



BK 1478 PG 500-508

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DARLAS COUNTY, NE



MISC 2002 30181

2002 DEC -6 AM 10:47

RECEIVED

EASEMENT AND RIGHT-OF-WAY

THIS INDENTURE, made this 14<sup>th</sup> day of NOVEMBER, 2002, between THE VENTEICHER LIMITED LIABILITY COMPANY, a Nebraska Limited Liability Company and KVT NO. 2, a NEBRASKA LIMITED PARTNERSHIP ("Grantors"), and METROPOLITAN UTILITIES DISTRICT OF OMAHA, a Political Subdivision, ("Grantee"),

WITNESS:

That Grantors, in consideration of the sum of Two Dollars (\$2.00) and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to Metropolitan Utilities District of Omaha, its successors and assigns, easement and right-of-ways to lay, maintain, operate, repair, relay and remove, at any time, pipelines for the transportation of gas and water and all appurtenances thereto, including but not limited to fire hydrants and valve boxes, together with the right of ingress and egress on, over, under and through lands described as follows:

PERMANENT EASEMENT

Tracts of land in Lots 5, 6, 7, 8, and 10 of the West Point Replat 1, a subdivision surveyed, platted and recorded in Douglas County, Nebraska and described as follows:

**LOT 5**

Beginning at the Southwest corner of said Lot 5, thence N00°00'00"E a distance of 49.73' on the west line of said Lot 5; thence easterly on a 202.39' radius curve to the right, 76.08' (long chord bears S57°30'48"E, 75.63'); thence S46°29'11"E a distance of 46.29' to the east line of said Lot 5; thence S43°29'10"W a distance of 53.87' on said east line of Lot 5; thence N46°29'11"W a distance of 26.71'; thence N00°13'52"W a distance of 23.02' to the south line of said Lot 5; thence S89°50'08"W a distance of 53.14' on said south line of Lot 5 to the point of beginning.

Said permanent easement tract contains 0.07 acres more or less and is shown on the attached drawing.

**LOT 6**

Beginning at the southwest corner of said Lot 6, thence N00°00'00"E a distance of 64.58' on the west line of said Lot 6; thence S90°00'00"E a distance of 92.06'; thence easterly on a 202.39' radius curve to the right, 76.76' (long chord bears S79°08'52"E, 76.30') to the east line of said Lot 2; thence S00°00'00"E a distance of 49.73' on said east line of Lot 6 to the south line of said Lot 6; thence S89°50'08"W a distance of 167.00' on said south line of Lot 6 to the point of beginning.

RETURN: JUSTIN COOPER  
LAW DEPT. MUD  
1723 HARNEY  
OMAHA, NE 68102

-14278

msc  
9  
5  
D  
FEE 47.50 FB MC-429.22  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP YI  
DEL \_\_\_\_\_ SCAN UR FV \_\_\_\_\_

Said permanent easement tract contains 0.24 acres more or less and is shown on the attached drawing.

**LOT 7**

Beginning at the southwest corner of said Lot 7, thence N43°48'61"E a distance of 30.46' on the west line of said Lot 7; thence S46°29'11"E a distance of 75.16' to the east line of said Lot 7; thence S00°00'01"E a distance of 42.00' on said east line to the south line of said Lot 7; thence N46°29'14"W a distance of 104.07' on said south line of Lot 7 to the point of beginning.

Said permanent easement contains 0.05 acres more or less and is shown on the attached drawing.

**LOT 8**

Beginning at the southeast corner of said Lot 8, thence S89°59'59"W a distance of 192.45' on the south line of said Lot 8; thence continuing westerly on the south line of said Lot 8 on a 202.27' radius curve to the right, 7.42' (long chord bears N88°48'52"W, 7.41'); thence continuing westerly on the south line of said Lot 8 on a 100.00' radius curve to the right, 68.53' (long chord bears N67°11'35"W, 67.20'); thence continuing westerly on the south line of said Lot 8, N46°32'16"W a distance of 17.72' to the west line of said Lot 8; thence N00°00'01"E a distance of 42.00' on said west line of Lot 8; thence S46°29'11"E a distance of 44.77'; thence easterly on a 69.25' radius curve to the left, 53.08' (long chord bears S67°39'34"E, 51.79'); thence N89°47'04"E a distance of 194.30' to the east line of said Lot 8; thence S00°00'02"E a distance of 30.62' on said east line to the point of beginning.

Said permanent easement contains 0.20 acres more or less and is shown on the attached drawing.

**LOT 10**

Beginning at the northeast corner of said Lot 10, thence S00°13'52"E a distance of 31.27' on the east line of said Lot 10; thence S89°46'08"W a distance of 5.78'; thence westerly on a 134.50' radius curve to the right, 93.01' (long chord bears N65°01'10"W, 91.17'); thence N46°29'36"W a distance of 116.38' to the west line of said Lot 10; thence N00°13'52"W a distance of 42.29' on said west line of Lot 10 to the north line of said Lot 10; thence S46°29'11"E a distance of 132.65' on said north line of Lot 10; thence continuing easterly S46°32'16"E a distance of 19.59' on said north line of Lot 10; thence continuing easterly on a 100.00' radius curve to the left, 68.53' (long chord bears S67°11'35"E, 67.20') on said north line of Lot 10; thence continuing easterly on a 202.27' radius curve to the left, 1.87' (long chord bears S88°01'47"E, 1.87') on said north line of Lot 10 to the point of beginning.

Said permanent easement contains 0.15 acres more or less and is shown on the attached drawing.

**TOTAL ACREAGE**

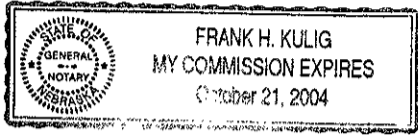
Said permanent gas and water easements contain a total of 0.73 of an acre, more or less, and are shown



ACKNOWLEDGMENT

STATE OF NEBRASKA    )  
  ) ss  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on Nov. 14,  
2002, by George W. Venteler, Gen. Partner of KVT NO. 2, a  
NEBRASKA LIMITED PARTNERSHIP, on behalf of the limited partnership.



Frank Kulig  
Notary Public



METROPOLITAN

UTILITIES  
DISTRICT  
OMAHA, NEBRASKA

EASEMENT  
ACQUISITION

FOR  
G.R.M. 12091  
W.C.C. 9225

LAND OWNER  
GEORGE VENTEICHER  
14830 MANDERSON PLAZA  
OMAHA, NE 68116

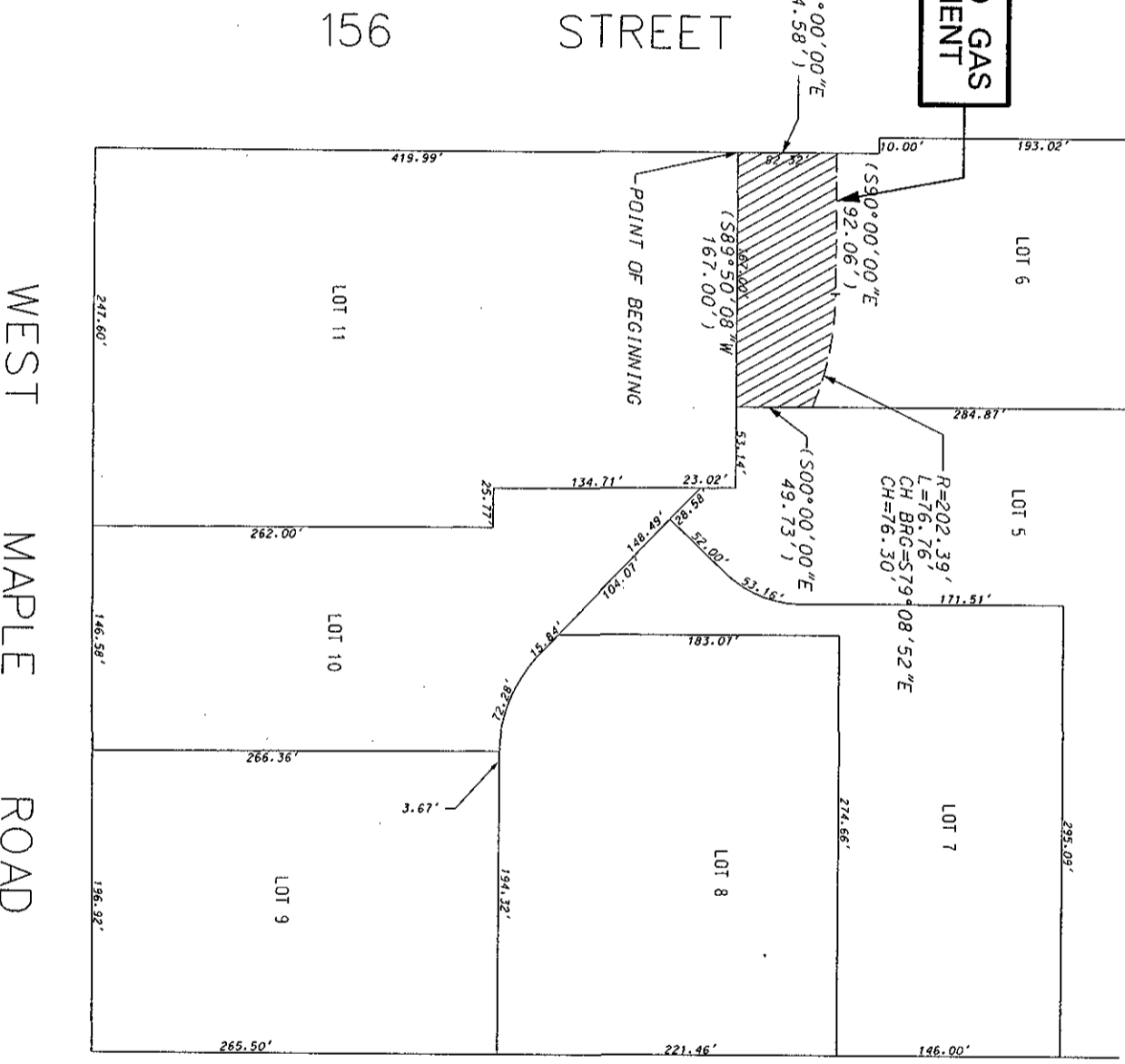
TOTAL ACRE 0.24 ±  
PERMANENT \_\_\_\_\_  
TOTAL ACRE \_\_\_\_\_  
TEMPORARY \_\_\_\_\_

LEGEND  
PERMANENT EASEMENT [Hatched Box]  
TEMPORARY EASEMENT [Dotted Box]

PAGE 2 OF 5

DRAWN BY J.S.S.  
DATE 10-16-2002  
CHECKED BY \_\_\_\_\_  
DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_  
DATE \_\_\_\_\_  
REVISED BY \_\_\_\_\_  
DATE \_\_\_\_\_  
REV. CHK'D. BY \_\_\_\_\_  
DATE \_\_\_\_\_  
REV. APPROV. BY \_\_\_\_\_  
DATE \_\_\_\_\_

PROP. PERM MUD GAS  
& WATER EASEMENT



WEST POINT REPLAT 1  
156th & WEST MAPLE ROAD

**METROPOLITAN**

**UTILITIES  
DISTRICT**  
OMAHA, NEBRASKA

**EASEMENT  
ACQUISITION**

FOR  
**G.R.M. 12091**

**W.C.C. 9225**

LAND OWNER

**GEORGE VENTTEICHER**

**14830 MANDERSON PLAZA**

**OMAHA, NE 68116**

TOTAL ACRE

**0.05 ±**

TOTAL ACRE

TEMPORARY

LEGEND



PERMANENT EASEMENT



TEMPORARY EASEMENT

PAGE 3 OF 5

DRAWN BY J.S.S.

DATE 10-16-2002

CHECKED BY \_\_\_\_\_

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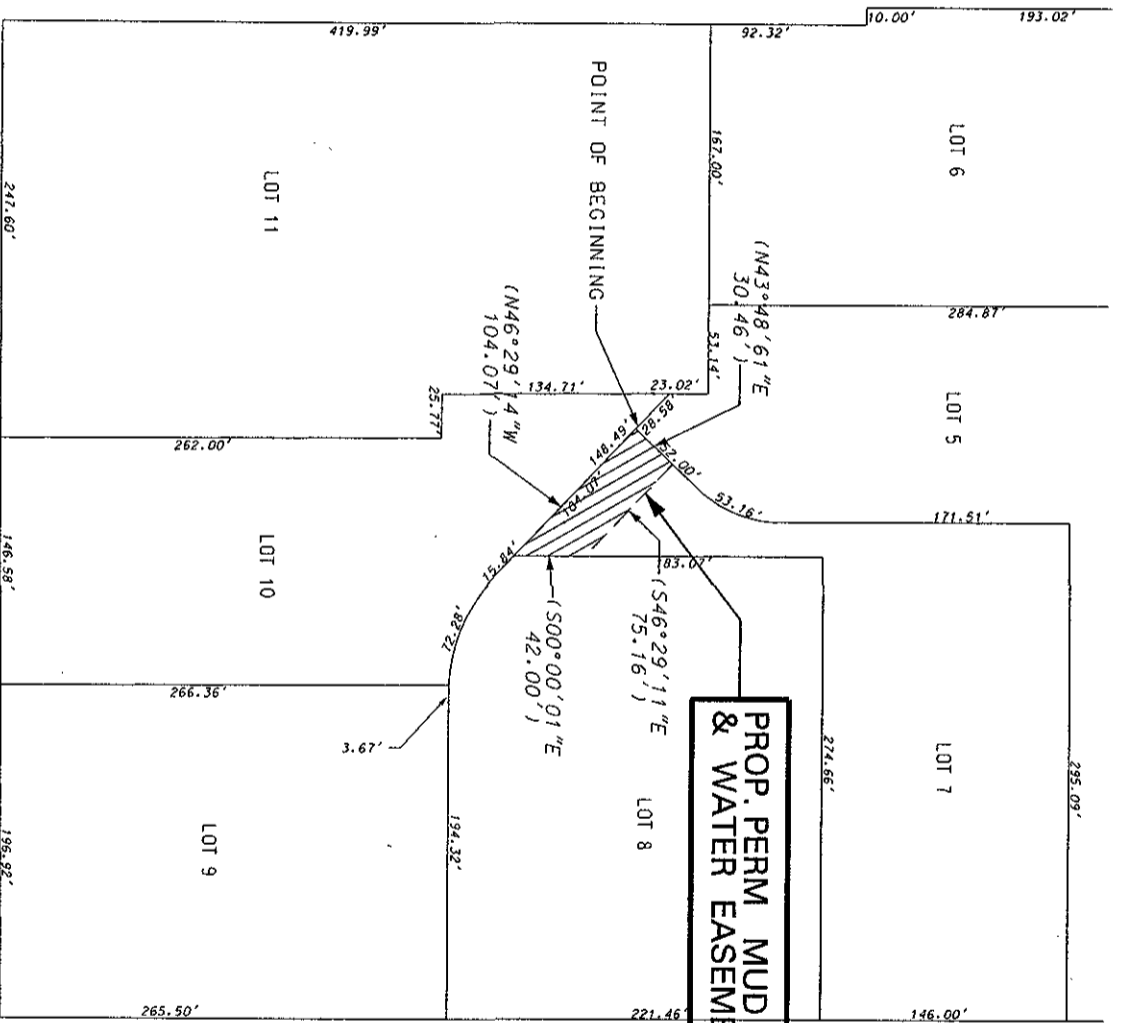
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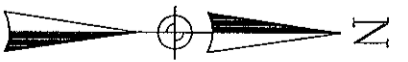
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156 STREET

WEST MAPLE ROAD



**PROP. PERM. MUD GAS  
& WATER EASEMENT**



WEST POINT REPLAT 1  
156th & WEST MAPLE ROAD

METROPOLITAN

UTILITIES  
DISTRICT  
OMAHA, NEBRASKA

EASEMENT  
ACQUISITION

FOR  
G.R.M. 12091

W.C.C. 9225

LAND OWNER

GEORGE VENTICHER  
14830 MANDERSON PLAZA  
OMAHA, NE 68116

TOTAL ACRE

PERMANENT 0.20 ±

TOTAL ACRE

TEMPORARY

LEGEND



PERMANENT EASEMENT



TEMPORARY EASEMENT

PAGE 4 OF 5

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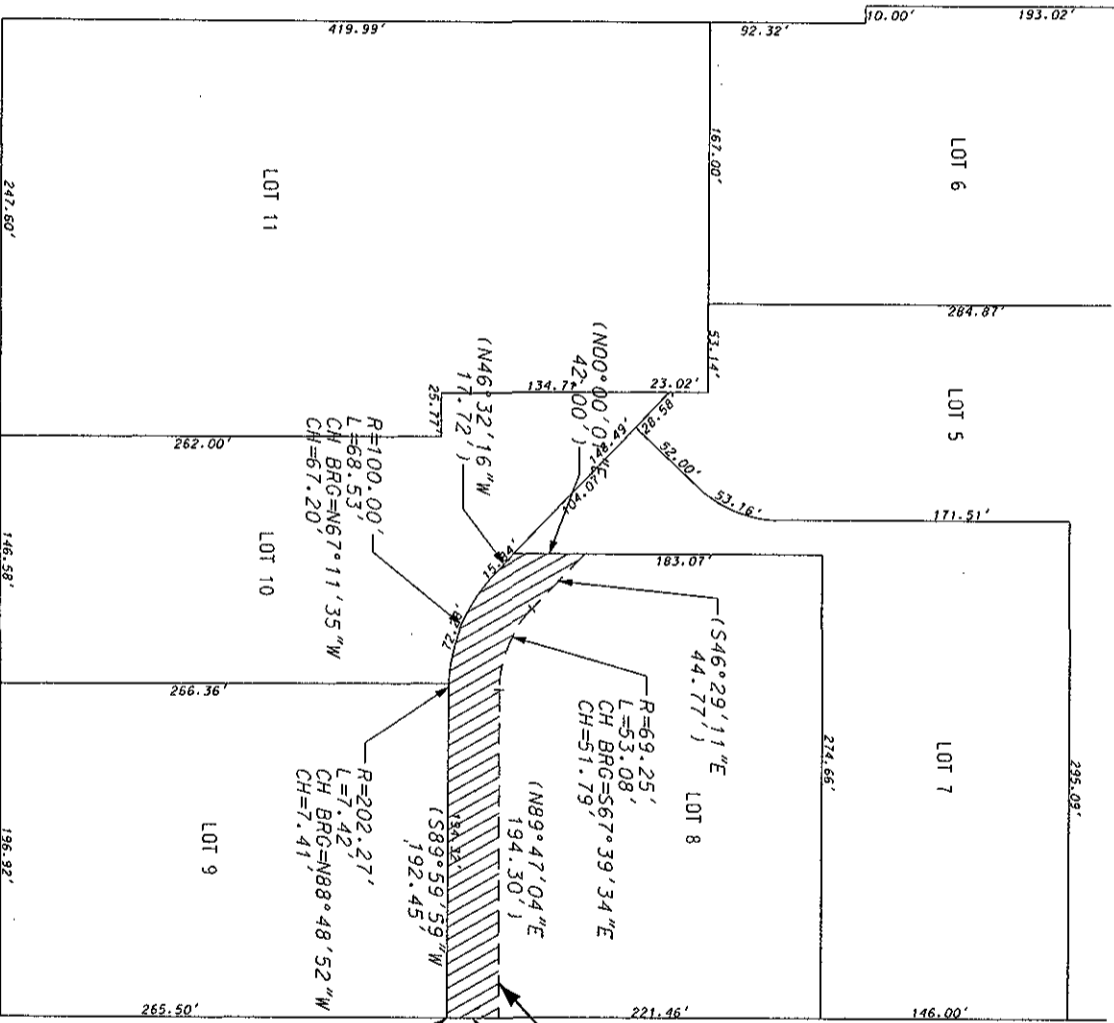
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REV. APPROV. BY

DATE

156 STREET

WEST MAPLE ROAD



PROP. PERM MUD GAS  
& WATER EASEMENT

WEST POINT REPLAT 1  
156th & WEST MAPLE ROAD



METROPOLITAN

UTILITIES  
DISTRICT  
OMAHA, NEBRASKA

EASEMENT  
ACQUISITION

FOR  
G.R.M. 12091

W.C.C. 9225

LAND OWNER

GEORGE VENTTEICHER  
14830 MANDERSON PLAZA  
OMAHA, NE 68116

TOTAL ACRE

PERMANENT 0.15 ±

TOTAL ACRE  
TEMPORARY

LEGEND



PERMANENT EASEMENT



TEMPORARY EASEMENT

PAGE \$ OF \$

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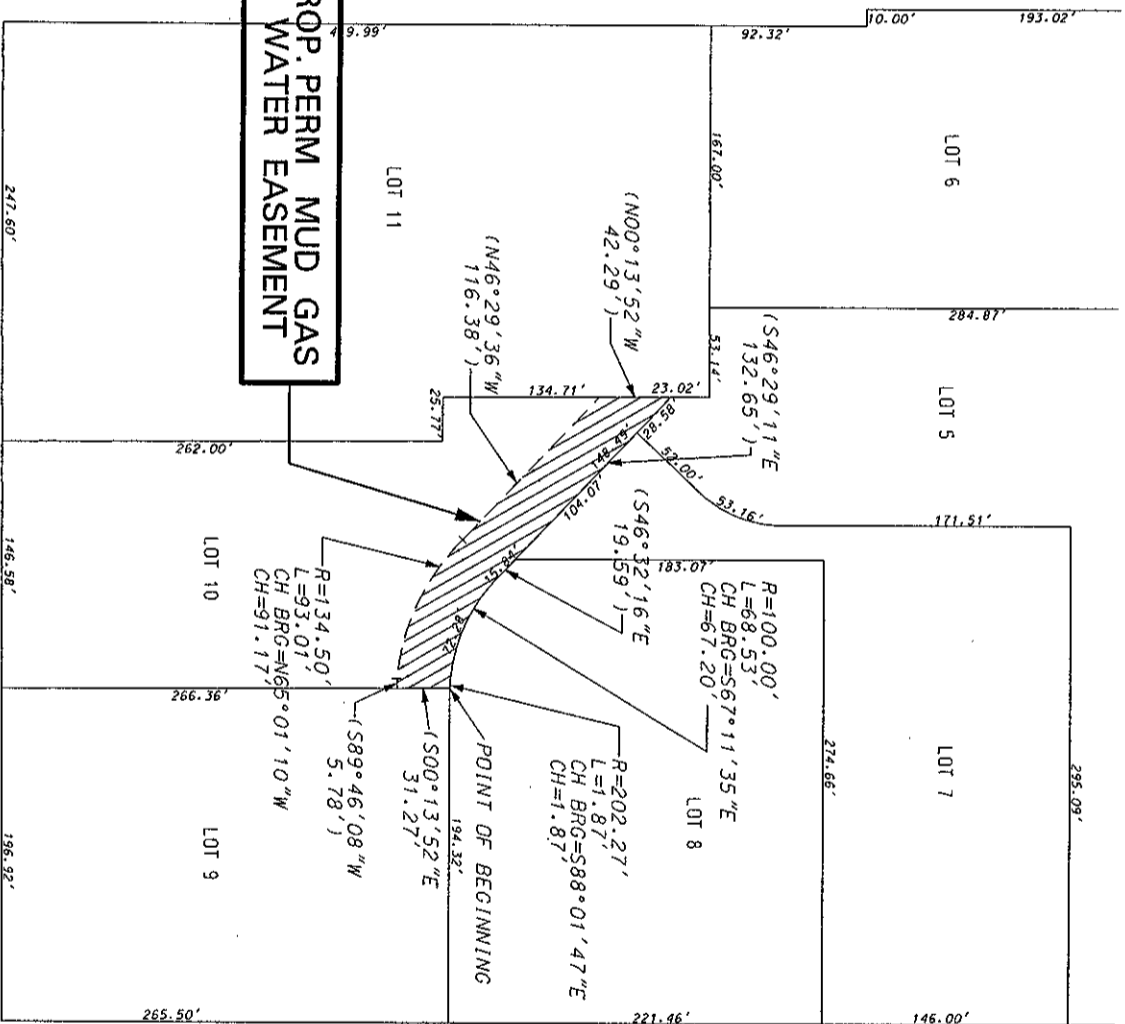
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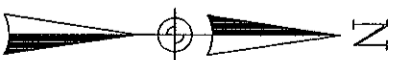
DATE

156 STREET

PROP. PERM. MUD GAS  
& WATER EASEMENT



WEST MAPLE ROAD



WEST POINT REPLAT 1  
156th & WEST MAPLE ROAD