

BOOK 656 PAGE 302
PERMANENT SEWER EASEMENT

PROJECT NO. _____
TRACT NO. _____

KNOW ALL MEN BE THESE PRESENTS:

THAT TED REEDER and BERNARD REEDER
hereinafter referred to as GRANTOR, (whether one or more) for and in consideration of the sum of _____ Dollars (\$ _____) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey unto the CITY OF OMAHA, NEBRASKA, a Municipal Corporation, hereinafter referred to as CITY, and to its successors and assigns, an easement for the right to construct, maintain and operate a _____ Storm Sewer, and appurtenances thereto, in, through, and under the parcel of land described as follows, to-wit:

In Lots 47, 48, 49, 50, 51, 58, 59, 60, & 61, GEORGETOWNE REPLAT II,
See attached exhibits A thru H.

TO HAVE AND TO HOLD unto said CITY, its successors and assigns, together with the right of ingress and egress from said premises for the purpose of constructing, inspecting, maintaining or operating said Sewer at the will of the CITY. The GRANTOR may, following construction of said Sewer, continue to use the surface of the easement strip conveyed hereby for other purposes, subject to the right of the CITY to use the same for the purposes herein expressed.

It is further agreed as follows:

1. That no buildings, improvements, or other structures, shall be placed in, on, over, or across said easement strip by GRANTOR, his or their successors and assigns without express approval of the CITY. Improvements which may be approved by CITY include landscaping or road, street or parking area surfacing or pavement. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by GRANTOR, his heirs, successors or assigns.
2. That CITY will replace or rebuild any and all damage to improvements caused by CITY exercising its rights of inspecting, maintaining or operating said Sewer, except that, damage to, or loss of, trees and shrubbery will not be compensated for by CITY.
3. That CITY shall cause any trench made on said easement strip to be properly refilled and shall cause the premises to be left in a neat and orderly condition. This easement is also for the benefit of any contractor, agent, employee, or representative of the CITY and any of said construction and work.
4. That said GRANTOR for himself or themselves and his or their heirs, executors and administrators does or do confirm with the said CITY and its assigns, that he or they, the GRANTOR is or are well seized in fee of the above described property and that he or they has or have the right to grant and convey this easement in the manner and form aforesaid, and that he or they will, and his or their heirs, executors, and administrators, shall warrant, and defend this easement to said CITY and its assigns against the lawful claims and demands of all persons. This easement runs with the land.
5. That said easement is granted upon the condition that the CITY will remove or cause to be removed all presently existing improvements thereon, including but not limited to, crops, vines, trees within the easement area as necessary for construction.
6. That this instrument contains the entire agreement of the parties; that there are no other different agreements or understandings, except a Temporary Construction Easement if and as applicable, between the GRANTOR and the CITY or its agents; and that the GRANTOR, in executing and delivering this instrument, has not relied upon any promises, inducements, or representations of the CITY or its agents or employees, except as are set forth herein.

IN WITNESS WHEREOF said GRANTOR has or have hereunto set his or their hand(s) this 29th day of July A.D., 1997.

[Signature]
Ted Reeder
[Signature]
Bernard Reeder

Name of Corporation
Corporate Seal By _____ President
Attest _____ Secretary

(Acknowledged on reverse side hereof)

BOOK 656 PAGE 303

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

On this 29th day of July, 1981, before me a Notary Public,
in and for said County, personally came the above named:

Ed Reider and Bernard Reider

who is (are) personally known to me to be the identical person(s) whose name(s)
is (are) affixed to the above instrument and acknowledged the instrument to be
his, her (their) voluntary act and deed for the purpose therein stated.

WITNESS my hand and Notarial Seal the date aforesaid.



Cathy M. Pendley
Notary Public

My Commission expires 11/14/83

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

On this _____ day of _____, 19____, before me, the
undersigned, a Notary Public in and for said County, personally came

_____ President of _____

_____ a _____ Corporation,

and _____, Secretary of said Corporation, to me
personally known to be the President and Secretary respectively of said Corporation
and the identical persons whose names are affixed to the foregoing instrument, and
acknowledged the execution thereof to be their respective voluntary act and deed as
such officers and the voluntary act and deed of said Corporation, and the Corporate
Seal of said Corporation to be thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year
last above written.

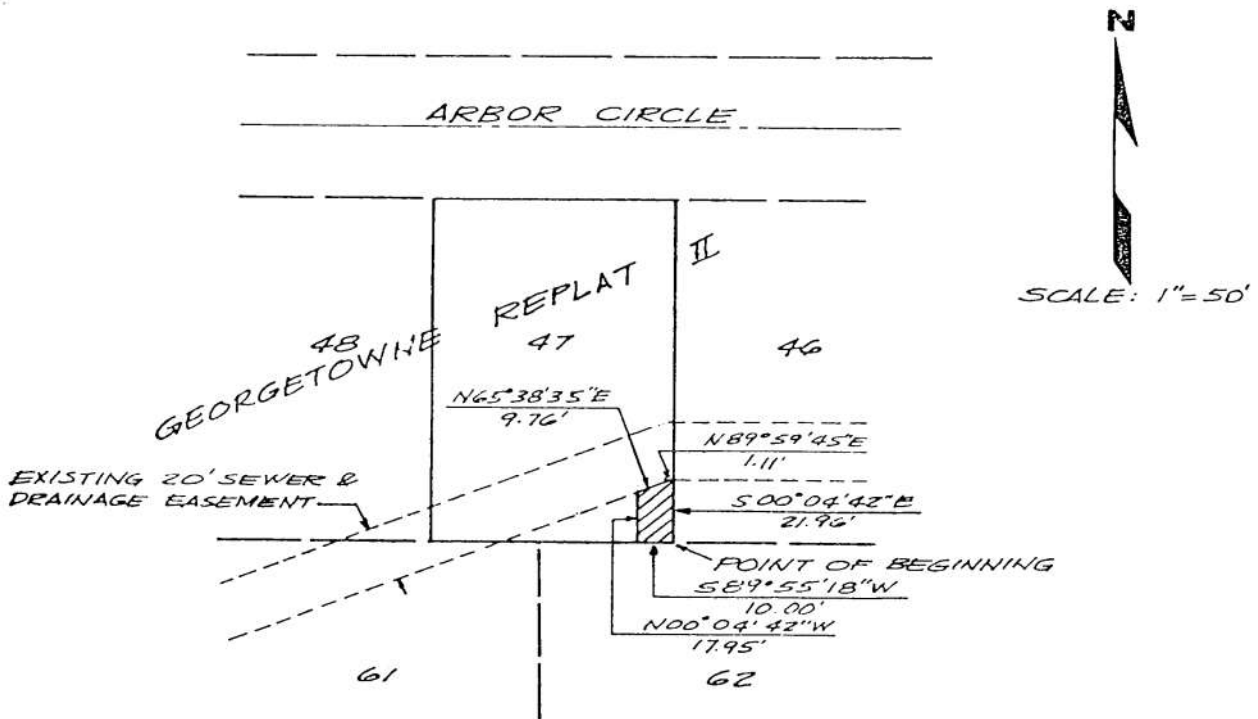
Notary Public

My Commission expires _____

EXHIBIT 'A' BOOK 656 PAGE 304

Easement Description

A permanent sewer and drainage easement over and across that part of Lot 47 in GEORGETOWNE REPLAT II, an addition, as surveyed, platted, and recorded in Douglas County, Nebraska, being more particularly described as follows: Beginning at the Southeast corner of said Lot 47; thence S 89°55'18" W (Bearings taken from Original Platting) along the South line of said Lot 47; thence N 00°04'42" W along a line 10.0 feet West from and parallel to the East line of said Lot 47 for 17.95 feet to the South line of an existing 20 foot sewer and drainage easement; thence N 65°38'35" E along the South line of said 20 foot easement for 9.76 feet; thence N 89°59'45" E along the South line of said 20 foot easement for 1.11 feet to the East line of said Lot 47; thence S 00°04'42" E along the East line of said Lot 47 for 21.96 feet to the Point of Beginning.



Des. By RF Ckd. By [Signature] Date AUG. 28, 1980 Job Number 710026

lamp, rynearson & associates, inc.
 architects engineers surveyors planners
 8200 west dodge road omaha, nebraska 68114 402-387-3008

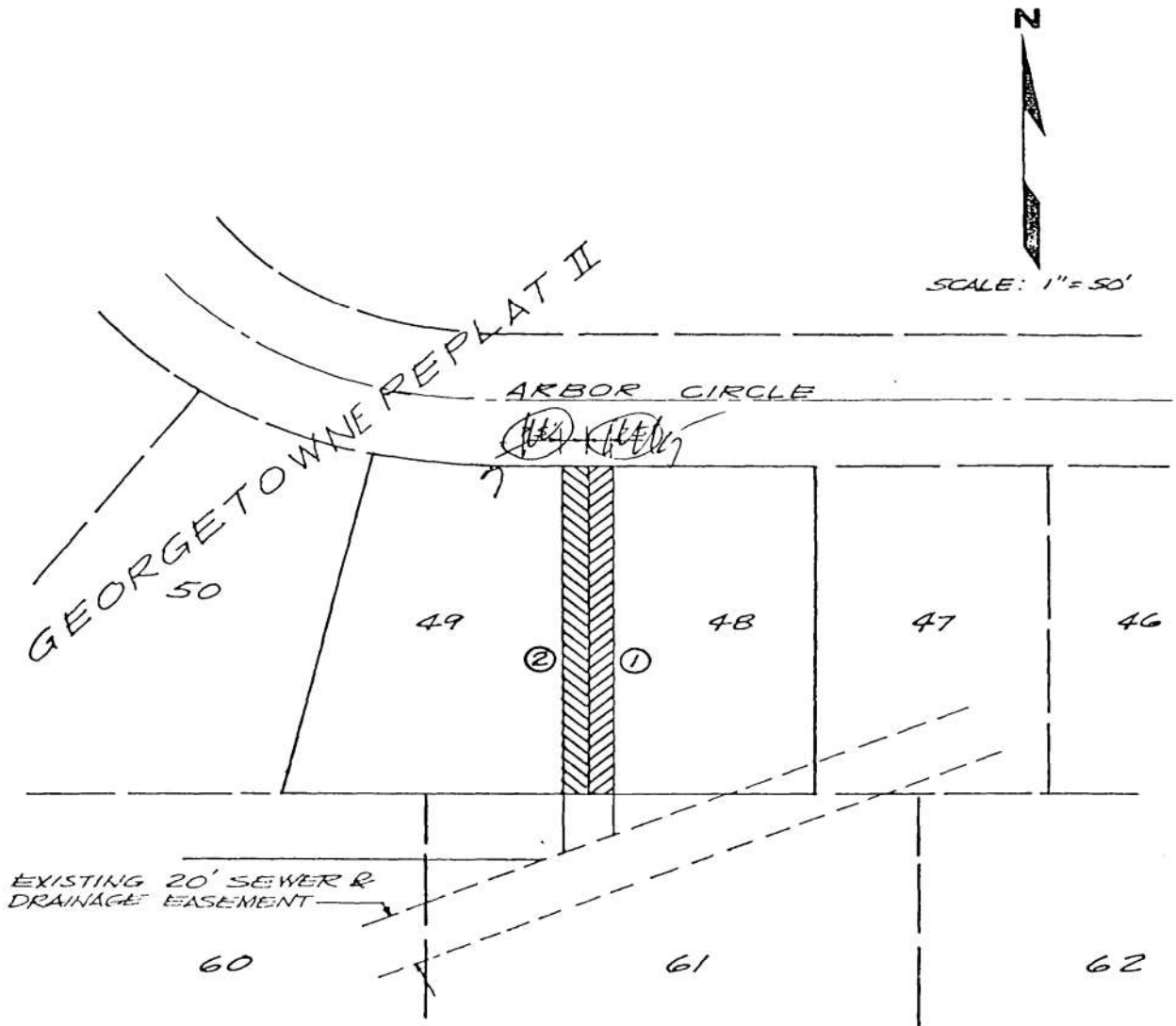
EXHIBIT 'B'
BOOK 656 PAGE 305

Easement No. 1 Description

A permanent sewer and drainage easement over and across the West ⁵ ~~46~~ feet of Lot 48, in GEORGETOWNE REPLAT II, an addition as surveyed, platted and recorded, in Douglas County, Nebraska.

Easement No. 2 Description

A permanent sewer and drainage easement over and across the East ⁵ ~~46~~ feet of Lot 49, in GEORGETOWNE REPLAT II, an addition as surveyed, platted and recorded, in Douglas County, Nebraska.

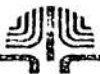


Dwn. By RF

Chd. By [Signature]

Date AUG. 28, 1980

Job Number 710026



lamp, rynearson & associates, inc.
architects engineers surveyors planners

9290 west dodge road

omaha, nebraska 68114

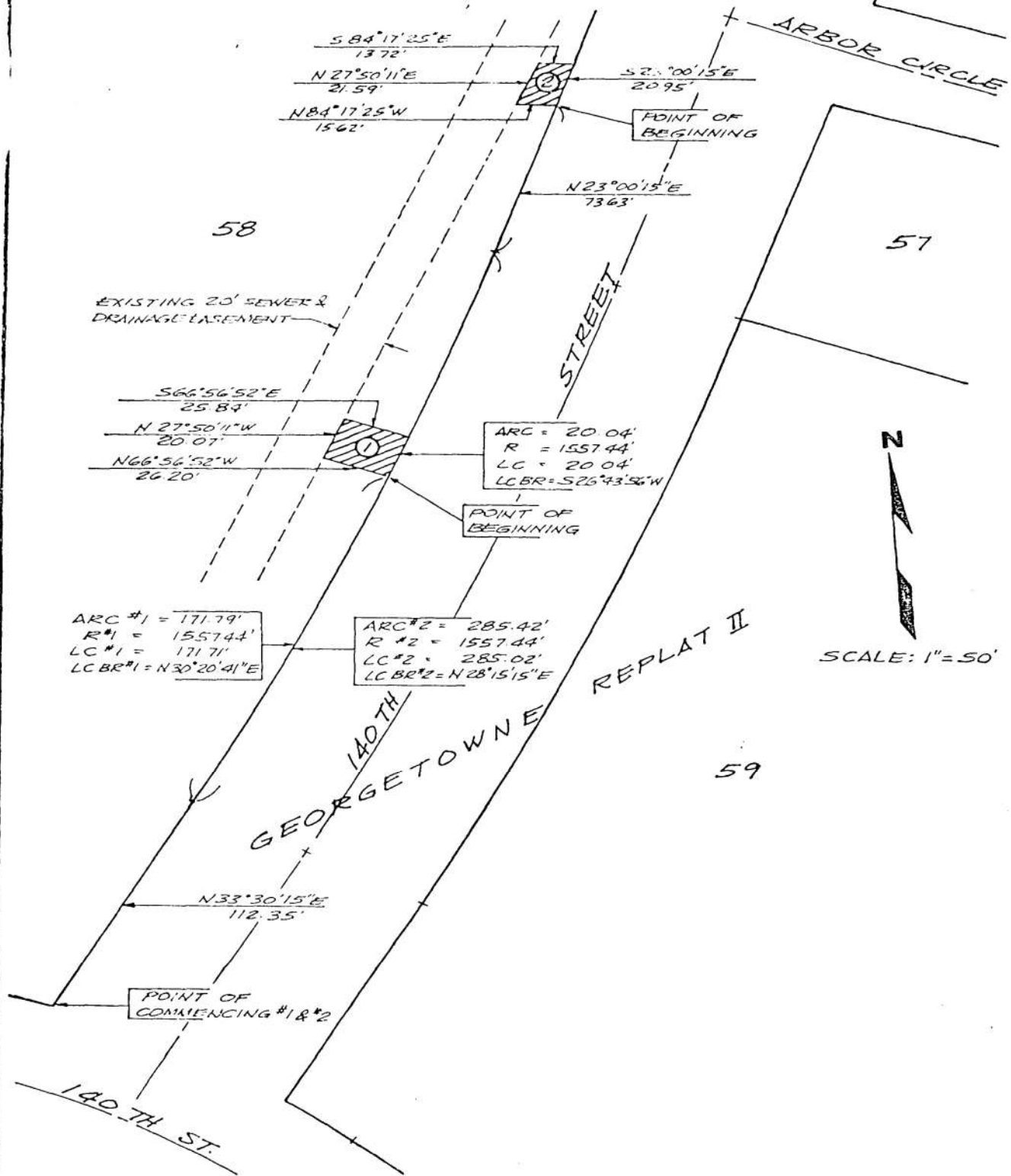
402-397-3008

EXHIBIT 'C'

Sheet 1 of 2

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18



Des. By RP

Chd. By _____

Date SEPT. 29, 1980

Job Number 710023



lamp, rynearson & associates, inc.
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8980 west dodge road

omaha, nebraska 68114

402-387-3008

EXHIBIT 'C'
BOOK 656 PAGE 307Easement No. 1 Description:

A permanent 20 foot wide sewer and drainage easement over and across that part of Lot 58 in GEORGETOWNE REPLAT II, an addition as surveyed, platted and recorded in Douglas County, Nebraska, being more particularly described as follows: Commencing at the Southeast corner of said Lot 58; thence N 33°30'15" E (Bearings taken from Final Plat of GEORGETOWNE REPLAT II) along the East line of said Lot 58 for 112.35 feet; thence continuing along the East line of said Lot 58 and along a 1557.44 foot radius curve to the left (having a chord bearing N 30°20'41" E and a chord distance of 171.71 feet) for an arc distance of 171.79 feet to the True Point of Beginning; thence N 66°56'52" W for 26.20 feet to the East line of an existing 20' sewer and drainage easement; thence N 27°50'11" E along the East line of said existing 20' easement for 20.07 feet; thence S 66°56'52" E for 25.84 feet to the East line of said Lot 58; thence Southwesterly along the East line of said Lot 58 and along a 1557.44 foot radius curve to the right (having a chord bearing S 26°48'56" W and a chord distance of 20.04 feet) for an arc distance of 20.04 feet to the True Point of Beginning.

Easement No. 2 Description:

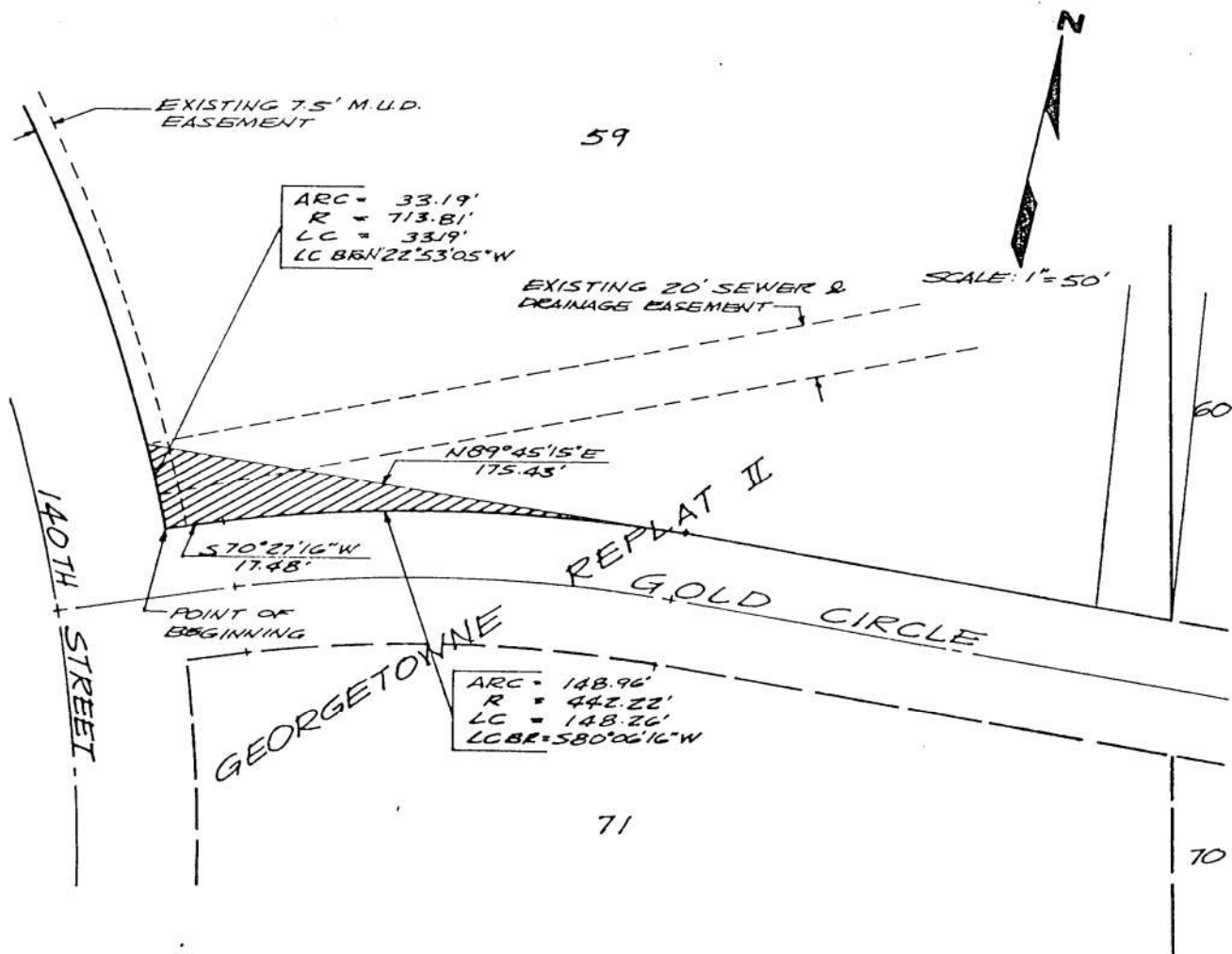
-A permanent 20 foot wide sewer and drainage easement over and across that part of Lot 58 in GEORGETOWNE REPLAT II, an addition as surveyed, platted and recorded in Douglas County, Nebraska, being more particularly described as follows: Commencing at the Southeast corner of said Lot 58; thence N 33°30'15" E (Bearings taken from Final Plat of GEORGETOWNE REPLAT II) along the East line of said Lot 58 for 112.35 feet; thence continuing along the East line of said Lot 58 and along a 1557.44 foot radius curve to the left (having a chord bearing N 28°15'15" E and a chord distance of 285.02 feet) for an arc distance of 285.42 feet; thence continuing along the East line of said Lot 58, N 23°00'15" E for 73.63 feet to the True Point of Beginning; thence N 84°17'25" W for 15.62 feet to the East line of an existing 20 foot sewer and drainage easement; thence N 27°50'11" E along the East line of said existing 20 foot easement for 21.59 feet; thence S 84°17'25" E for 13.72 feet to the East line of said Lot 58; thence S 23°00'15" W along the East line of said Lot 58 for 20.95 feet to the True Point of Beginning.

Easement Description

EXHIBIT 'D'

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A permanent sewer and drainage easement over and across that part of Lot 59, GEORGETOWNE REPLAT II, an addition as surveyed, platted and recorded, in Douglas County, Nebraska, being more particularly described as follows: Beginning at the Southwest corner of said Lot 59; thence Northwestwardly along the West line of said Lot 59 and along a 713.81 foot radius curve to the left (having a chord bearing N 22°53'05" W and a chord distance of 33.19 feet) for an arc distance of 33.19 feet; thence N 89°45'15" E for 175.43 feet to a point of curvature on the South line of said Lot 59; thence Southwestwardly along the Southerly line of said Lot 59 and along a 442.22 foot radius curve to the left (having a chord bearing S 80°06'16" W and a chord distance of 148.26 feet) for an arc distance of 148.96 feet; thence S 70°27'16" W along the South line of said Lot 59 for 17.48 feet to the Point of Beginning.



Dwn. By RA Ckd. By _____ Date _____ Job Number 710026

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 8280 west dodge road omaha, nebraska 68114 402-397-3008

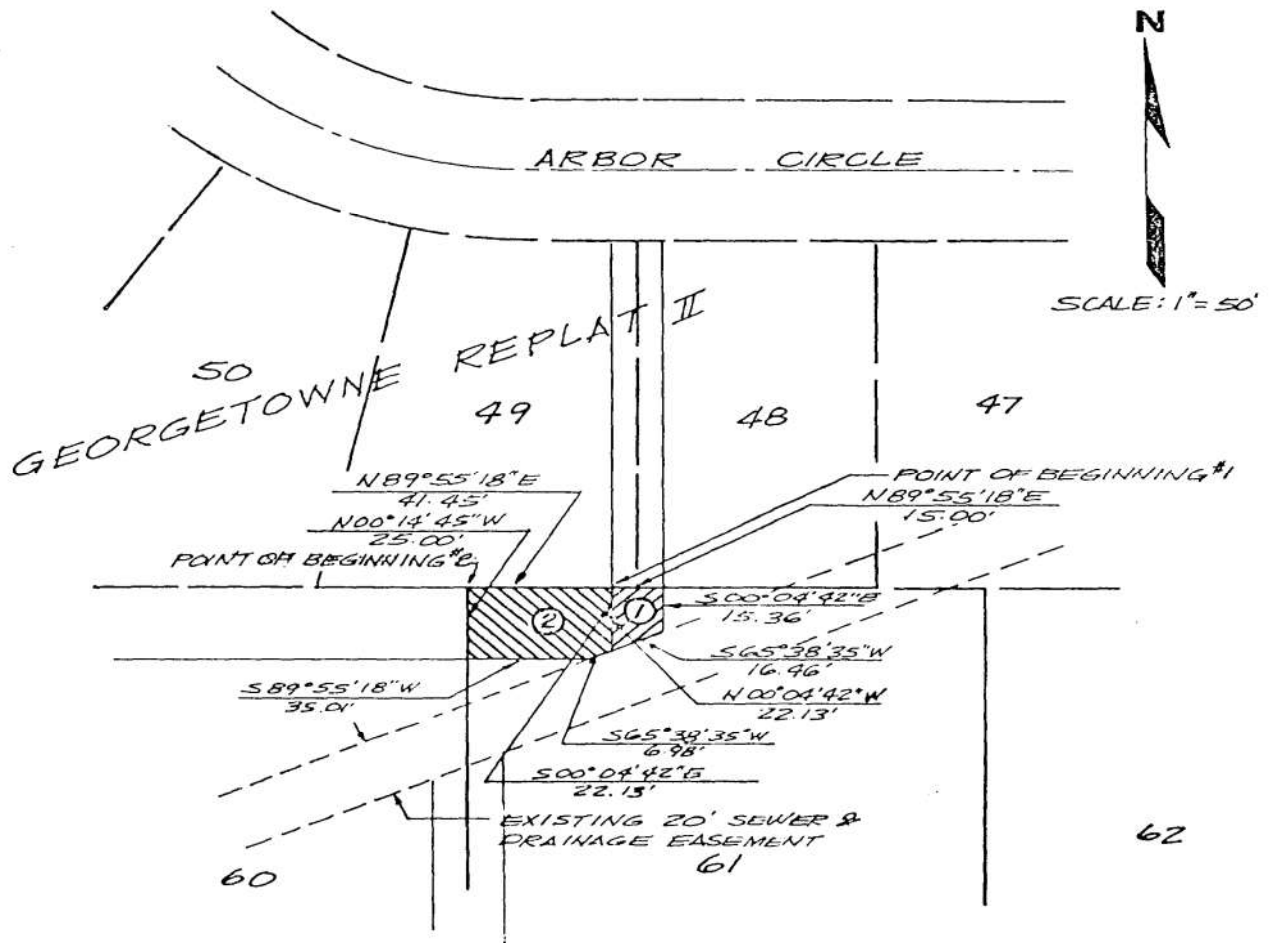
BOOK 656 PAGE 309

Sheet 1 of 2

EXHIBIT 'E'

Easement Descriptions

SEE ATTACHED SHEET.



Des. By RC

Chd. By [Signature]

Date AUG. 28, 1980

Job Number 710026

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 architects engineers surveyors planners
 8280 west dodge road omaha, nebraska 68114 402-397-3008

EXHIBIT 'E'

BOOK 656 PAGE 310

Easement No. 1 Description

A permanent sewer and drainage easement over and across that part of Lot 61, GEORGETOWNE REPLAT II, an addition as surveyed, platted and recorded in Douglas County, Nebraska, being more particularly described as follows: Beginning at a point on the North line of said Lot 61 that is 41.45 feet East from the Northwest corner of said Lot 61 and also being 7.5 feet West from the Southeast corner of Lot 49 in GEORGETOWNE REPLAT II; thence N 89°55'18" E (Bearings taken from Original Platting) along the North line of said Lot 61 for 15.0 feet; thence S 00°04'42" E along a line parallel to the East line of said Lot 49 for 15.36 feet to the North line of an existing 20 foot sewer and drainage easement; thence S 65°38'35" W along the North line of said 20 foot easement for 16.46 feet; thence N 00°04'42" W along a line parallel to the East line of said Lot 49 for 22.13 feet to the Point of Beginning.

Easement No. 2 Description

A permanent drainage easement over and across that part of Lot 61, in GEORGETOWNE REPLAT II, an addition as surveyed, platted and recorded, in Douglas County, Nebraska, being more particularly described as follows: Beginning at the Northwest corner of said Lot 61; thence N 89°55'18" E (Bearings taken from Original Platting) along the North line of said Lot 61 for 41.45 feet; thence S 00°04'42" E along a line 7.5 feet West from and parallel to the Southerly extension of the East line of Lot 49, GEORGETOWNE REPLAT for 22.13 feet to the North line of an existing 20 foot sewer and drainage easement; thence S 65°38'35" W along the North line of said 20 foot easement for 6.98 feet to a point 25.0 feet South from the North line of said Lot 61; thence S 89°55'18" W along a line 25.0 feet South from and parallel to the North line of said Lot 61 for 35.01 feet to the West line of said Lot 61; thence N 00°14'45" W along the West line of said Lot 61 for 25.0 feet to the Point of Beginning.

Job No. 710026

EXHIBIT 'F'

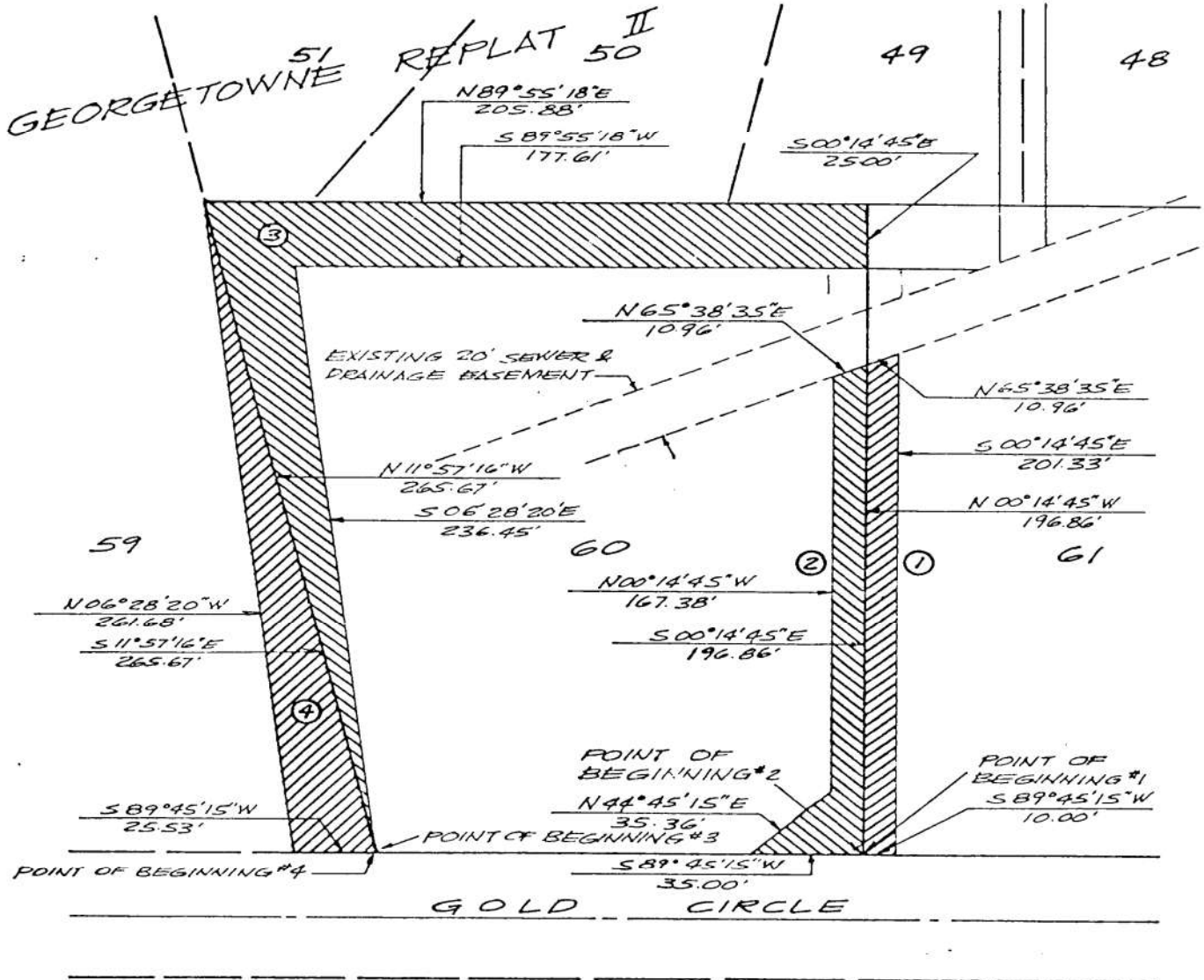
BOOK 656 PAGE 311



SCALE: 1"=50'

Easement Descriptions

SEE ATTACHED SHEET.

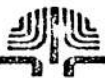


Des. By AM

Chd. By [Signature]

Date AUG. 28, 1980

Job Number 710026



lamp, rynearson & associates, inc.
architects engineers surveyors planners

8280 west dodge road

omaha, nebraska 68114

402-397-3008

EXHIBIT 'F'
BOOK 656 PAGE 312Easement No. 1 Description

A permanent sewer and drainage easement over and across that part of Lot 61 in GEORGETOWNE REPLAT, an addition as surveyed, platted and recorded, in Douglas County, Nebraska, being more particularly described as follows: Beginning at the Southwest corner of said Lot 61; thence N 00°14'45" W (Bearings taken from Original Platting) along the West line of said Lot 61 for 196.86 feet to the South line of an existing 20.0 foot sewer and drainage easement; thence N 65°38'35" E along the South line of said 20 foot easement for 10.96 feet to a point 10.0 feet East from the West line of said Lot 61; thence S 00°14'45" E along a line 10.0 feet East from and parallel to the West line of said Lot 61 for 201.33 feet to the South line of said Lot 61; thence S 89°45'15" W along the South line of said Lot 61 for 10.0 feet to the Point of Beginning.

Easement No. 2 Description

A permanent sewer and drainage easement over and across that part of Lot 60 in GEORGETOWNE REPLAT, an addition as surveyed, platted and recorded, in Douglas County, Nebraska, being more particularly described as follows: Beginning at the Southeast corner of said Lot 60; thence S 89°45'15" W (Bearings taken from Original Platting) along the South line of said Lot 60 for 35.0 feet; thence N 44°45'15" E for 35.36 feet to a point that is 10.0 feet West from the East line of said Lot 60; thence N 00°14'45" W along a line 10.0 feet West from and parallel to the East line of said Lot 60 for 167.38 feet to the South line of an existing 20 foot sewer and drainage easement; thence N 65°38'35" E along the South line of said 20 foot easement for 10.96 feet to the East line of said Lot 60; thence S 00°14'45" E along the East line of said Lot 60 for 196.86 feet to the Point of Beginning.

Easement No. 3 Description

A permanent drainage easement over and across that part of Lot 60 in GEORGETOWNE REPLAT II, an addition as surveyed, platted and recorded, in Douglas County, Nebraska, being more particularly described as follows: Beginning at the Southwest corner of said Lot 60; thence N 11°57'16" W (Bearings taken from Original Platting) along the West line of said Lot 60 for 265.67 feet to the Northwest corner of said Lot 60; thence N 89°55'18" E along the North line of said Lot 60 for 205.88 feet to the Northeast corner of said Lot 60; thence S 00°14'45" E along the East line of said Lot 60 for 25.0 feet; thence S 89°55'18" W along a line 25.0 feet South from and parallel to the North line of said Lot 60 for 177.61 feet; thence S 06°28'20" E for 236.45 feet to the Point of Beginning.

Easement No. 4 Description

A permanent drainage easement over and across that part of Lot 59 in GEORGETOWNE REPLAT II, an addition as surveyed, platted and recorded, in Douglas County, Nebraska, being more particularly described as follows: Beginning at the Southeast corner of said Lot 59; thence S 89°45'15" W (Bearings taken from Original Platting) along the South line of said Lot 59 for 25.53 feet; thence N 06°28'20" W for 261.68 feet to the Northwest corner of Lot 60 in GEORGETOWNE REPLAT II; thence S 11°57'16" E along the East line of said Lot 59 for 265.67 feet to the Point of Beginning.

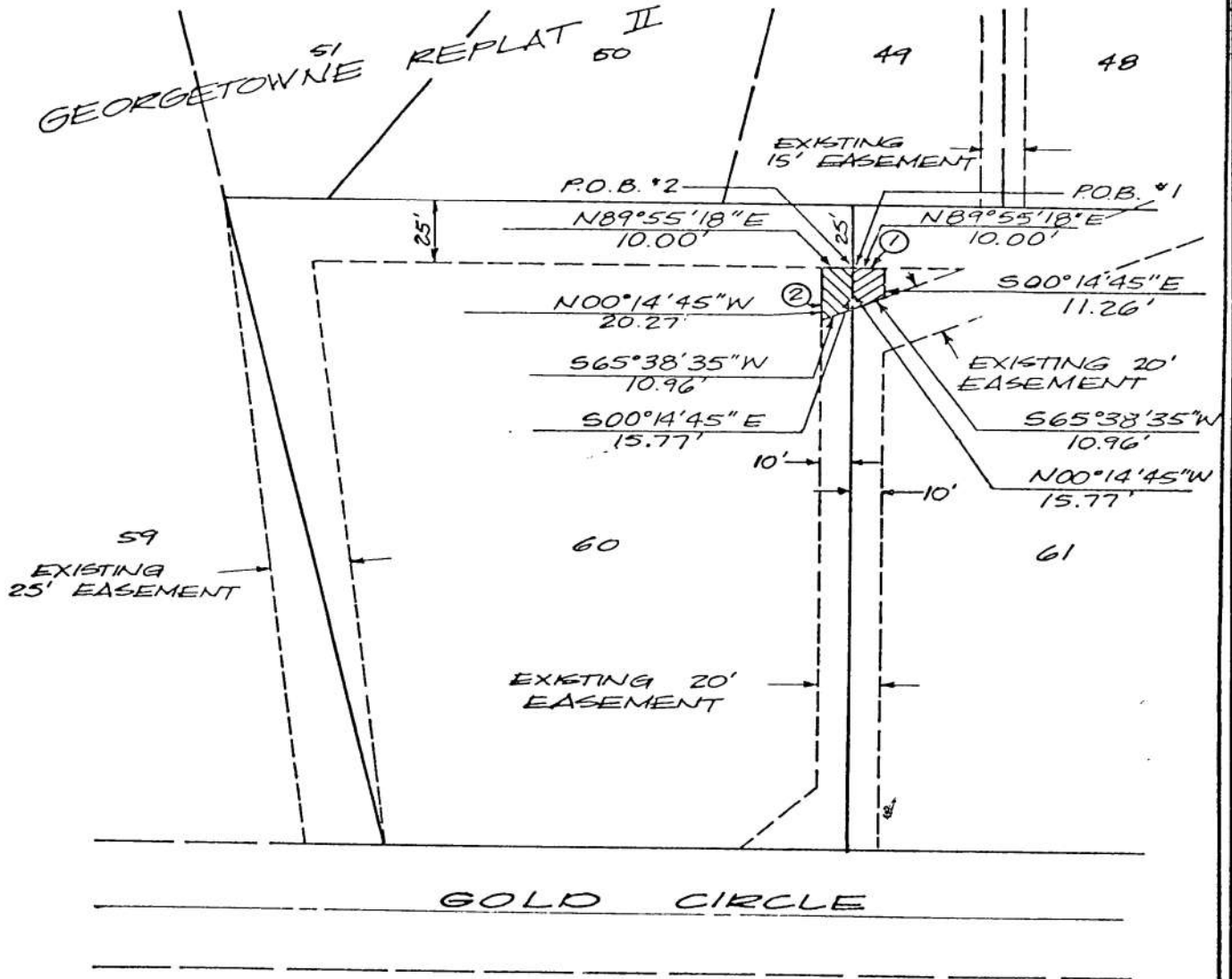
Job No. 710026

EXHIBIT "G" BOOK 656 PAGE 313

SEE ATTACHED SHEETS FOR EASEMENT DESCRIPTIONS

N

SCALE: 1"=50'



Drn. By ET Chd. By _____ Date 12-02-80 Job Number 710026

lamp, ryneason & associates, inc.
 architects engineers surveyors planners
 8290 west dodge road omaha, nebraska 68114 402-387-3008
 323 w. koenig street grand island, nebraska 68901 308-382-4077

EXHIBIT "G"

BOOK 656 PAGE 314

EASEMENT DESCRIPTION #1

A permanent sewer and drainage easement over and across that part of Lot 61, GEORGETOWNE REPLAT II, an addition as surveyed, platted, and recorded in Douglas County, Nebraska, being more particularly described as follows: Beginning at a point on the West line of said Lot 61 that is 25.0 feet South from the Northwest corner of said Lot 61; thence N 89°55'18" E (bearings taken from final plat of GEORGETOWNE REPLAT II) along a line 25.0 feet South from and parallel to the North line of said Lot 61 for 10.0 feet; thence S 00°14'45" E along a line 10.0 feet East from and parallel to the West line of said Lot 61 for 11.26 feet to the North line of an existing 20.0 foot sewer and drainage easement; thence S 65°38'35" W along the North line of said existing easement for 10.96 feet to the West line of said Lot 61; thence N 00°14'45" W along the West line of said Lot 61 for 15.77 feet to the Point of Beginning.

Job No. 710026

December 2, 1980

EXHIBIT "G"

BOOK 656 PAGE 315

EASEMENT DESCRIPTION #2

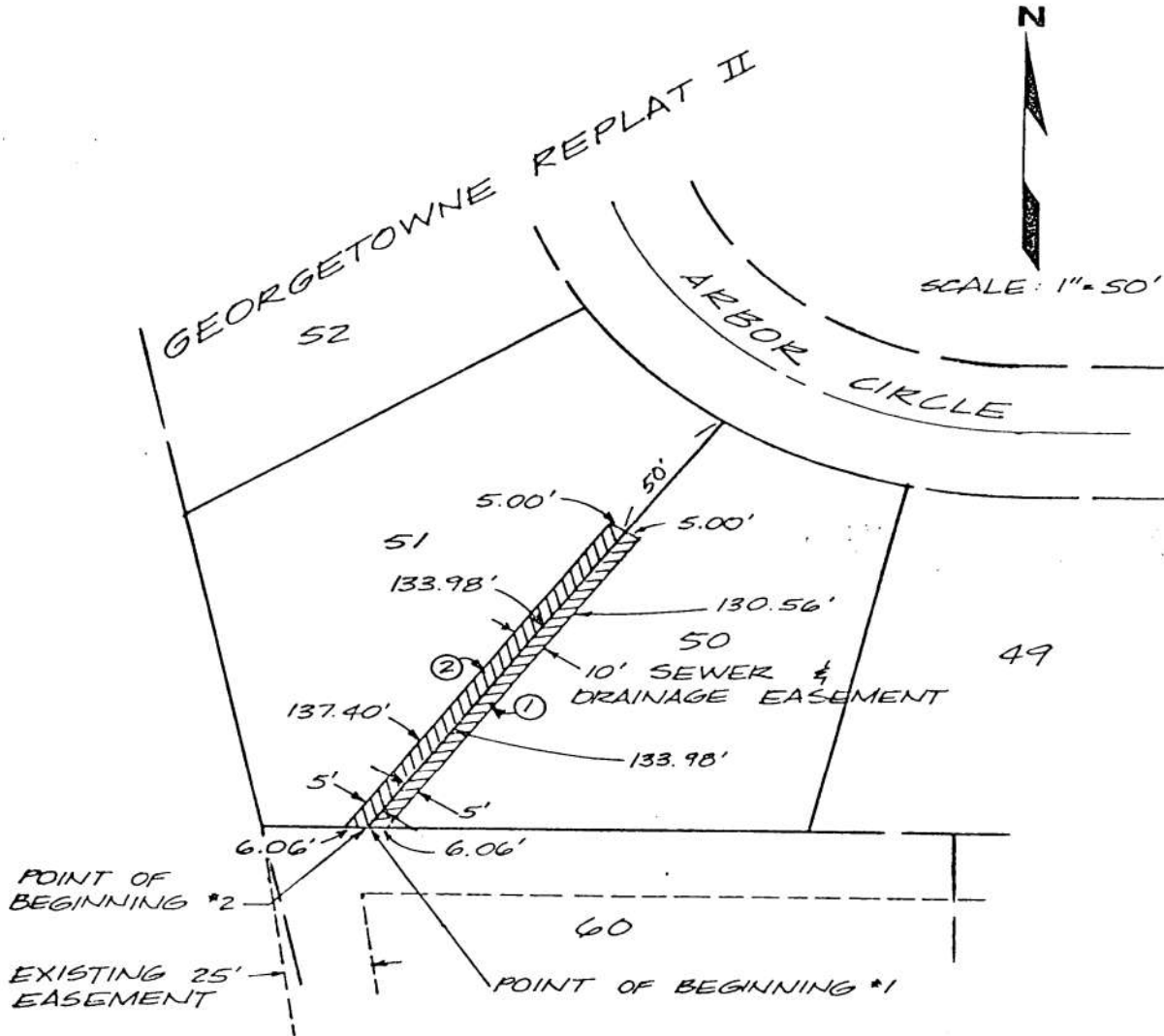
A permanent sewer and drainage easement over and across that part of Lot 60, GEORGETOWNE REPLAT II, an addition as surveyed, platted, and recorded in Douglas County, Nebraska, being more particularly described as follows: Beginning at a point on the East line of said Lot 60 that is 25.0 feet South from the Northeast corner of said Lot 60; thence S 00°14'45" E (bearings taken from final plat of GEORGETOWNE REPLAT II) along the East line of said Lot 60 for 15.77 feet to the North line of an existing 20.0 foot sewer and drainage easement; thence S 65°38'35" W along the North line of said existing easement for 10.96 feet to a point 10.0 feet West from the East line of said Lot 60; thence N 00°14'45" W along a line 10.0 feet West from and parallel to the East line of said Lot 60 for 20.27 feet to a point 25.0 feet South from the North line of said Lot 60; thence N 89°55'18" E along a line 25.0 feet South from and parallel to the North line of said Lot 60 for 10.0 feet to the Point of Beginning.

Job No. 710026

December 2, 1980

EXHIBIT "H"

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Drn. By RT Chd. By _____

Date 12-03-80

Job Number 710026

| | | | | |
|--|---|------------------------------|-----------|--|
| | lamp, rynearson & associates, inc. | | | |
| | architects | engineers | surveyors | |
| 0200 west dodge road 323 w. koenig street | omaha, nebraska 68114 grand island, nebraska 68801 | 402-387-3008 308-382-4077 | | |

EXHIBIT "H"

BOOK 656 PAGE 317

EASEMENT DESCRIPTION FOR LEGAL #1

A 5 foot permanent sewer and drainage easement over and across that part of Lot 50, in GEORGETOWNE REPLAT II, an addition as surveyed, platted, and recorded in Douglas County, Nebraska, being more particularly described as follows: Beginning at the Southwest corner of said Lot 50; thence Northerly along the Westerly line of said Lot 50 for 133.98 feet; thence Easterly, perpendicular to the Westerly line of said Lot 50 for 5.0 feet; thence Southerly along a line 5.0 feet Easterly from (measured perpendicular to) and parallel with the Westerly line of said Lot 50 for 130.56 feet to the Southerly line of said Lot 50; thence Westerly along the Southerly line of said Lot 50 for 6.06 feet to the Point of Beginning.

EASEMENT DESCRIPTION FOR LEGAL #2

A 5 foot permanent sewer and drainage easement over and across that part of Lot 51, GEORGETOWNE REPLAT II, an addition as surveyed, platted, and recorded in Douglas County, Nebraska, being more particularly described as follows: Beginning at the Southeasterly corner of said Lot 51; thence Westerly along the Southerly line of said Lot 51 for 6.06 feet to a point 5.0 feet West from (measured perpendicular to) the Easterly line of said Lot 51; thence Northerly along a line 5.0 feet West from (measured perpendicular to) and parallel with the Easterly line of said Lot 51 for 137.40 feet; thence Easterly along a line perpendicular to the Easterly line of said Lot 51 for 5.0 feet to the Easterly line of said Lot 51; thence Southerly along the Easterly line of said Lot 51 for 133.98 feet to the Point of Beginning.

7 Recd.

RECEIVED
1981 JUL 29 PM 4:13
CHARLO OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

Book 656
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of 19100

Fee 50.25
Index ✓
Comped ✓
87-196 etc
87-189