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REGARD TAKE IN
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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PERMANENT SANITARY SEWER EASEMENT

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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 sanitary sewer easement in, through, over and under the parcel of real property described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for the legal description of the easement area, hereinafter referred to as the "Easement Area",

on which the Grantee may construct, reconstruct, maintain and repair a sanitary sewer line. Grantee shall have the right to enter upon the Easement Area at any time to inspect, construct, reconstruct, maintain and repair said sanitary sewer line.

After completion of the initial installation of the sanitary sewer line, Grantee shall restore the surface of the Easement Area as nearly as possible to the condition existing prior to such work, and Grantee shall repair or restore any damage done by Grantee on any subsequent entry on the Easement Area.

Grantee is solely responsible for constructing, operating and maintaining the above-described improvements and Grantee shall indemnify and hold harmless the Grantor, and its successors and assigns, from any and all claims for personal injury or damage to property arising out of or in connection with construction, operation and maintenance of the above described improvements.

No building, improvement or other structure shall be placed over said Easement Area by the Grantor, or its successors or assigns, without the express written approval of the Grantee, provided, grass, shrubbery, and paving or other hard surfaces, that does not interfere with or in any way obstruct the construction, reconstruct, maintenance, operation and repair of said sanitary sewer line, may be installed within the Easement Area by the Grantor, and its successors and assigns, and that in the event it becomes necessary to repair, remove or replace said sanitary sewer line, the Grantee shall have the right to remove such improvements, 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) 3023
68114

The Grantor hereby warrants and confirms to the Grantee that it is the owner of the Easement Area, 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 25th day of September, 2000.

GRANTOR:

The Fire Group Partnership, a Nebraska general partnership

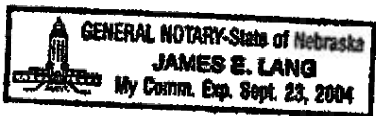
By: [Signature]
Laura A. Lasher

By: [Signature]
Shaune M. Miller

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

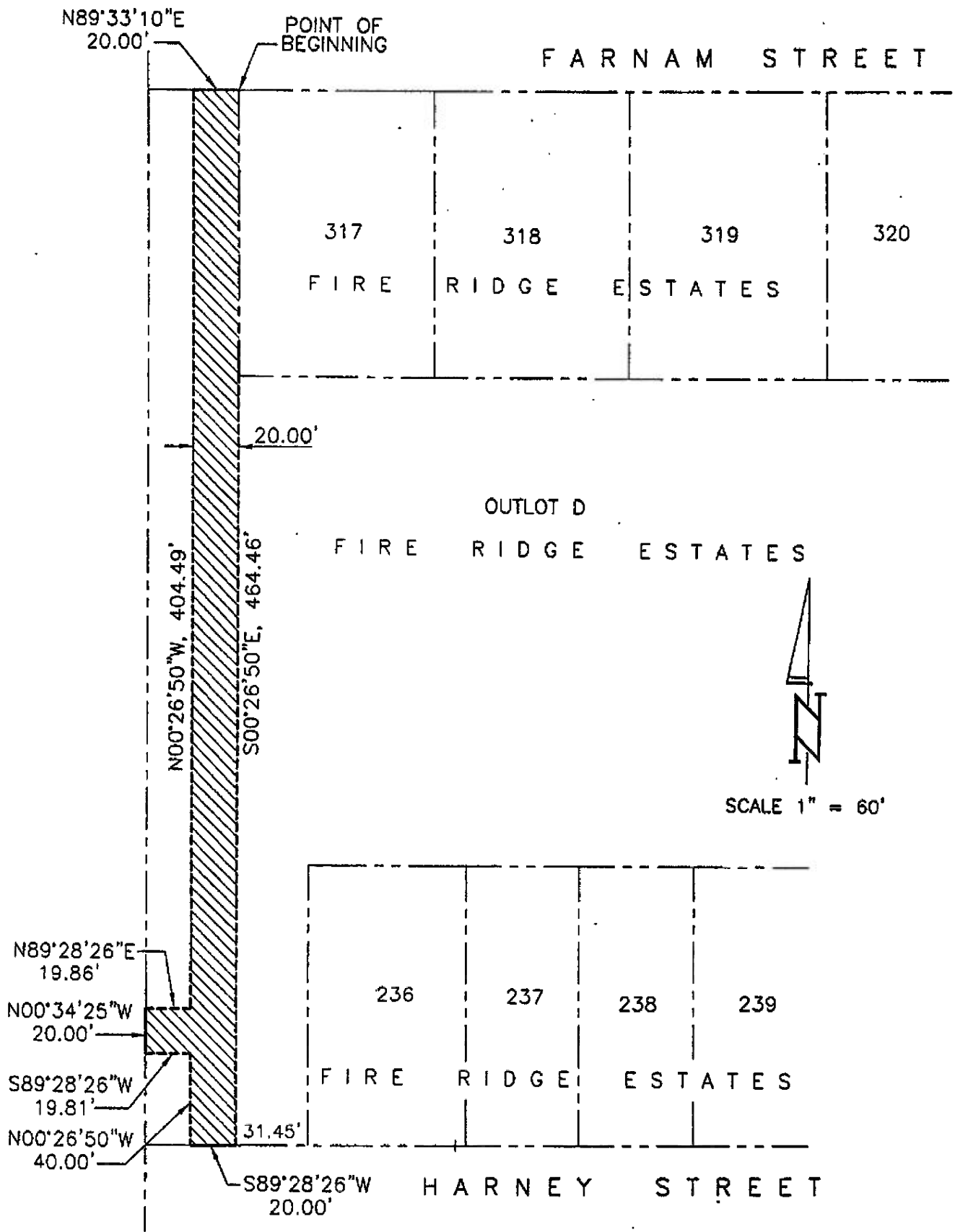
On this 25 day of September, 2000, before me, a Notary Public duly commissioned and qualified in and for said County and State, personally came Laura A. Lasher and Shaune M. Miller, the general partners of the Fire Group Partnership, a Nebraska general partnership, known to me to be the identical persons 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

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LEGAL DESCRIPTION

THAT PART OF OUTLOT D, FIRE RIDGE ESTATES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF LOT 317, SAID FIRE RIDGE ESTATES; THENCE S00°26'50"E (ASSUMED BEARING) 464.46 FEET ON THE WESTERLY LINE OF SAID LOT 317 AND ITS SOUTHERLY EXTENSION TO THE SOUTHERLY LINE OF SAID OUTLOT D; THENCE S89°28'26"W 20.00 FEET ON THE SOUTHERLY LINE OF SAID OUTLOT D; THENCE N00°26'50"W 40.00 FEET; THENCE S89°28'26"W 19.81 FEET TO THE WESTERLY LINE OF SAID OUTLOT D; THENCE N00°34'25"W 20.00 FEET ON THE WESTERLY LINE OF SAID OUTLOT D; THENCE N89°28'26"E 19.86 FEET; THENCE N00°26'50"W 404.49 FEET TO THE NORTHERLY LINE OF SAID OUTLOT D; THENCE N89°33'10"E 20.00 FEET ON THE NORTHERLY LINE OF SAID OUTLOT D TO THE POINT OF BEGINNING.