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By

RICHARD N. TAKECHI REGISTER OF DEEDS DOUGLAS COUNTY, NE 00 FEB -2 PM 1: 26

## LANDSCAPE EASEMENT

FALCON RIDGE LAND CORP., a Nebraska corporation, and its successors, being the owner of the real estate described below and hereinafter referred to as the "Grantor", for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to SANITARY AND IMPROVEMENT DISTRICT NO. 434 OF DOUGLAS COUNTY, NEBRASKA, a Nebraska political subdivision, and FALCON RIDGE HOMEOWNERS ASSOCIATION, a Nebraska nonprofit corporation, and their successors, licensees and assigns, hereinafter collectively referred to as "Grantee", a permanent right-of-way easement for the construction, installation, operation, maintenance, repair, replacement, preservation and renewal of landscape areas and fencing over, upon, above, along, in and across the following described real estate to-wit:

See attached Exhibits "A", "B" and "C", wherein the real estate is both legally and pictorially described (the "Easement Area").

Where such facilities are constructed, the Grantee shall have the right to construct, operate, repair, renew, maintain, replace and preserve such landscaping, fencing and related accessories within the Easement Area.

No fencing shall be installed in the Easement Area without the prior written approval of Grantor. The owners of the real estate described within the Easement Area, other than the Grantor, shall not be permitted to remove, alter or relocate the landscaping, fencing and related materials except for the purposes of repair and replacement.

This conveyance is made for the benefit of the property owners of Falcon Ridge and their successors and assigns.

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STATE OF NEBRASKA

COUNTY OF DOUGLAS

FALCON RIDGE LAND CORP., a Nebraska corporation

President

On this Alst day of January, 2000, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came JOHN C. ALLEN, President of FALCON RIDGE LAND CORP., a Nebraska corporation, on behalf of the corporation.

WITNESS my hand and notarial seal on the day and year last above written.

GENERAL NOTARY-State of Nebraska
KAREN T. RODIS
My Comm. Exp. Oct. 30, 2002

) ss.:

Notary Public

Return to:

John Q. Bachman GAINES, MULLEN, PANSING & HOGAN 10050 Regency Circle, Suite 200 Omaha, Nebraska 68114 EXHIBIT "A"

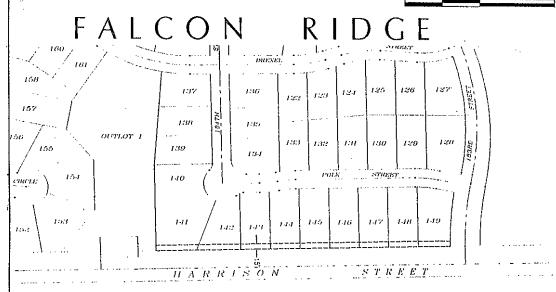
LEGAL DESCRIPTION

00-11942

A permanent landscoping easement over the South fifteen (15') foot of Lots 141 through 149, inclusive, FALCON RIDGE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.



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Date Dec. 8, 1999

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Job Number 96054.01-003



rynearson & associates, inc.

14710 west dodge road, suite 100 omaha, nebraska 68154 2029

ph 402 496 2498 fax 402 496 2730

EXHIBIT "B"

A 11 3

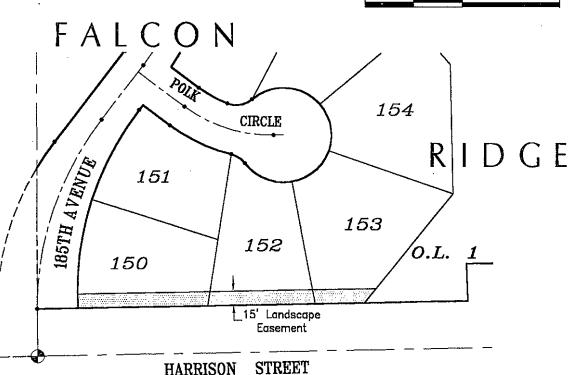
LEGAL DESCRIPTION

OC-11942

A permanent landscaping easement over the South fifteen (15') foot of Lots 150, 152 and 153, FALCON RIDGE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.



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**HARRISON** 

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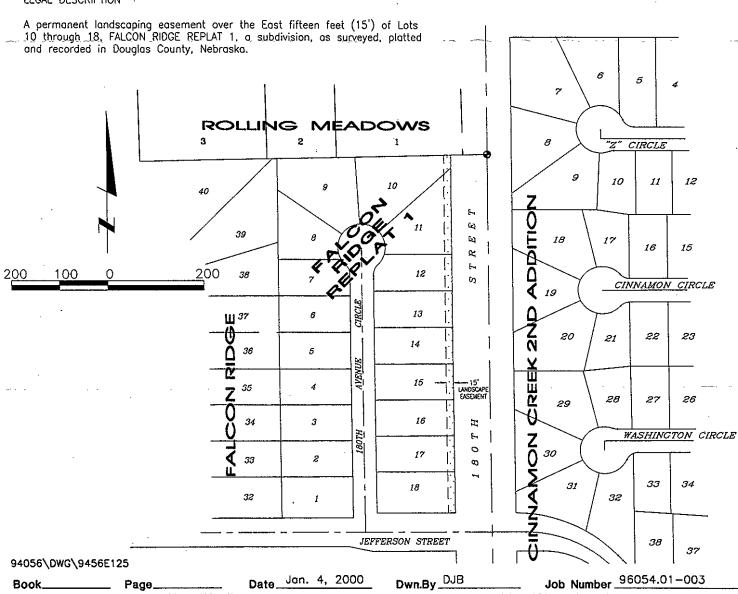
## rynearson & associates, inc.

ph 402·496·2498 fax 402 496 2730

14710 west dodge road, suite 100 omaha, nebraska 68154-2029

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## LEGAL DESCRIPTION





## nearson & associates, inc.

engineers

14710 west dodge road, suite 100 omaha, nebraska 68154-2029

ph 402.496.2498 fax 402 496 2730