

125-11705-181
RECEIVED



JUL 17 10 38 AM '96



This instrument after recording
to be returned to:

Daniel B. Kinnamon
Erickson & Sederstrom, P.C.
Regency Westpointe
10330 Regency Parkway Drive
Omaha, NE 68114

GEORGE J. ...
REGISTERED ...
DOUGLAS ...

(Space Above This Line for Recording Data)

07404 MI-
FEE 87.00 R FB 21555
DEL C/O COMP MS
LEGAL PG SCAN MFV

PERMANENT SEWER EASEMENT

THIS GRANT OF PERMANENT EASEMENT made this 17th day of July, 1996, by THC, Inc., a Nebraska nonprofit corporation, hereinafter referred to as "GRANTOR", in favor of Sanitary and Improvement District No. 381 of Douglas County, Nebraska, hereinafter referred to as "SID 381", and its successors and assigns.

WITNESSETH:

That said GRANTOR in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, to GRANTOR in hand paid by SID 381, the receipt whereof is hereby acknowledged, does hereby grant, sell, convey, and confirm unto SID 381 and its successors and assigns forever, nonexclusive permanent rights and easements to use, construct, build, lay, maintain, repair, and reconstruct drainage ways and storm sewers, and appurtenances thereof, in, through, over, and under each of the parcels of land described as follows, to-wit:

As set forth on Exhibits "A" through "M", inclusive, attached hereto and made a part hereof.

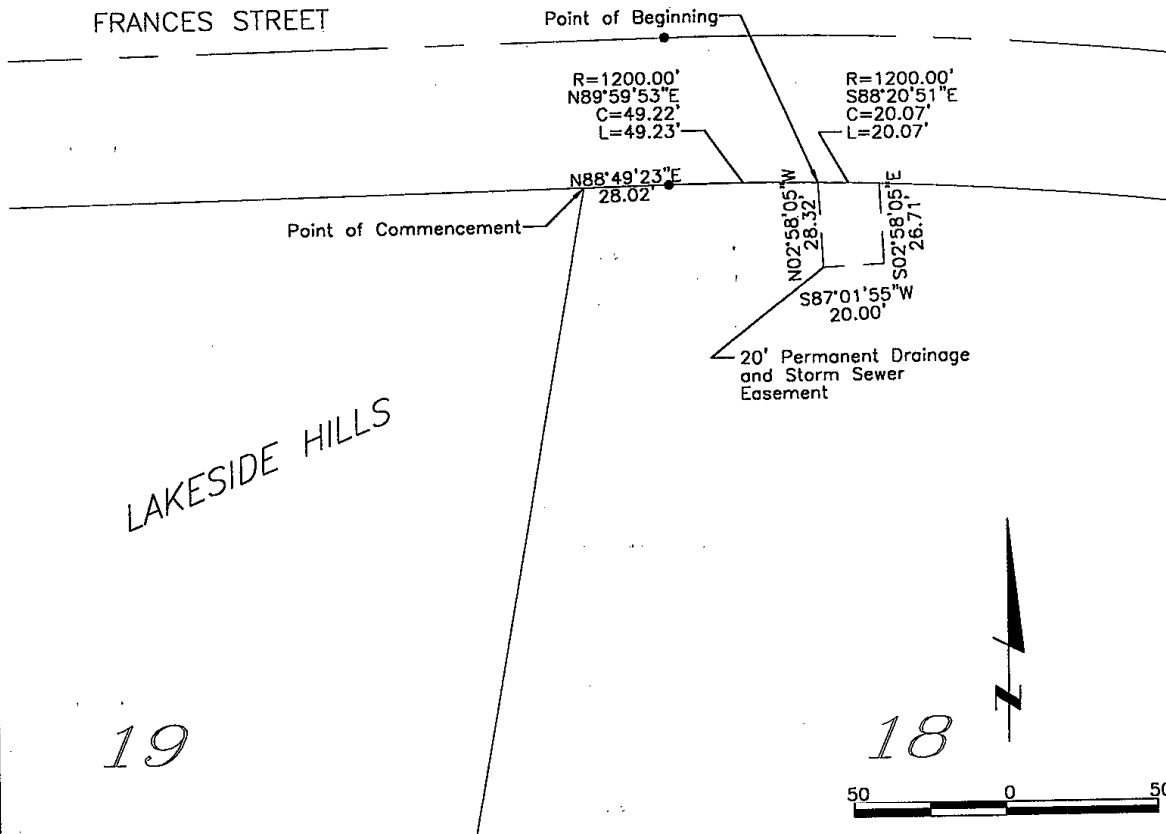
To have and to hold unto SID 381, its successors and assigns, together with the right of ingress and egress from said nonexclusive easement areas herein granted for the purpose of constructing, inspecting, maintaining, repairing, reconstructing, and operating said drainage ways, sewers and appurtenances thereof at the discretion of SID 381, its successors and assigns.

GRANTOR, its successors, and assigns may at any time construct or install or cause to be constructed or installed upon or within the easement areas herein granted or grant other easements, licenses, or other rights respecting the easement areas granted herein so as to permit such roads, streets, parking areas, or other pavement or concrete improvements, fencing, entrance markers, any gas, electric, water, storm and sanitary sewer, telephone, cable, or any other type of utility lines, pipes, conduits, ducts, or Systems, landscaping, and plant materials, all in such manner and to the extent as GRANTOR may deem necessary or appropriate in its sole discretion (collectively, the "Grantor Improvements"). Any construction or installation of Grantor Improvements shall be effected so as not to at any time unreasonably interfere with the normal operation of the drainage ways and sewers to be constructed in the easement areas granted herein. In the event it becomes necessary to remove or replace said Grantor Improvements in order to construct, repair, maintain, or replace said drainage ways and sewer lines, the removal or repair of said Grantor Improvements shall be done at the expense of SID 381 and its successors and assigns and SID 381 and its successors and assigns shall repair, restore and/or replace any and all of the Grantor Improvements which may be damaged in connection with any construction, maintenance, repair, or replacement of the drainage ways and sewer lines to the condition thereof before said construction, removal, replacement, or repair and shall cause the easement areas to be left in a neat and orderly condition.

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of drainageways and storm sewers over that part of Lot 18, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

Commencing at the northwest corner of the said Lot 18, LAKESIDE HILLS;
 Thence North 88°49'23" East (bearings referenced to the Final Plat of LAKESIDE HILLS) for 28.02 feet along the south right of way line of Frances Street;
 Thence along a curve to the right (having a radius of 1200.00 feet and along chord bearing North 89°59'53" East for 49.22 feet) for an arc length of 49.23 feet along the south right of way line of Frances Street to the TRUE POINT OF BEGINNING;
 Thence along a curve to the right (having a radius of 1200.00 feet and along chord bearing South 88°20'51" East for 20.07 feet) for an arc length of 20.07 feet along the south right of way line of Frances Street;
 Thence South 02°58'05" East for 26.71 feet;
 Thence South 87°01'55" West for 20.00 feet;
 Thence North 02°58'05" West for 28.32 feet;
 Contains 550 square feet (0.01 acre).



92908\DWG\9208E409

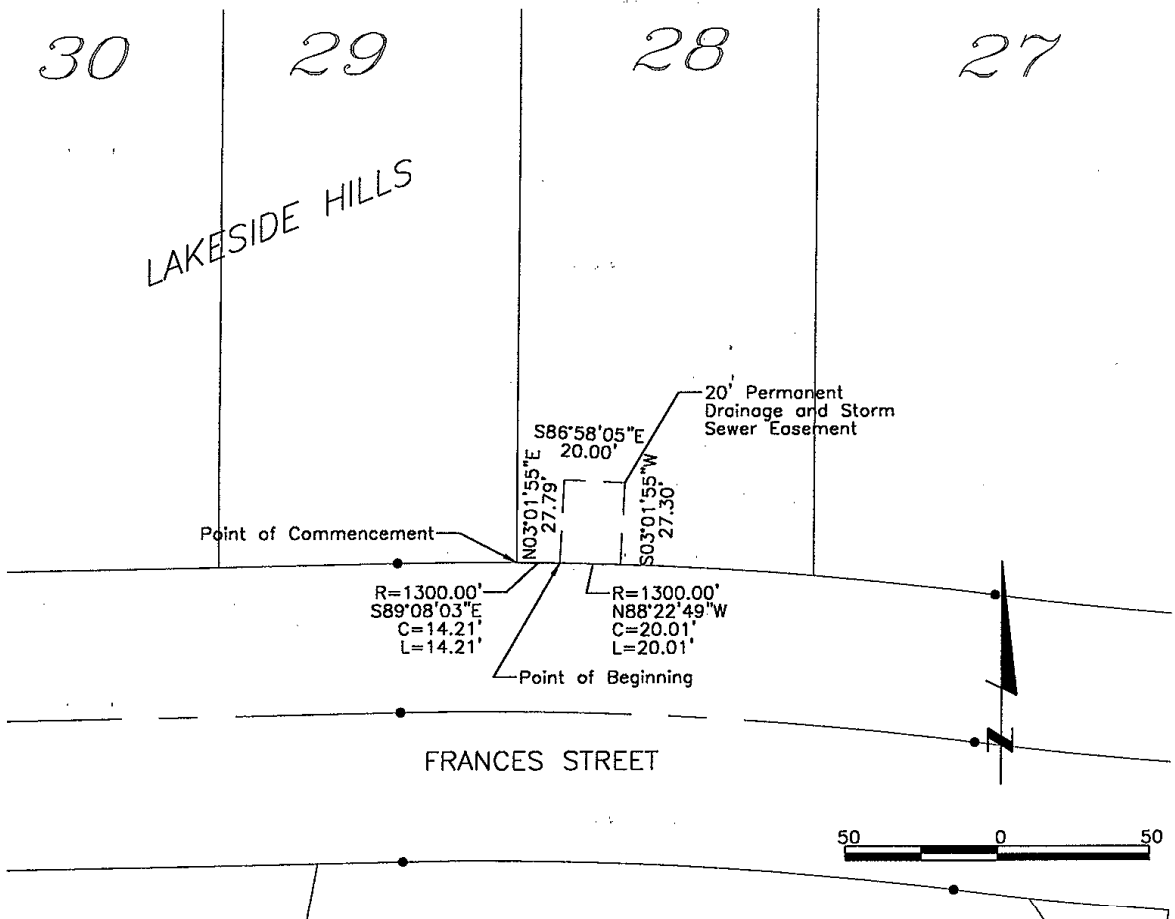
Book _____ Page _____ Date 6/17/96 Dwn.By CLN Job Number 92908-3721

lamp, rynearson & associates, inc.
 engineers surveyors planners
 14747 california street omaha, nebraska 68154-1979 402-496-2498
 FAX 402-496-2730

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of drainageway and storm sewers over part of Lot 28, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

Commencing at the southwest corner of the said Lot 28;
 Thence along a curve to the right (having a radius of 1300.00 feet and along chord bearing South 89°08'03" East (bearings referenced to the Final Plat of LAKESIDE HILLS) for 14.21 feet along the north right of way line of Frances Street to the TRUE POINT OF BEGINNING;
 Thence North 03°01'55" East for 27.79 feet;
 Thence South 86°58'05" East for 20.00 feet;
 Thence South 03°01'55" West for 27.30 feet;
 Thence along a curve to the left (having a radius of 1300.00 feet and along chord bearing North 88°22'49" West for 20.01 feet) for an arc length of 20.01 feet to the Point of Beginning;
 Contains 551 square feet (0.01 acre).



92908\DWG\9208E408

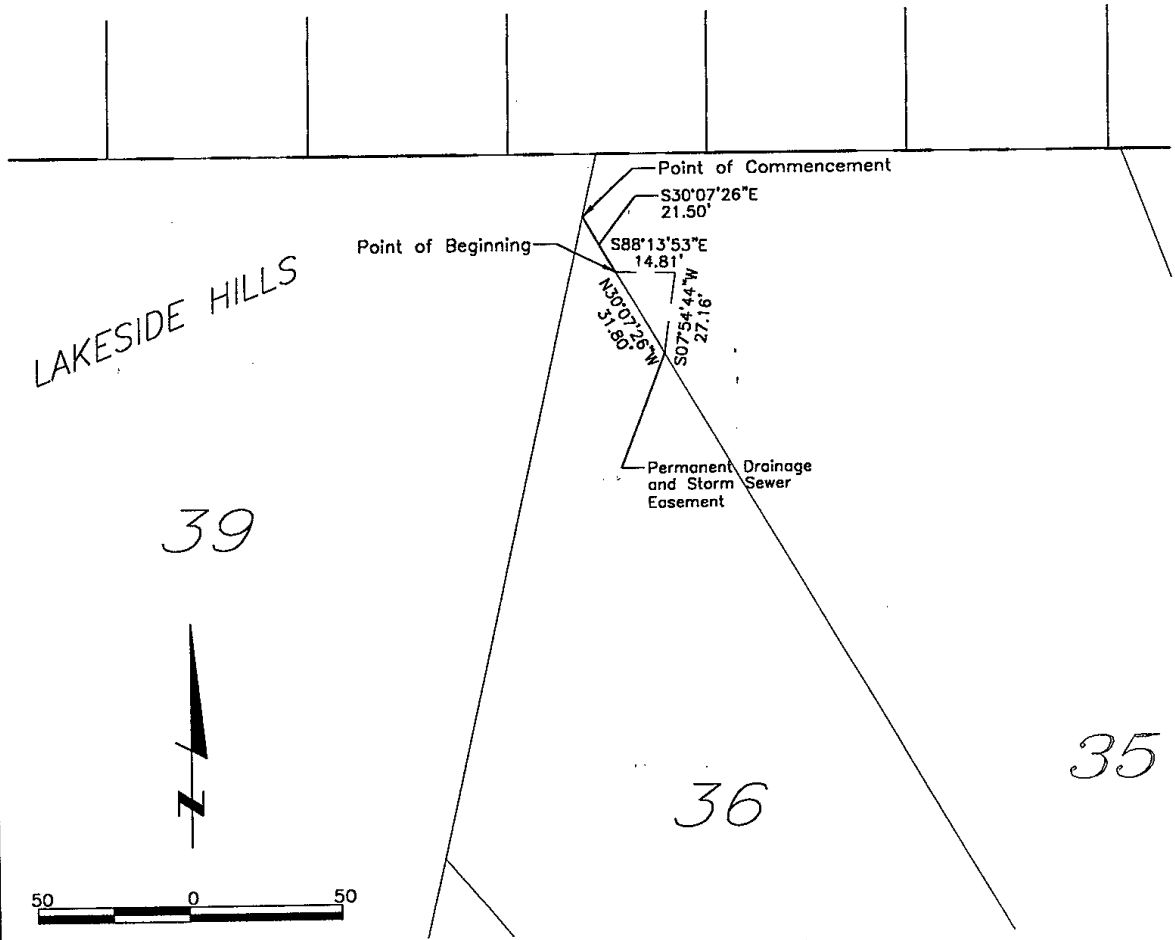
Book _____ Page _____ Date 6/17/96 Dwn.By CLN Job Number 92908-3721

lamp, ryneason & associates, inc.
 engineers surveyors planners
 14747 california street omaha, nebraska 68154-1979 402-496-2498
 FAX 402-496-2730

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of drainageways and storm sewers over that part of Lot 35, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

Commencing at the north corner of said Lot 36, LAKESIDE HILLS;
Thence South 30°07'26" East (bearings referenced to the Final Plat of LAKESIDE HILLS) for 21.50 feet along the east line of said Lot 36 to the TRUE POINT OF BEGINNING;
Thence South 88°13'53" East for 14.81 feet;
Thence South 07°54'44" West for 27.16 feet to the said east line of Lot 36;
Thence North 30°07'26" West for 31.80 feet to the Point of Beginning.
Contains 821 square feet (0.02 acre).



92908\DWG\9208E422

Book _____ Page _____ Date 6/17/96 Dwn.By CLN Job Number 92908-3721

lamp, rynearson & associates, inc.
engineers surveyors planners
14747 california street omaha, nebraska 68154-1979 402-496-2498
FAX 402-496-2730

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of drainageways and storm sewers over that part of Lot 36, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

- Commencing at the north corner of said Lot 36, LAKESIDE HILLS;
 - Thence South 30°07'26" East (bearings referenced to the Final Plat of LAKESIDE HILLS) for 21.50 feet along the east line of said Lot 36 to the TRUE POINT OF BEGINNING;
 - Thence South 30°07'26" East for 31.80 feet;
 - Thence South 07°54'44" West for 86.13 feet;
 - Thence North 82°05'16" West for 20.00 feet;
 - Thence North 07°54'44" East for 63.87 feet;
 - Thence North 88°13'53" West for 16.03 feet to the west line of said Lot 36;
 - Thence North 12°28'16" East for 20.35 feet along the said west line of Lot 36;
 - Thence South 88°13'53" East for 14.81 feet to the Point of Beginning.
- Contains 1,739 square feet (0.04 acre).

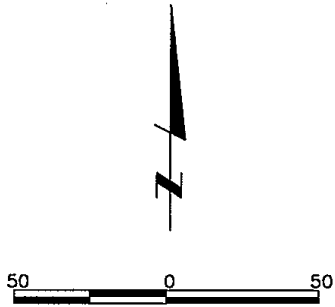
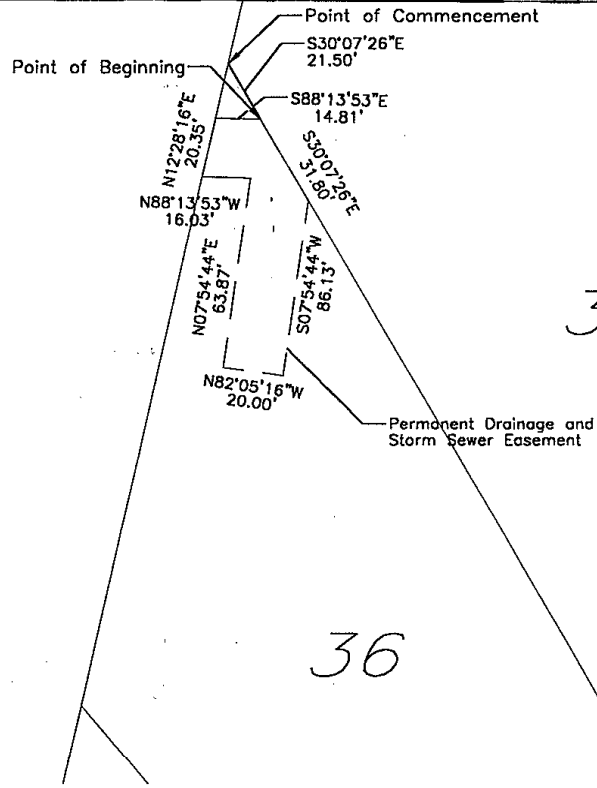
--	--	--	--	--

LAKESIDE HILLS

39

35

36



92908\DWG\9208E421

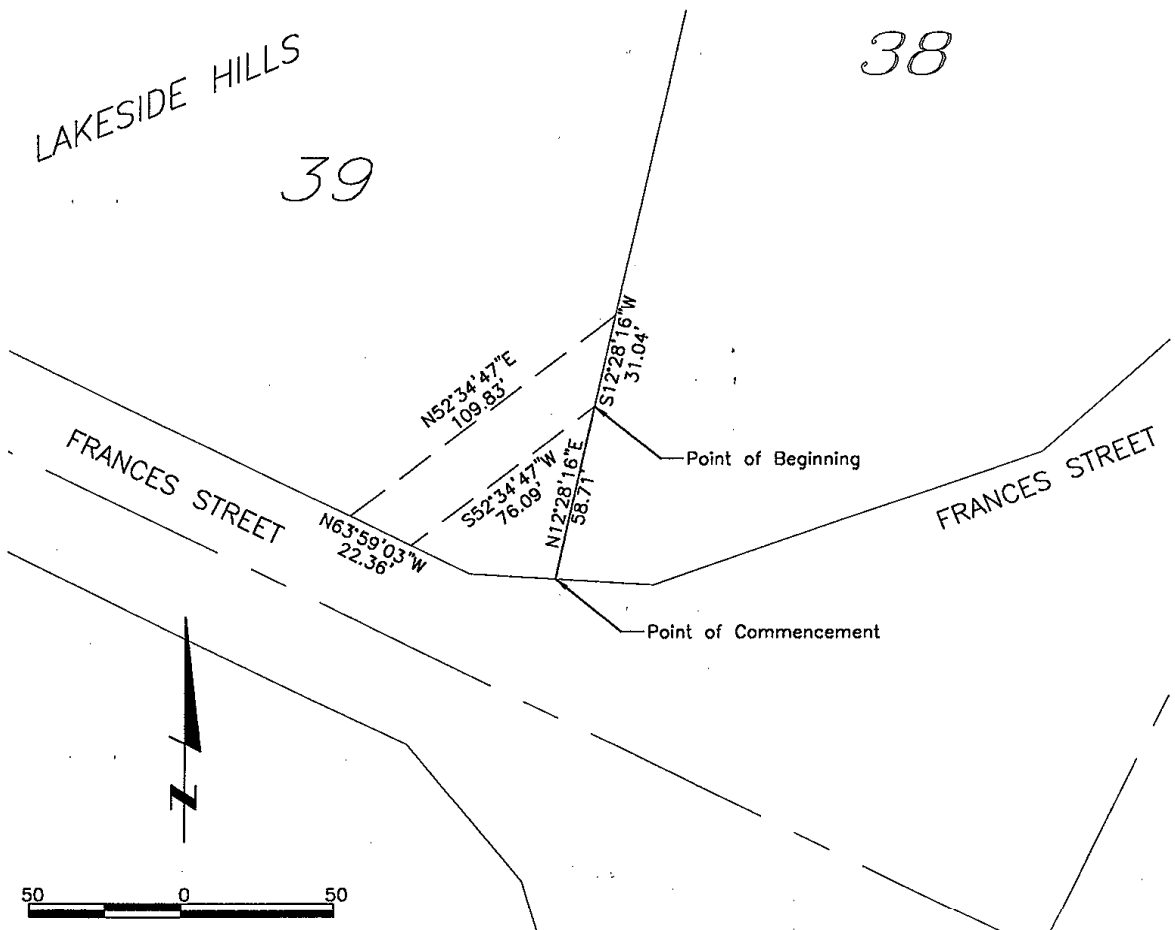
Book _____ Page _____ Date 6/17/96 Dwn.By CLN Job Number 92908-3721

lamp, rynearson & associates, inc.
 engineers surveyors planners
 14747 california street omaha, nebraska 68154-1979 402-496-2498
 FAX 402-496-2730

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of drainageways and storm sewers over that part of Lot 39, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

Commencing at the southeast corner of said Lot 39, LAKESIDE HILLS;
 Thence North 12°28'16" East (bearings referenced to the Final Plat of LAKESIDE HILLS) for 58.71 feet along the east line of said Lot 39 to the TRUE POINT OF BEGINNING;
 Thence South 52°34'47" West for 76.09 feet to the south line of said Lot 39;
 Thence North 63°59'03" West for 22.36 feet along the said south line of Lot 39;
 Thence North 52°34'47" West for 109.83 feet to the said east line of Lot 39;
 Thence South 12°28'16" West for 31.01 feet to the Point of Beginning.
 Contains 1,859 square feet (0.04 acre).



92908\DWG\9208E416

Book _____ Page _____ Date 6/17/96 Dwn.By CLN Job Number 92908-3721

lamp, ryneason & associates, inc.
 engineers surveyors planners
 14747 california street omaha, nebraska 68154-1979 402-498-2498
 FAX 402-498-2730

