

LEAS
E.L.C.

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That Capitol Beach, ~~Manor~~ Inc., owner of the real property herein-after described, for and in consideration of the sum of One and no/100 Dollars (\$1.00), duly paid, the receipt whereof is hereby acknowledged, and the further consideration of the performance of the covenants and agreements by the grantee as herein after set out and expressed, do hereby GRANT, REMISE and RELINQUISH UNTO the CITY OF LINCOLN, NEBRASKA, a municipal corporation, its successors and assigns, the RIGHT, PRIVILEGE and EASEMENT to construct, reconstruct, maintain and operate an 8-inch diameter pipe sanitary sewer and a 6-inch diameter pipe water main and appurtenances thereto belonging, over and across a portion of Lots 46, 48, 49 and 56 of Irregular Tracts, and a portion of the south one-half of the Northeast Quarter, all in Section 21, Township 10 North, Range 6 East of the 6th P.M., and a part of the southwest quarter of the Southeast Quarter of Section 16, Township 10 North, Range 6 East of the 6th P.M. in the City of Lincoln, Lancaster County, Nebraska, more particularly described as follows:

A strip of land 60 feet in width being 30 feet either side of a line beginning at a point on the west line of Capitol Beach Manor at the centerline of Manchester Drive and running thence westerly along the centerline of Manchester Drive extended which is a circular curve bearing to the right whose radius is 491.51 feet, a distance of 38.3 feet to a point of tangency with a straight line; thence westerly along said straight line a distance of 75 feet to a point of tangency with a circular curve; thence continuing along the arc of said circular curve bearing to the right whose radius is 915.50 feet and whose central angle is 9 degrees 22 minutes a distance of 149.68 feet to a point of tangency with a straight line; thence along said straight line a distance of 379.8 feet to a point of tangency with a circular curve; thence continuing along the arc of said circular curve bearing to the left whose radius is 173.77 feet, and whose central angle is 50 degrees 38 minutes, a distance of 153.5 feet to a point of tangency with a straight line; thence along said straight line, a distance of 215 feet; thence right along a straight line which deflects 90 degrees right from the above last described course, a distance of 30 feet to a point of tangency with a circular curve; thence continuing along the arc of said circular curve bearing to the left whose radius is 189.74 feet and whose central angle is 40 degrees 30 minutes, a distance of 134.12 feet to a point of tangency with a straight line; thence continuing along said straight line a distance of 522.3 feet to a point of tangency with a circular curve; thence continuing along the arc of said circular curve bearing to the right whose central angle is 22 degrees 03 minutes, and whose radius is 519.4 feet, a distance of 199.9 feet to a point of tangency with a straight line; thence along said straight line a distance of 262.7 feet to a point of tangency with a circular curve; thence continuing along the arc of said circular curve bearing to the left whose central angle is 32 degrees 30 minutes, and whose radius is 286.44 feet; a distance of 162.5 feet to a point of tangency with a straight line; thence along said straight line a distance of 101.8 feet to a point of tangency with a circular curve; thence continuing along the arc of said circular curve bearing to the right whose radius is 358.02 feet, and whose central angle is 20 degrees 46 minutes, a distance of 129.76 feet to a point of tangency with a circular curve; thence continuing along the arc of said circular curve, whose radius is 276.78 feet, and whose central angle is 26 degrees 33 minutes, a distance of 128.26 feet to a point of tangency with a straight line, thence along said straight line a distance of 221.9 feet.

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ALSO

A strip of land 80 feet in width being 40 feet either side of a line beginning 40 feet back from the end of the last above described course and running thence right along a straight line which deflects 90 degrees 01 minutes right from the last above described course a distance of 424.4 feet.

ALSO

A strip of land 40 feet in width being 20 feet either side of a line beginning 20 feet back from the end of the last above described course and running thence easterly along a straight line which deflects 90 degrees 01 minutes left from said last above described course a distance of 40 feet to a point of tangency with a circular curve; thence continuing along the arc of said circular curve, whose radius is 134.16 feet, and whose central angle is 46 degrees 50 minutes, a distance of 109.66 feet to a point of tangency with a straight line; thence along said straight line, a distance of 3521.4 feet.

ALSO

A strip of land 40 feet in width being 20 feet either side of a line beginning 20 feet back from the last above described course, and running thence easterly along a straight line which deflects 93 degrees 38 minutes right from the last above described course, a distance of 496.13 feet.

TO HAVE AND TO HOLD UNTO THE CITY OF LINCOLN, NEBRASKA, its successors and assigns, so long as such sanitary sewer and water main and appurtenances thereto shall be maintained, together with the right of ingress and egress to said property from the public streets, for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and replacing said sanitary sewer and water mains and appurtenances thereto located thereon, in whole or in part, at the will of the grantee, it being the intention of the parties hereto that grantor is hereby granting the uses herein specified without divesting grantor of title and ownership of the rights to use and enjoy the above described sanitary sewer and water main and appurtenances thereto, for any purpose except the construction thereon of permanent buildings, subject only to the right of the grantee to use the same for the purposes herein expressed, and to any prior leases or easements of record heretofore granted to other parties.

THIS INSTRUMENT, and the covenants and agreements herein contained, shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties.

IN WITNESS WHEREOF, we have hereunto set our hands this 11th day of June, 1964.

Edward C. ...
Ass't. Secretary

CAPITOL BEACH, INC.
Ed Copeland

ATTEST:

W. W. ...
City Clerk



CITY OF LINCOLN, NEBRASKA
...
Mayor



STATE OF NEBRASKA)
COUNTY OF LANCASTER)

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On this 11th day of June, 1964, before me, the undersigned, a Notary Public, duly commissioned, qualified for and residing in said County, personally came S. E. Copple, President and Edward Copple, Asst., Secretary of Capitol Beach, ~~Memorix~~ Inc, to me personally known to be the identical persons whose names are affixed to the foregoing instrument as President and Secretary of said corporation. They acknowledged the same to be their voluntary act and deed and the act and deed of said corporation, and that the corporate seal of said corporation was affixed thereto by its authority.



Edward Copple
Notary Public

Commission expires May 19, 1969

6-3-76
6-6-67
GENERAL
COMPARED
PAGED
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STATE OF NEBRASKA } ss.
Lancaster County }
Entered on numerical Index and
filed for record in the Register of
Deeds Office of said County the
21 day of JULY 1964
at 10 o'clock and 36
minutes AM and recorded in
Book _____ of M, S, C, L _____
By Edward Copple Deputy
Notary Public

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