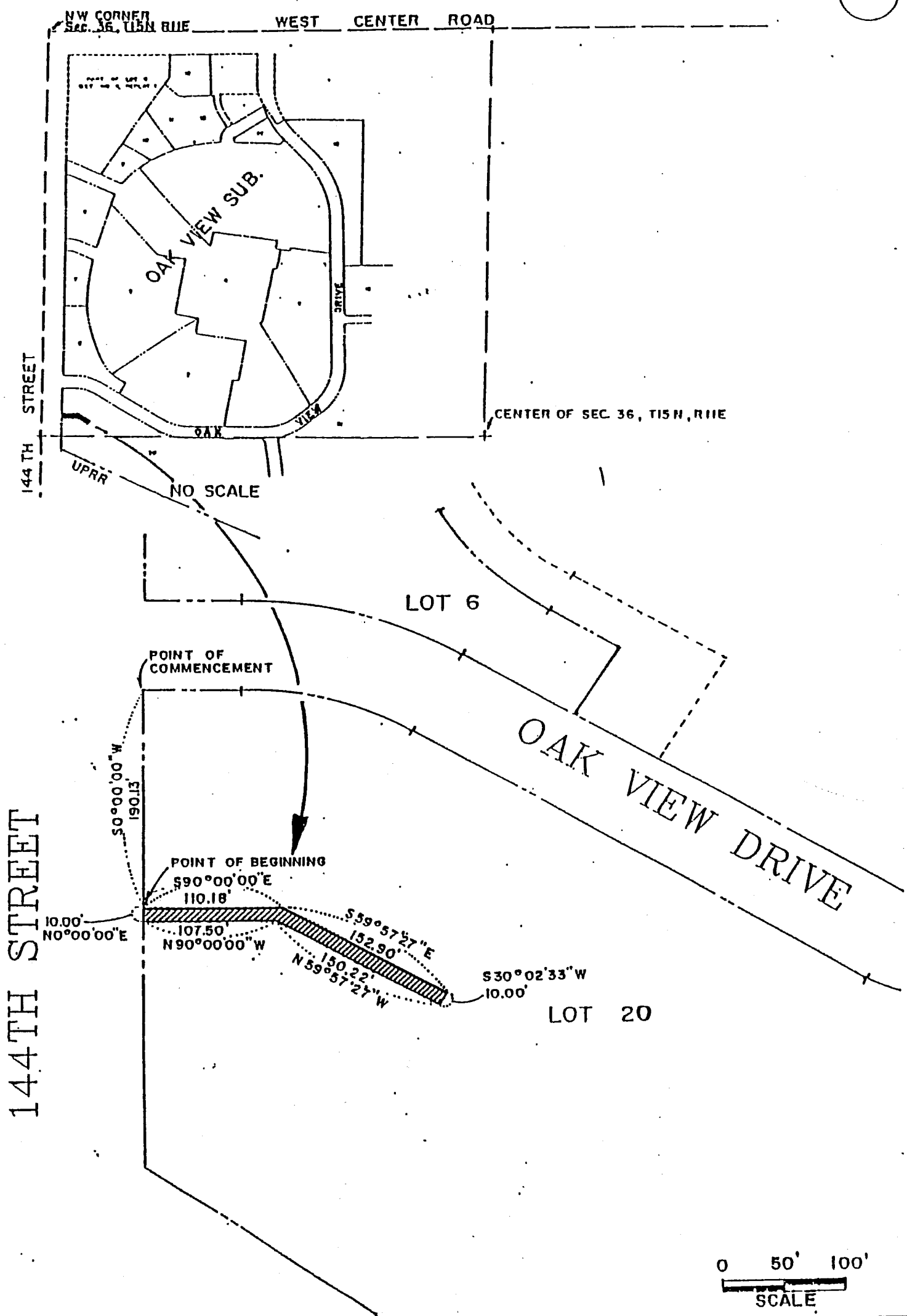
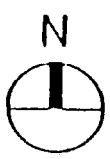
A tract of land being part of Lot 20 in Oak View, a subdivision located in the West half (W1/2) of Section 36, Township 15 North, Range 11 East, Douglas County, Nebraska and more particularly described as follows:

## Permanent Easement:

Commencing at the Northwest corner of said Lot 20, Oak View Subdivision; thence S0°00'00"W (assumed bearing) along the East Right-Of-Way (R.O.W.) line of 144th Street and West lot line of said Lot 20, Oak View Subdivision, a distance of 190.13 feet to the True Point of Beginning; thence S90°00'00"E, a distance of 110.18 feet; thence S59°57'27"E a distance of 152.90 feet; thence S30°02'33"W a distance of 10.00 feet; thence N59°57'27"W a distance of 150.22 feet; thence N90°00'00"W a distance of 107.50 feet, to a point on the said East R.O.W. line of 144th Street and West lot line of Lot 20; thence N0°00'00"E along the said East R.O.W. line of 144th Street and West lot line of Lot 20 a distance of 10.00 feet to the Point of Beginning.

Total area of the tract is 0.060 acres more or less.

LKC:jrh919:3



144TH STREET

144TH STREET

NW CORNER Sec. 36, T15N, R11E WEST CENTER ROAD

CENTER OF SEC. 36, T15N, R11E

OAK VIEW SUB.

LOT 6

OAK VIEW DRIVE

POINT OF COMMENCEMENT

POINT OF BEGINNING

10.00' N0°00'00"E

50°00'00"W 190.13'

S90°00'00"E 110.18'

N90°00'00"W 107.50'

S59°57'27"E 152.90'

N59°57'27"W 150.22'

S30°02'33"W 10.00'

LOT 20

0 50' 100'  
SCALE

DATE	10-28-91
	K.M.A. NO.
	B910935

TITLE
WESTERN AUTO STORM SEWER
PROJECT
OAK VIEW SUB.



KIRKHAM, ARCHITECTS  
MICHAEL, ENGINEERS  
AND ASSOCIATES, PLANNERS

STORM SEWER EASEMENT  
ON FIRSTIER PROPERTY

LEGAL DESCRIPTION OF TRACT:

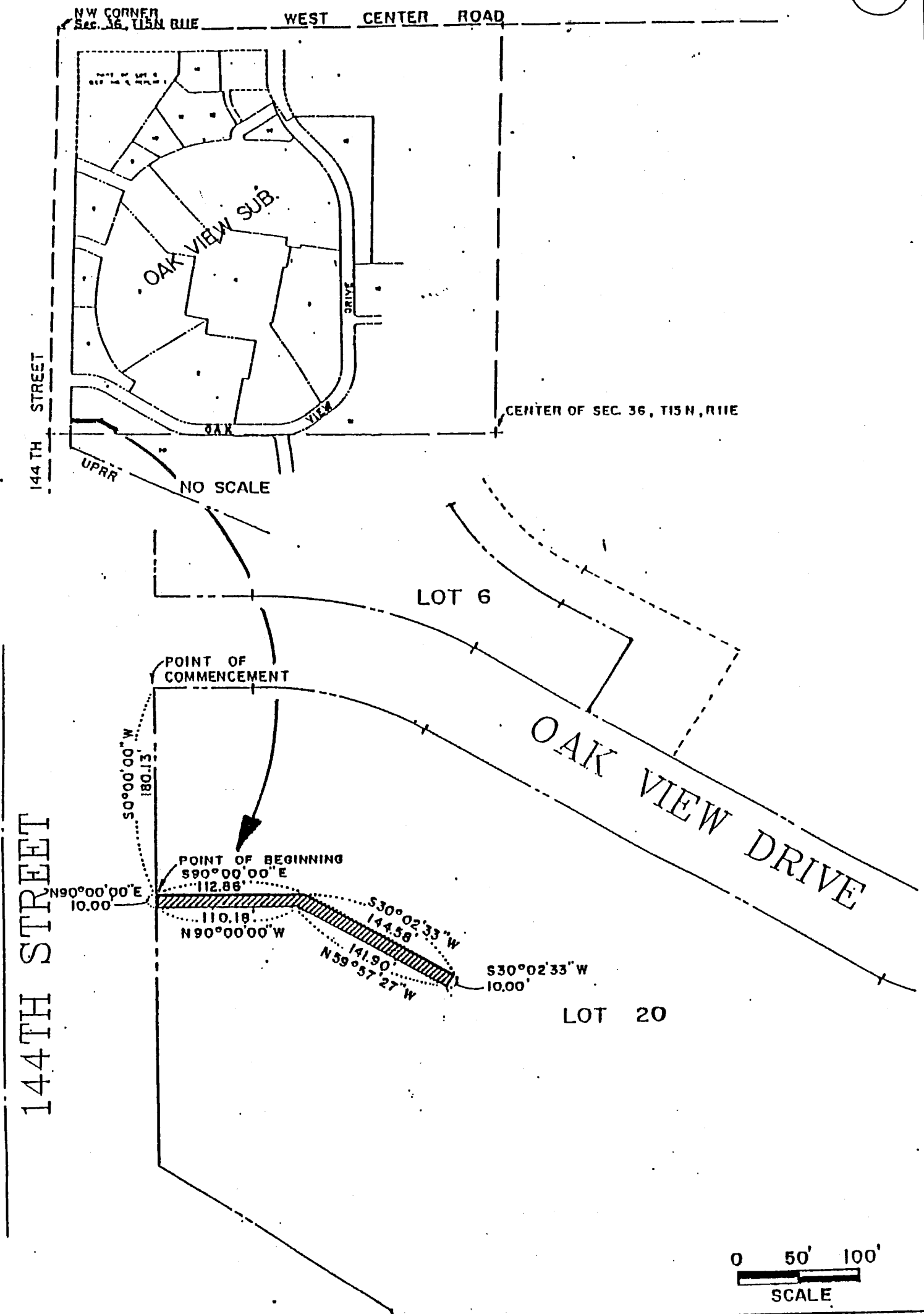
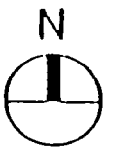
A tract of land being part of Lot 20 in Oak View, a subdivision located in the West Half (W1/2) of Section 36, Township 15 North, Range 11 East, Douglas county, Nebraska and more particularly described as follows:

Permanent Easement:

Commencing at the Northwest corner of said Lot 20, Oak View Subdivision; thence S0°00'00"W (assumed bearing) along the East Right-Of-Way (R.O.W.) line of 144th Street and West lot line of said Lot 20, Oak View Subdivision, a distance of 180.13 feet to the True Point of Beginning; thence S90°00'00"E, a distance of 112.86 Feet; thence S59°57'27"E, a distance of 144.58 feet; thence S30°02'33"W, a distance of 10.00 feet; thence N59°57'27"W, a distance of 141.90 feet; thence N90°00'00"W, a distance of 110.18 feet, to a point on the said East R.O.W. line of 144th Street and West Lot line of Lot 20; thence N0°00'00"E, along the said East R.O.W. line of 144th Street and West lot line of Lot 20, a distance of 10.00 feet to the Point of Beginning.

Total area of the tract is 0.058 acres more or less.

LKC:jrh919:4



LATE  
DATE 10-28-91  
K.M.A. NO. B910935

TITLE FIRSTIER STORM SEWER EASE.  
PROJECT OAK VIEW SUB.

**K&M** KIRKHAM, ARCHITECTS  
MICHAEL ENGINEERS  
AND ASSOCIATES PLANNERS