POOR INSTRUMENT FILED

BOOK 640 PAGE 466

PROJECT NO.	ROW	23-80
TRACT NO.		

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

TH	AT MURDOCK OMAHA, a Calif	Fornia Limited Partnership	•
		hether one or more) for and in consideration of the sum	, ·
convey un CITY, and Easement	to the CITY OF OMAHA, NEBI to its successors and assigns, an eas for public sidewalk use	Dollars (\$ 1.00) of of which is hereby acknowledged, does hereby grant and RASKA, a Municipal Corporation, hereinafter referred to as sement for the right to use a six foot Permanent	: •
and appurt	nances thereto, kxxkxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	of Lots 1 & 8	
Thence 88.08 feed 4.33 feet bearing arc of circular bearing of which East property lithe right which and N 22° 30'00" to a point on Eathence 33.64 feed chord, the length 30 feet South pathe arc of the cobearing of which 8.53 feet South (A sketch of local ingress and	Southeast corner of Block 1 of North along East property 1g of which is N 45° 00'00" curve to the right which has are 39.03 feet and N 22° 3 ne, to a point of curvature has a radius of 51 feet and E, respectively; thence a d st property line; thence 8. It along the arc of circular hand bearing of which are rallel to the East property ircular curve to the left we have 32.863 feet and S 21° along the East property line ation is attached hereto.) HAVE AND TO HOLD unto said egress from said premises for the	18, original City of Omaha, Douglas County, Nebrask, line to the POINT OF BEGINNING. Thence a distance W to a point of curvature; thence 40.06 feet along as a radius of 51 feet and a chord, the length and 60'00" W, respectively; thence 30 feet North paralle thence 40.06 feet along the arc of a circular curvature of 4.33 feet bearing of which are 39.03 distance of 4.33 feet bearing of which is N 45 00'06 53 feet South on the East property line to a point; curve to the left which has a radius of 45 feet and 32.863 feet and S 210 24'56"W, respectively; thence along the same are adjusted to the left which has a radius of 45 feet and a chord, the length 24'56.5"E to a point on the East property line; thence to the POINT OF BEGINNING. d CITY, its successors and assigns, together with the right of purpose of using saidSixfoot Permanent Easement	of the l to ve to fee O"E d a ong h and
rights for	public sidewalk use		
	f the CITY. The GRANTOR may,	following construction of said <u>sidewalk</u> for public	
continue to of the CITY	use the surface of the easement s to use the same for the purposes h	strip conveyed hereby for other purposes, subject to the right herein expressed.	_
	further agreed as follows:		1
1. That their successors	no buildings, improvements, or other structur and assigns without express approval of the C	res, shall be placed in, on, over, or across said easement strip by GRANTOR, his or CITY.)
necessary	to repair any and all damag cribed above in order to mai	nsible for replacement or maintenance as becomes ge to the sidewalk within the Permanent Easement intain said sidewalk in a safe condition for	
			(, (,
the right to gran ministrators, sha	igns, that he or they, the GRANTOR is or are t and convey this easement in the manner and	ad his or their heirs, executors and administrators does or do confirm with the said exwell seized in fee of the above described property and that he or they has or have I form aforesaid, and that he or they will, and his or their heirs, executors, and addid CITY and its assigns against the lawful claims and demands of all persons.	
4. That simprovements the sidewalk.	said easement is granted upon the condition the condition is granted upon the condition of the condition is granted to crops, vin	grantor on that the / will remove or cause to be removed all presently existing nes, trees within the easement area as necessary for construction. Of public	
in executing and	iary construction easement if and as applican	ot of the parties; that there are no other different agreements or understandings, ale, between the GRANTOR and the CITY or its agents; and that the GRANTOR, in any promises, inducements, or representations of the CITY or its agents or em-	٠
IN V	VITNESS WHEREOF said GRAN	ITOR has or have hereunto set his or their hand(s) this	
26th	day of August	A.D., 19 80.	
2.1	\mathcal{O}	MURDOCK OMAHA	
Hely	MXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	David H. Mardock, General Partner	
Corporate	By	President	•
•	Attest	Secretary	•

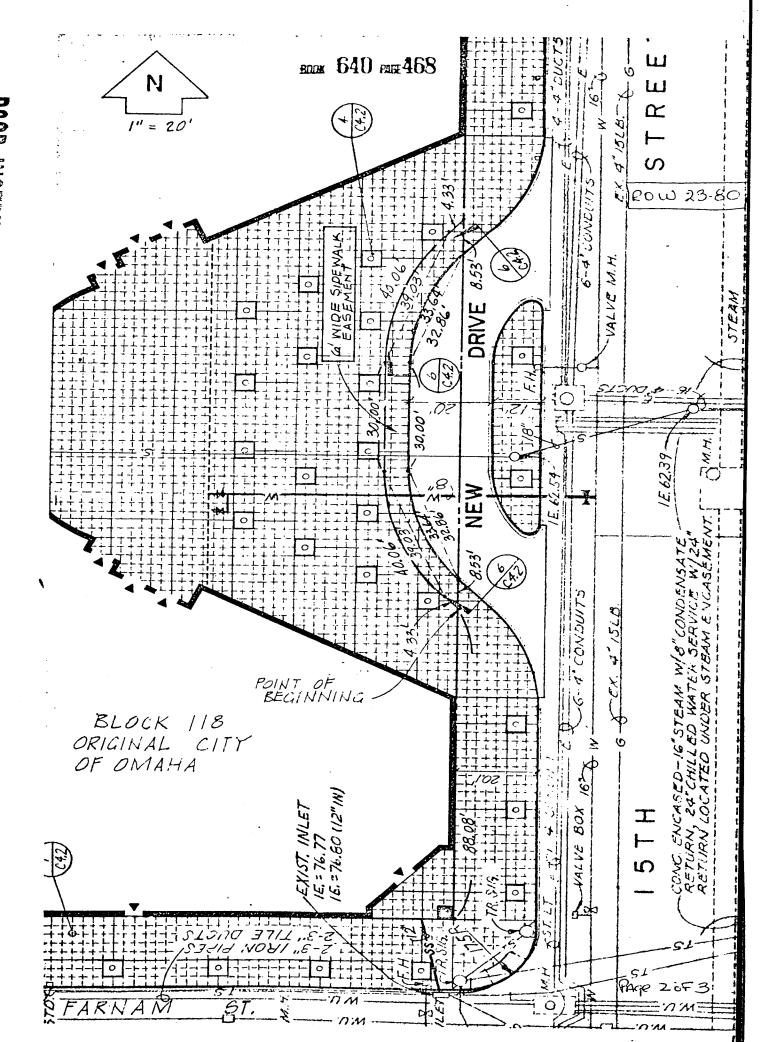
(Acknowledged on reverse side hereof)

Page 1 of 3

CORPORATIO	NS	INDIVIDUAL AND PARTNE	ERSHIP .
NAME OF CORPOR	 ATION	VENDOR	
Ву			
(Corporate Seal)		•••••••••••••••••	• • • • • • • • • • • • • • • • • • • •
(CO. por ace ace)		••••••	
ATTEST:		•••••••	
Ву		••	
	Title		
DATE		DATE	
	CORPORAT	E ACKNOWLEDGEMENT	
STATE OF NEBRASKA)		
COUNTY OF DOUGLAS) SS)		
On this day of County, personally came	f	, before me, the undersigned, a Notary Pt	ublic in and for sa
		d Secretary respectively of said Corporation	
persons whose names are af respective voluntary act an Corporate Seal of said Corpo	fixed to the foregoing d deed as such officer pration to be thereto af	instrument, and acknowledged the execution s and the voluntary act and deed of said Co	thereof to be the proporation, and t
persons whose names are af respective voluntary act an Corporate Seal of said Corpo WITNESS my hand and a ca (8-74) hership)	fixed to the foregoing d deed as such officer oration to be thereto af d Notarial Seal at Omah	instrument, and acknowledged the execution is and the voluntary act and deed of said Coffixed by Its authority. The insurance and trust insurance and trust.	thereof to be the prporation, and the
persons whose names are af respective voluntary act an Corporate Seal of said Corpo WITNESS my hand and act (8.74) hership) TATE OF CALIFORNIA COUNTY OF LOS ANGELE:	fixed to the foregoing d deed as such officer oration to be thereto af d Notarial Seal at Omah	instrument, and acknowledged the execution is and the voluntary act and deed of said Coffixed by Its authority. The ain said County the day and year last above	thereof to be the prporation, and the
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NOTARY PUBLIC

My Commission expires ...



POOR INSTRUMENT FILED

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CONSENT AND APPROVAL

The undersigned TWO TOWERS, INC., a Nebraska corporation, as the owner of the fee estate of the land described in that certain Ground Lease dated April 28, 1980 between TWO TOWERS, INC., as Lessor, and MURDOCK OMAHA, as Lessee, evidenced by short form thereof filed May 9, 1980 in Book 632 at Page 727 in the Miscellaneous Records, Douglas County, Nebraska, does hereby consent to, ratify and approve the foregoing Permanent Easement granted by MURDOCK OMAHA to the CITY OF OMAHA, NEBRASKA, for use as a six foot Permanent Easement for public sidewalk as to the land described therein.

DATED this 26th 6032

day of august TWO TOWERS / INC

STATE OF CALIFORNIA

SS. County of Los Angeles)

On August 27, , 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas J. Hutchison, known to me to be the President, and Lilymae Penton, known to me to be the Secretary of TWO TOWERS, INC., the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said corporation, and acknowledged to me that said corporation executed the same.

WITNESS my hand and official seal

The second

OFFICIAL SEAL CAROL HART NOTARY PUBLIC - CALIFORNIA

LOS ANGELES COUNTY My Commission Expires July 26, 1983

Notary

Public

The undersigned FIRST AMERICAN TITLE INSURANCE COMPANY, as the Trustee pursuant to Deed of Trust dated April 28, 1980 made by MURDOCK OMAHA, as Trustor, for the benefit of CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Beneficiary, and filed May 9, 1980 in Book 2381 at Page 483 in the Mortgage Records, Douglas County, Nebraska, does hereby acknowledge and agree that the lien of the said Deed of Trust is and shall be subject to and subordinate in effect to the foregoing Permanent Easement granted by TWO TOWERS, INC. to the CITY OF OMAHA, NEBRASKA, for use as a six foot Permanent Easement for public sidewalk as to the land described therein.

, 1980.

as Trustee

Title Reg. V. C.

Notary Acknowledgement

WITNESS my hand and official seal.

BENERAL NOTARY - State of Hebras KATHRYN M. PLOURDE m. Exp. June 4, 1984 athron) Notary P

RECEIVED

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