



BK 1352 PG 591-598



MISC 2000 12905

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RICHARD N. TAYLOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

00 SEP 25 PM 1:36

RECEIVED

PERMANENT
DRAINAGE EASEMENT

Mike
FEE 4850 FB _____
BKP _____ C/O _____ COMP _____
DEL _____ SCAN OK FV _____
A 17

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, The Fire Group Partnership, a Nebraska general partnership (the "Grantor"), hereby grants, transfers and conveys to Sanitary and Improvement District No. 461 of Douglas County, Nebraska, and its successors and assigns, including, but not limited to, the City of Omaha, Douglas County, Nebraska (the "Grantee"), a permanent drainage easement in, through, over and under the parcels of land described as follows:

See Exhibits "A", "B", "C", "D" and "F" attached hereto and by reference made a part hereof for the legal description of the easement areas, hereinafter referred to as the "Easement Areas",

for the purpose of providing storm and surface water drainage over and within the Easement Areas. Grantee shall have the right to enter upon the Easement Areas at any time to inspect, maintain and repair the drainage areas within the Easement Areas. Upon any entry by the Grantee to inspect, maintain and repair the drainage areas, the Grantee shall repair any damage done by Grantee on any such entry and restore the drainage areas within the Easement Areas to its proper condition.

Grantee shall indemnify and hold harmless the Grantor, and its successors and assigns, from and against any and all claims for personal injury or damage to property arising out of or in connection with the operation or maintenance of the drainage areas within the Easement Areas.

No building, improvement or other structure shall be placed within the Easement Areas by the Grantor, or its successors or assigns, without the express written approval of the Grantee, provided, grass, concrete or hard surface sidewalks and driveways, and shrubbery that does not interfere with or obstruct the drainage area, may be installed within the Easement Areas by the Grantor, or its successors and assigns, and that in the event it becomes necessary to repair, remove or replace said drainage area, the Grantee shall have the right to remove such grass, shrubbery, concrete or hard surface, and said premises shall thereafter be restored by the Grantee, its successors and assigns, to the condition thereof existing before said removal.

Upon Recording Return to: James E. Lang, 11306 Davenport St., Omaha, NE 68154

(Fire Group Partnership
10730 Pacific St. Ste 34
68114) ✓ 3073

The Grantor hereby warrants and confirms to the Grantee that it is the owner of the Easement Areas and that it has the right to grant and convey this easement in the manner set forth herein. This easement runs with the land and shall run in favor of and be binding upon the parties hereto and to their respective grantees, assigns, successors and agents.

Dated this 21st day of September, 2000.

GRANTOR:

The Fire Group Partnership, a Nebraska general partnership

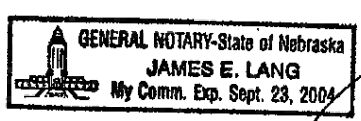
By: [Signature]
Laura A. Lasher

By: [Signature]
Shaune M. Miller

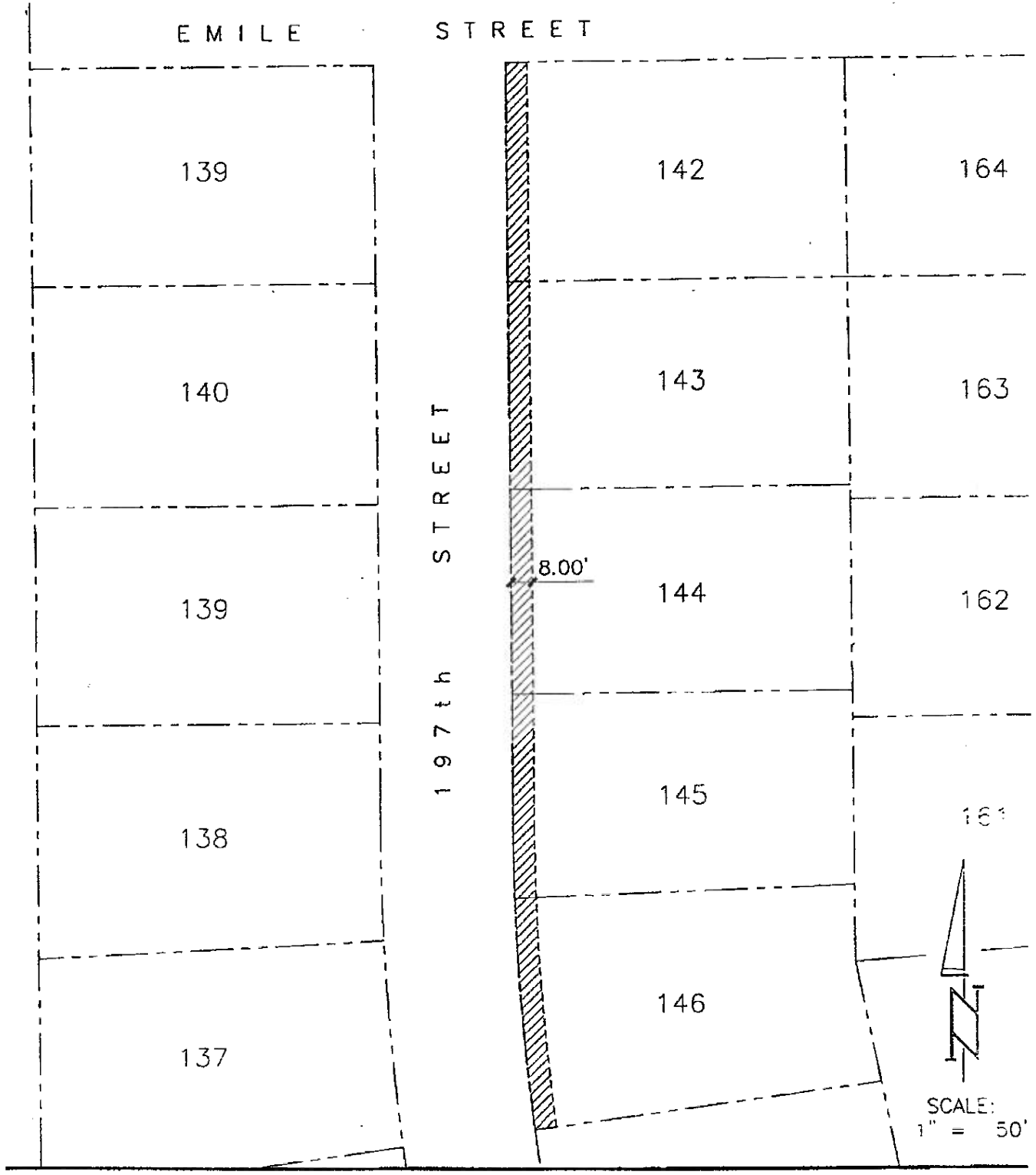
STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

On this 21st day of September, 2000, before me, a Notary Public duly commissioned and qualified in and for said County and State, personally came Laura A. Lasher and Shaune M. Miller, the general partners of the Fire Group Partnership, a Nebraska general partnership, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed as general partners of the partnership and the voluntary act and deed of such partnership.

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



[Signature]
Notary Public

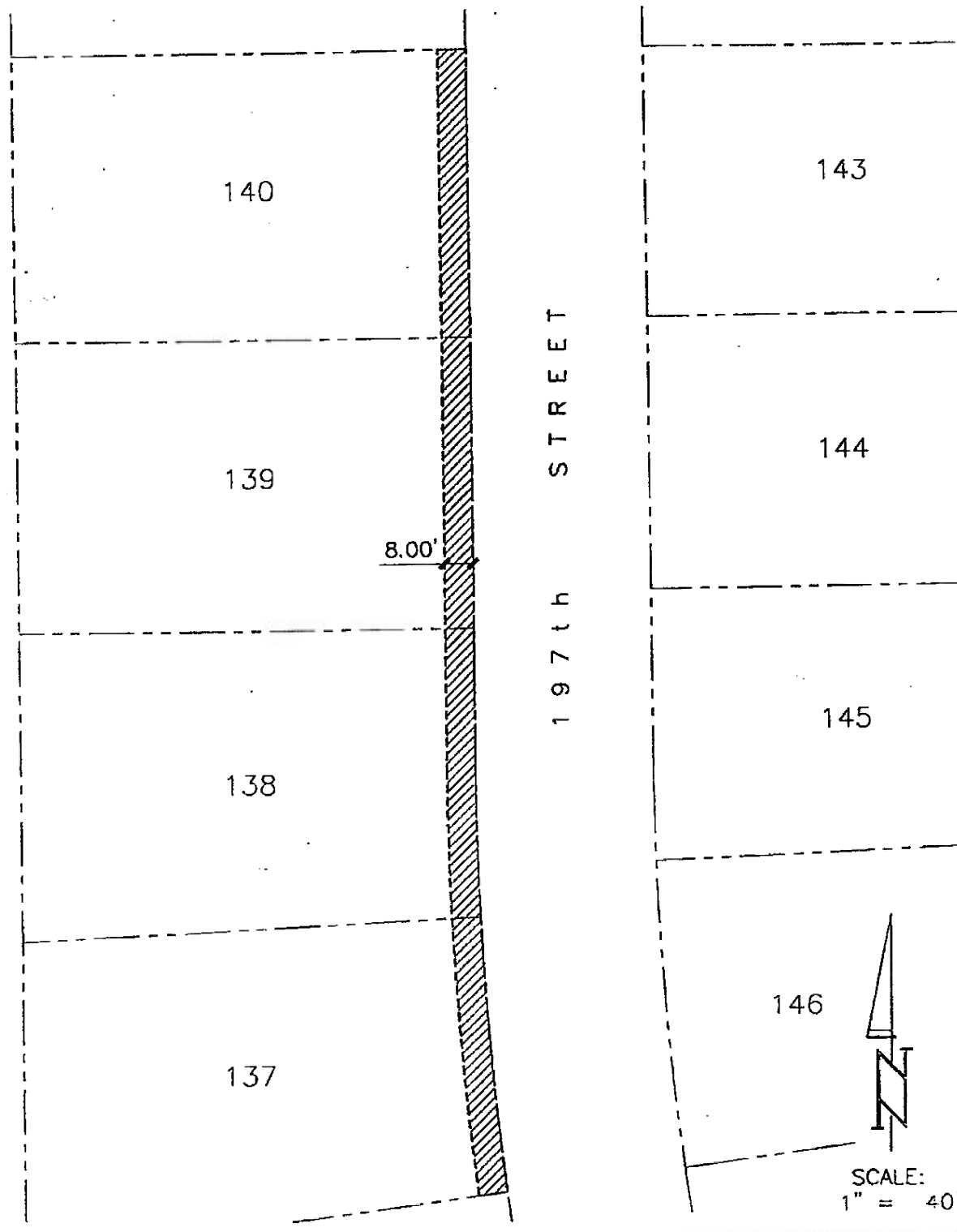


LEGAL DESCRIPTION

THE WESTERLY 8.00 FEET OF LOTS 142, 143, 144, 145 AND 146, FIRE RIDGE ESTATES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

S.I.D. 461, FIRE RIDGE ESTATES TD2 FILE NO. 1184-101-E16 DATE: SEPT. 12, 2000
 THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

Exhibit "A"

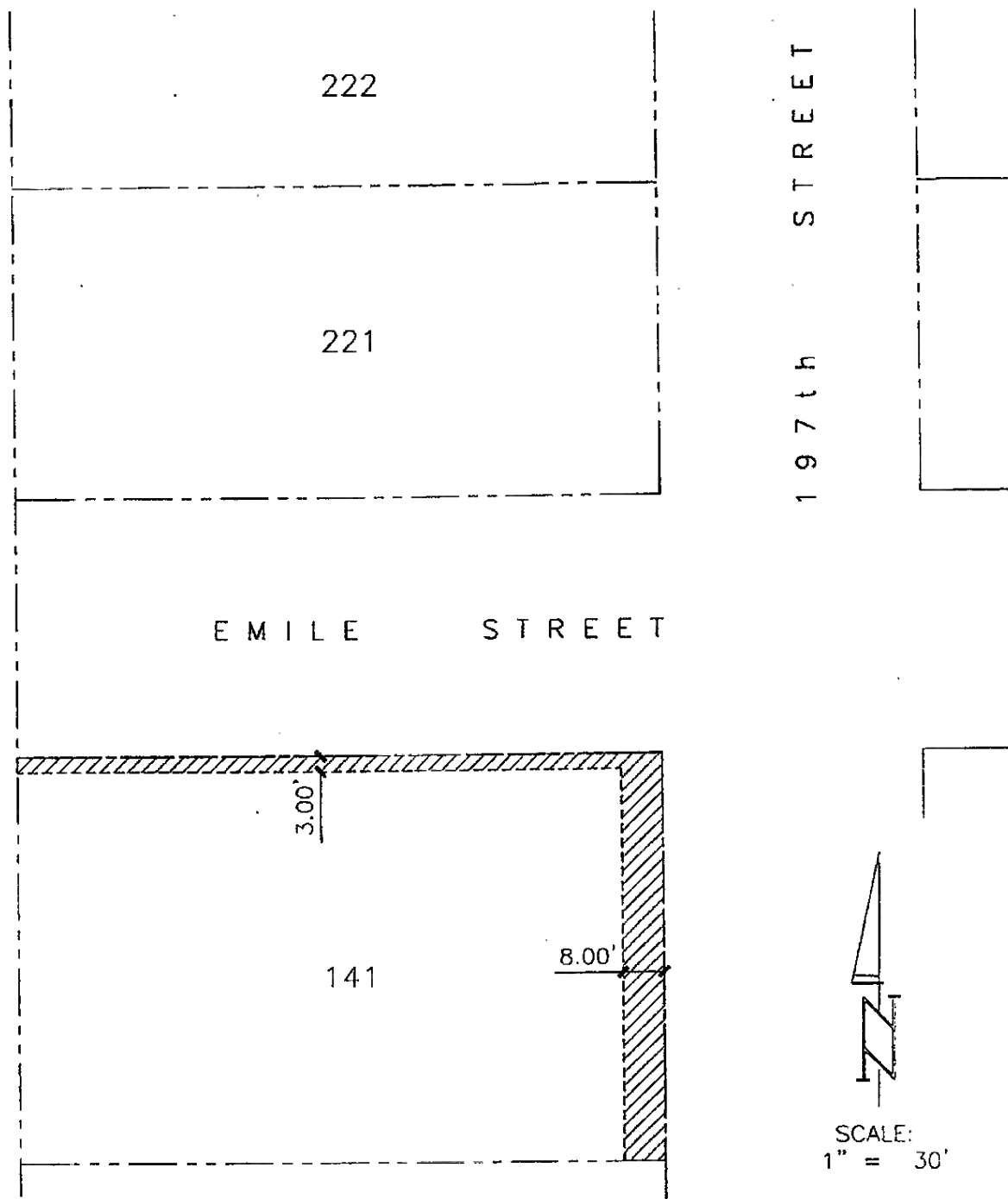


LEGAL DESCRIPTION

THE EASTERLY 8.00 FEET OF LOTS 137, 138, 139 AND 140, FIRE RIDGE ESTATES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

S.I.D. 461, FIRE RIDGE ESTATES TD2 FILE NO. 1484-101-E13 DATE: SEPT. 12, 2000
 THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

Exhibit "B"

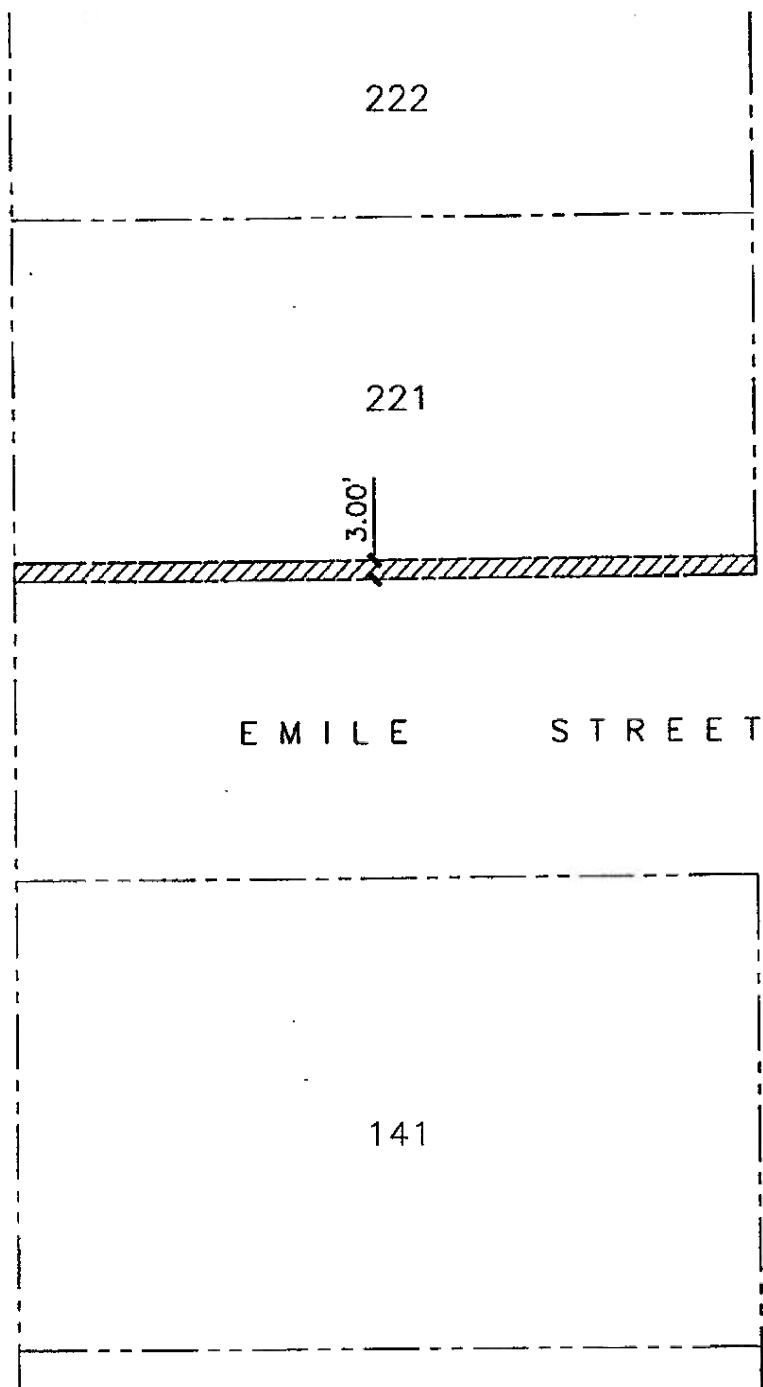


LEGAL DESCRIPTION

THE NORTHERLY 3.00 FEET AND THE EASTERLY 8.00 FEET OF LOT 141, FIRE RIDGE ESTATES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

S.I.D. 461, FIRE RIDGE ESTATES TD2 FILE NO. 1184-101-E12 DATE: SEPT. 12, 2000
 THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

Exhibit "C"



197th STREET

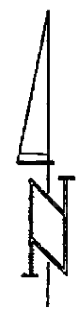
EMILE STREET

222

221

3.00'

141



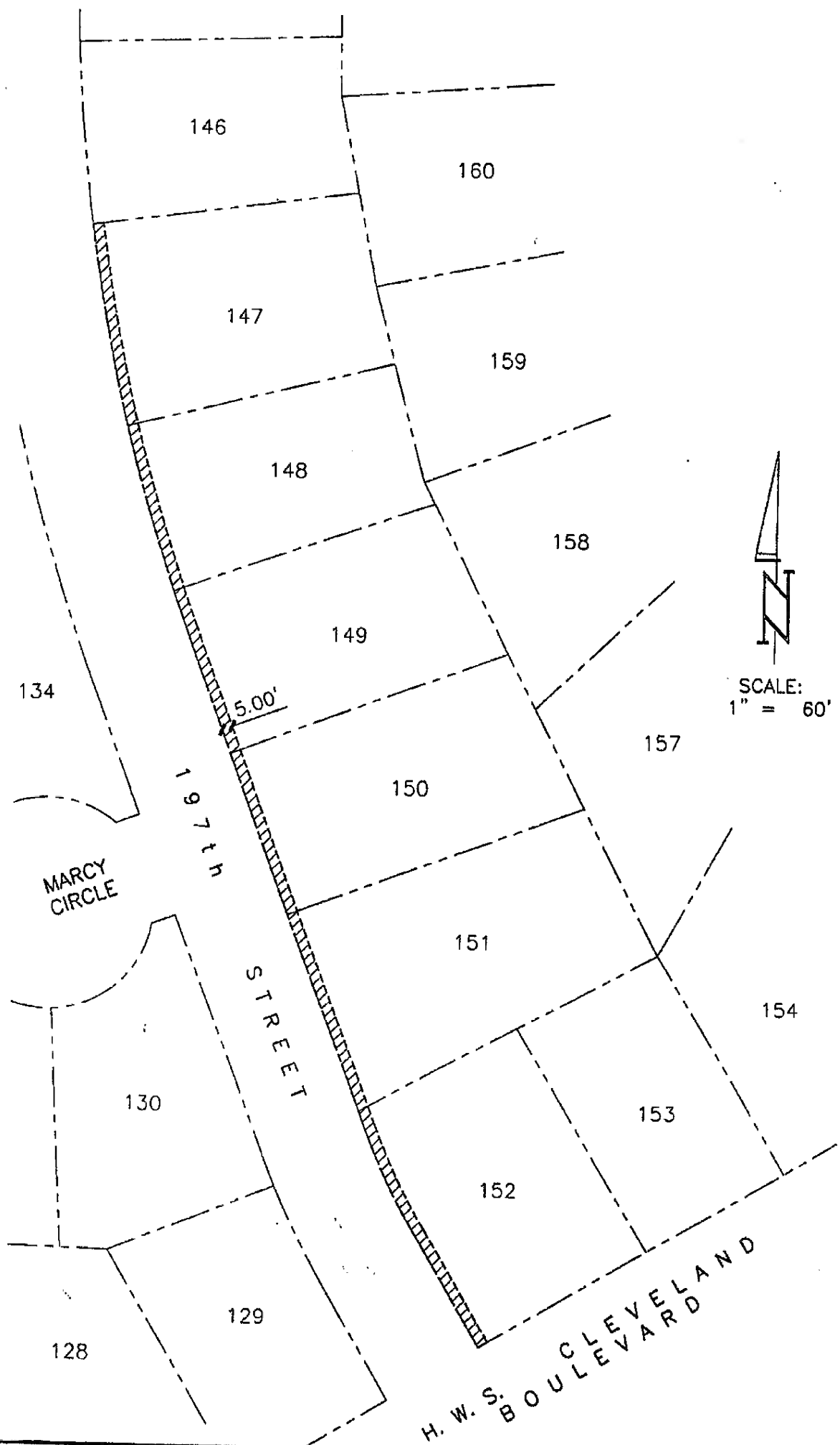
SCALE:
1" = 30'

LEGAL DESCRIPTION

THE SOUTHERLY 3.00 FEET OF LOT 221, FIRE RIDGE ESTATES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

S.I.D. 461, FIRE RIDGE ESTATES TD2 FILE NO. 1184-101-E11 DATE: SEPT. 12, 2000
THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

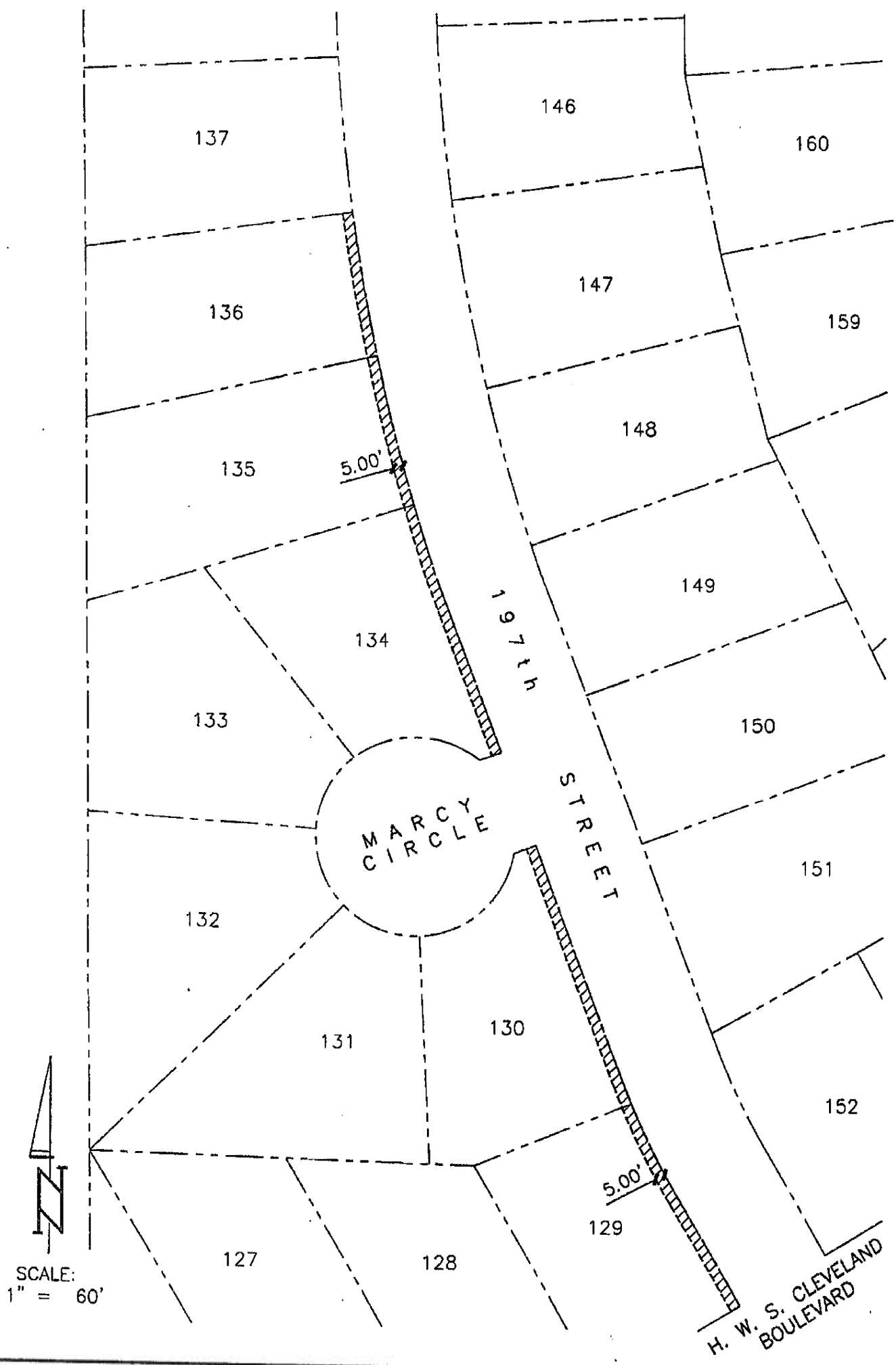
Exhibit "D"



LEGAL DESCRIPTION

THE WESTERLY 5.00 FEET OF LOTS 147 THRU 152, INCLUSIVE, FIRE RIDGE ESTATES,
A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

S.I.D. 461, FIRE RIDGE ESTATES TD2 FILE NO. 1184-101-E15 DATE: SEPT. 12, 2000
THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860
Exhibit "E"



LEGAL DESCRIPTION

THE EASTERLY 5.00 FEET OF LOTS 129, 130, 134, 135 AND 136, FIRE RIDGE ESTATES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA

S.I.D. 461, FIRE RIDGE ESTATES TD2 FILE NO. 1184-101-E14 DATE: SEPT. 12, 2000
 THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860
 Exhibit "F"