



BK 1362 PG 658-660



MISC 2000 17385

Nebr Doc
Stamp Tax

Date

\$

By

RICHARD N. TAYLOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

00 DEC 22 AM 8:38

RECEIVED

EASEMENT FOR SANITARY SEWER

Rush

This indenture made this 21st day of December, 2000, by and between STANDING BEAR DEVELOPMENT CORPORATION, a Nebraska corporation (hereinafter referred to as "Grantor"), and SANITARY AND IMPROVEMENT DISTRICT NO. 401 OF DOUGLAS COUNTY, NEBRASKA, a Nebraska political subdivision (hereinafter collectively referred to as "Grantee").

WITNESSETH:

That Grantor, in consideration of the sum of One and no/100 Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby reserve unto itself and grant and convey to Grantee, its successors and assigns, a permanent nonexclusive easement for the construction and maintenance of sanitary sewers over that part of Lot 2, Standing Bear Pointe Replat 2, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, more specifically located and described on Exhibit "A" attached hereto which is hereby incorporated in and made a part of this Easement by reference.

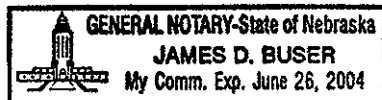
To have and to hold said Easement and right-of-way unto the said Grantee, its successors and assigns, in perpetuity. The approval of this term by Grantor and its successors and assigns shall be shown by recording this document with the Douglas County Register of Deeds. The easement contained herein is given without any warranty whatsoever.

IN WITNESS WHEREOF, the Grantor has caused this Easement to be signed on the day and year first above written.

STANDING BEAR DEVELOPMENT
CORPORATION, a Nebraska corporationBy: Title: President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 21st day of December, 2000, by John C. Allen, President of STANDING BEAR DEVELOPMENT CORPORATION, a Nebraska corporation, on behalf of the corporation.


Notary Public

88732

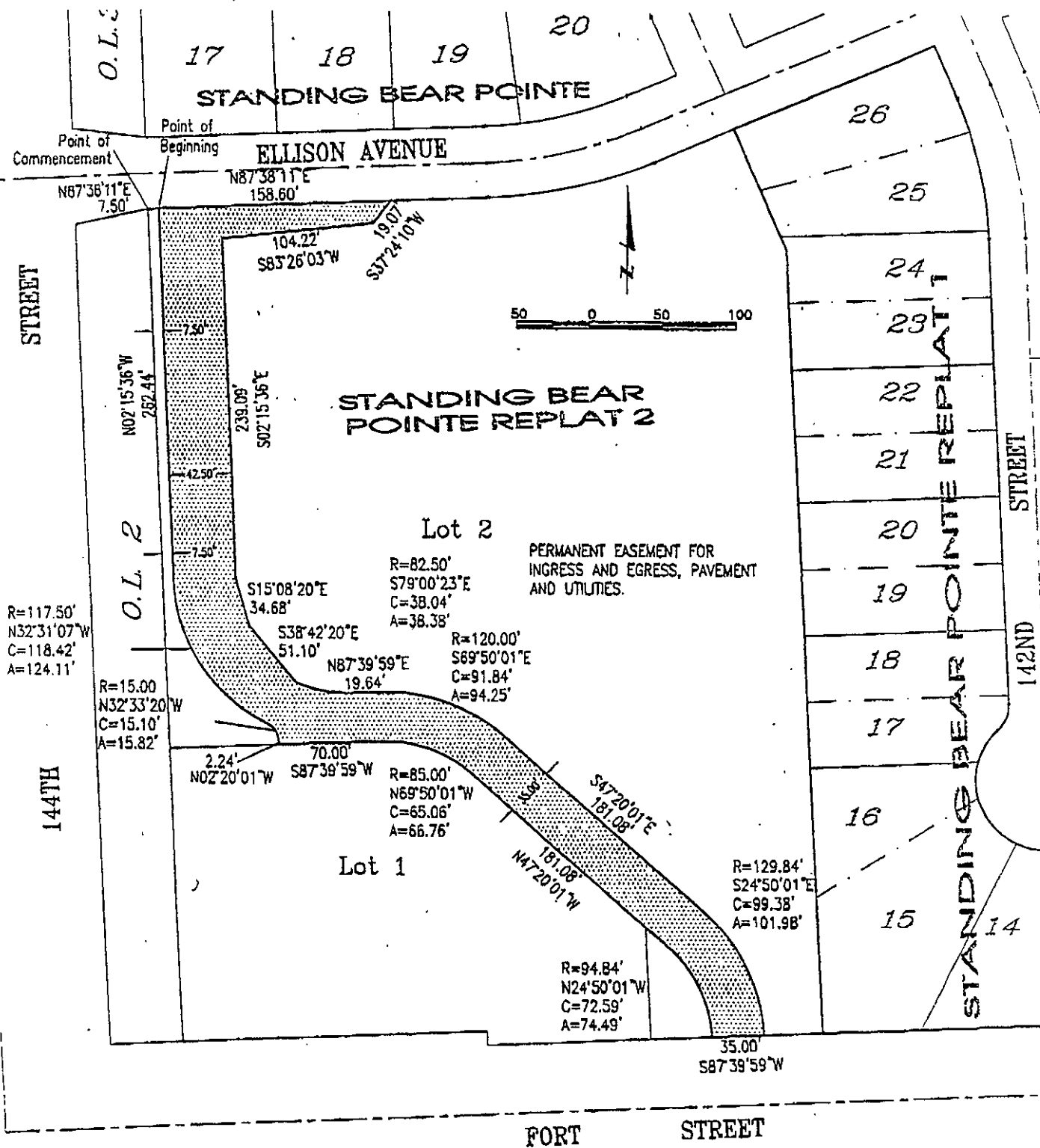
Return recorded document to:
James D. Buser
GAINES PANSING & HOGAN
10050 Regency Circle, Suite 200
Omaha, Nebraska 68114

Miss A
3
1
FEE 1.50 FB 09-36819
BKP _____ C/O _____ COMP 1
DEL _____ SCAN 12 FV _____



20-50

EXHIBIT "A"



C:\PW\G0608E300.dwg 12/20/2000 08:50:58 AM rebed-j
 144TH LaserJet 8100 Series PCL 6, Lamp, Rynearson & Associates

96008\9608E300

Book _____ Page _____ Date Dec. 20, 2000 Dwn.By act Job Number 97012.00-006



lamp, rynearson & associates, inc.

engineers

surveyors

planners

14710 west dodge road, suite 100
 omaha, nebraska 68164-2029

ph 402-498-2488
 fax 402-498-2730

LEGAL DESCRIPTION

that part of Lot 2, STANDING BEAR POINTE
REPLAT 2, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska,
described as follows:

Commencing at the northwest corner of said Lot 2;
Thence North 87°38'11" East for 7.50 feet along the south right of way line of Ellison
Avenue to the TRUE POINT OF BEGINNING;
Thence North 87°38'11" East for 158.60 feet along said south right of way line;
Thence South 37°24'10" West for 19.07 feet;
Thence South 83°26'03" West for 104.22 feet;
Thence South 02°15'36" East for 236.09 feet parallel with and 50.00 feet east of the
east line Outlot 2, STANDING BEAR POINTE;
Thence South 15°08'21" East for 34.68 feet;
Thence South 38°42'20" East for 51.10 feet to a point on a non-radial curve;
Thence along a curve to the left (having a radius of 82.50 feet and a long chord bearing
South 79°00'23" East for 38.04 feet) for an arc length of 38.38 feet;
Thence North 87°39'59" East for 19.64 feet parallel with and 35.00 feet north of the
north line of Lot 1, STANDING BEAR POINTE REPLAT 2;
Thence along a curve to the right (having a radius of 120.00 feet and a long chord
bearing South 69°50'01" East for 91.84 feet) for an arc length of 94.25 feet concentric with and
35.00 feet northeast of the arc at the northeast corner of Lot 1, STANDING BEAR POINT
REPLAT 2;
Thence South 47°20'01" East for 181.08 feet parallel with and 35.00 feet northeast of
the northeast line of said Lot 1;
Thence along a curve to the right (having a radius of 129.84 feet and a long chord
bearing South 24°50'01" East for 99.38 feet) for an arc length of 101.98 feet to the north right of
way line of Fort Street;
Thence South 87°39'59" West for 35.00 feet along said north right of way line;
Thence along a curve to the left (having a radius of 94.84 feet and a long chord bearing
North 24°50'01" West for 72.59 feet) for an arc length of 74.49 feet;
Thence North 47°20'01" West for 181.08 feet along the northeast line said Lot 1;
Thence along a curve to the left (having a radius of 85.00 feet and a long chord bearing
North 69°50'01" West for 65.06 feet) for an arc length of 66.76 feet along the northeast line of
said Lot 1;
Thence South 87°39'59" West for 70.00 feet along the north line of said Lot 1;
Thence North 02°20'01" West for 2.24 feet;
Thence along a curve to the left (having a radius of 15.00 feet and a long chord bearing
North 32°33'20" West for 15.10 feet) for an arc length of 15.82 feet;
Thence along a curve to the right (having a radius of 117.50 feet and a long chord
bearing North 32°31'07" West for 118.42 feet) for an arc length of 124.11 feet;
Thence North 02°15'36" West for 262.44 feet parallel with and 7.50 feet east of Outlot 2,
STANDING BEARING POINTE to the Point of Beginning.
Contains 0.75 acre.

December 20, 2000

LAMP, RYNEARSON & ASSOCIATES, INC.

97012.00 006

(Utility and Access Easement over Lot 2, STANDING BEAR POINTE REPLAT 2)