



BK 1380 PG 071-074



MISC 2001 06397

RICHARD N. TANCHE  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

01 MAY -2 PM 4:16

RECEIVED

**PERMANENT LIFT STATION, FORCE MAIN AND ACCESS EASEMENT**

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 lift station, force main and access easement in, through, over and under the parcel of real property described as follows:

See Exhibits "A" and "B" attached hereto and by reference made a part hereof for the legal descriptions of the easement areas, hereinafter referred to as the "Easement Area",

on which the Grantee may construct, reconstruct, maintain and repair a lift station, force main and related improvements and to provide Grantee a right of way for access to and from the lift station and force main (the "Lift Station and Force Main Improvements"). Grantee shall have the right to enter upon the Easement Area at any time to inspect, construct, reconstruct, maintain and repair said Lift Station and Force Main Improvements.

After completion of the initial installation of the Lift Station and Force Main Improvements, 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, crops, 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 Lift Station and Force Main, or access to such improvements, 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 Lift Station and Force Main, 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.

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 30<sup>th</sup> day of April, 2001.

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

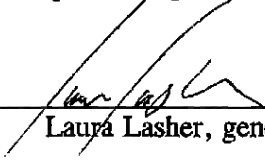
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FE 2100 01-100000  
FEE 21 FB 00-12134  
BKF-BKP 19-15-11 C/O \_\_\_\_\_ COMP \_\_\_\_\_  
DEL DEL \_\_\_\_\_ SCAN dl PV \_\_\_\_\_

GRANTOR:

The Fire Group Partnership, a Nebraska  
general partnership

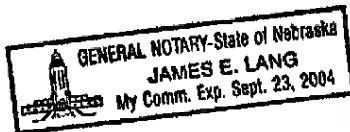
By:   
Laura Lasher, general partner

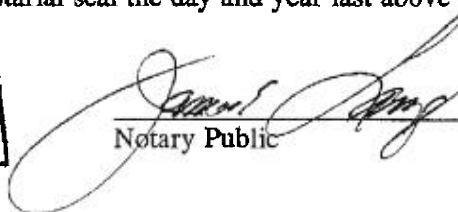
By:   
Shaune M. Miller, general partner

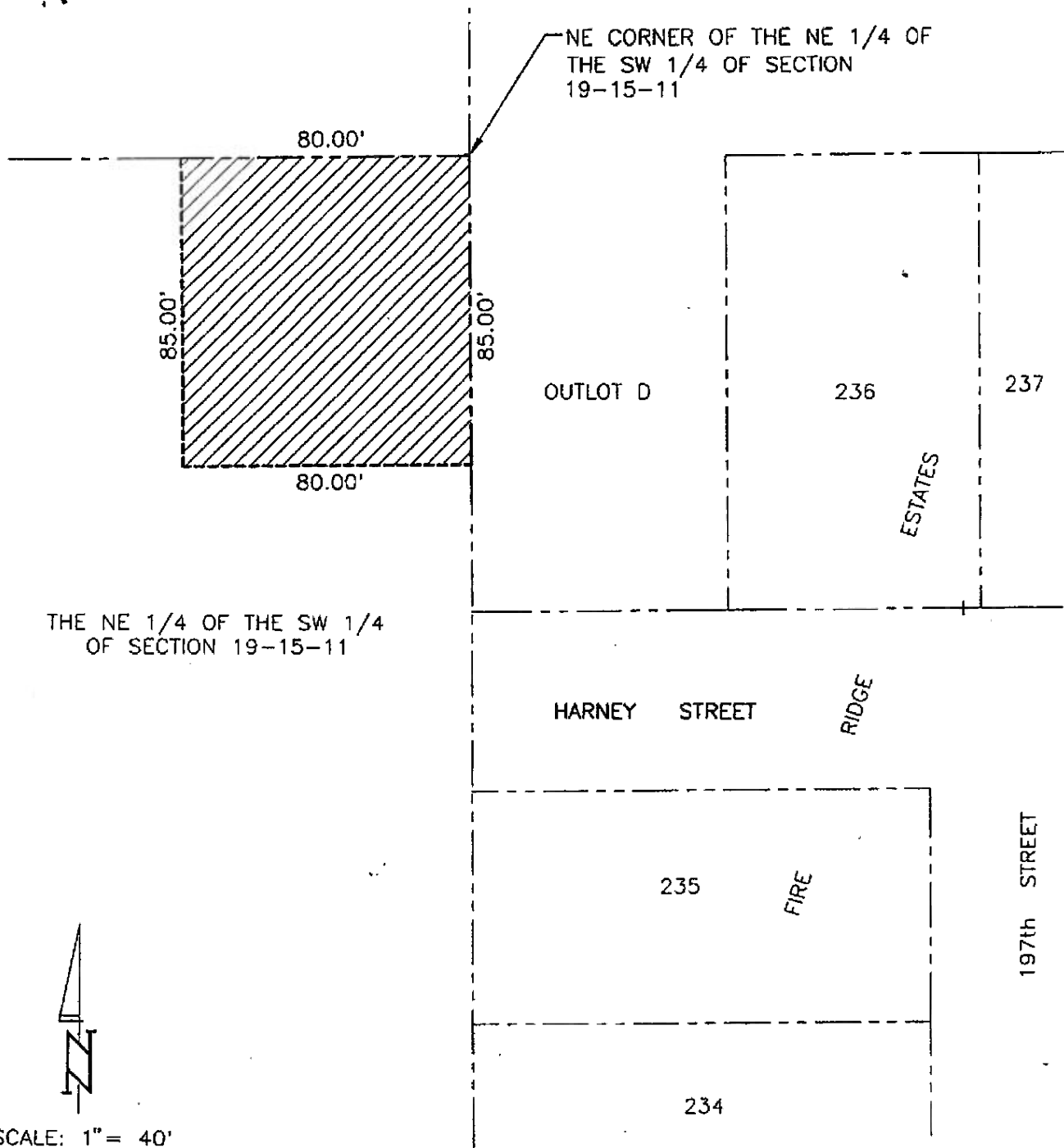
STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) ss.

On this 30<sup>th</sup> day of April, 2001, before me, a Notary Public duly  
commissioned and qualified in and for said County and State, personally came Laura Lasher and  
Shaune M. Miller, the general partners of The Fire Group Partnership, a Nebraska general  
partnership, known to me to be the identical person who signed the foregoing instrument and  
acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and  
deed of the partnership.

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



  
Notary Public



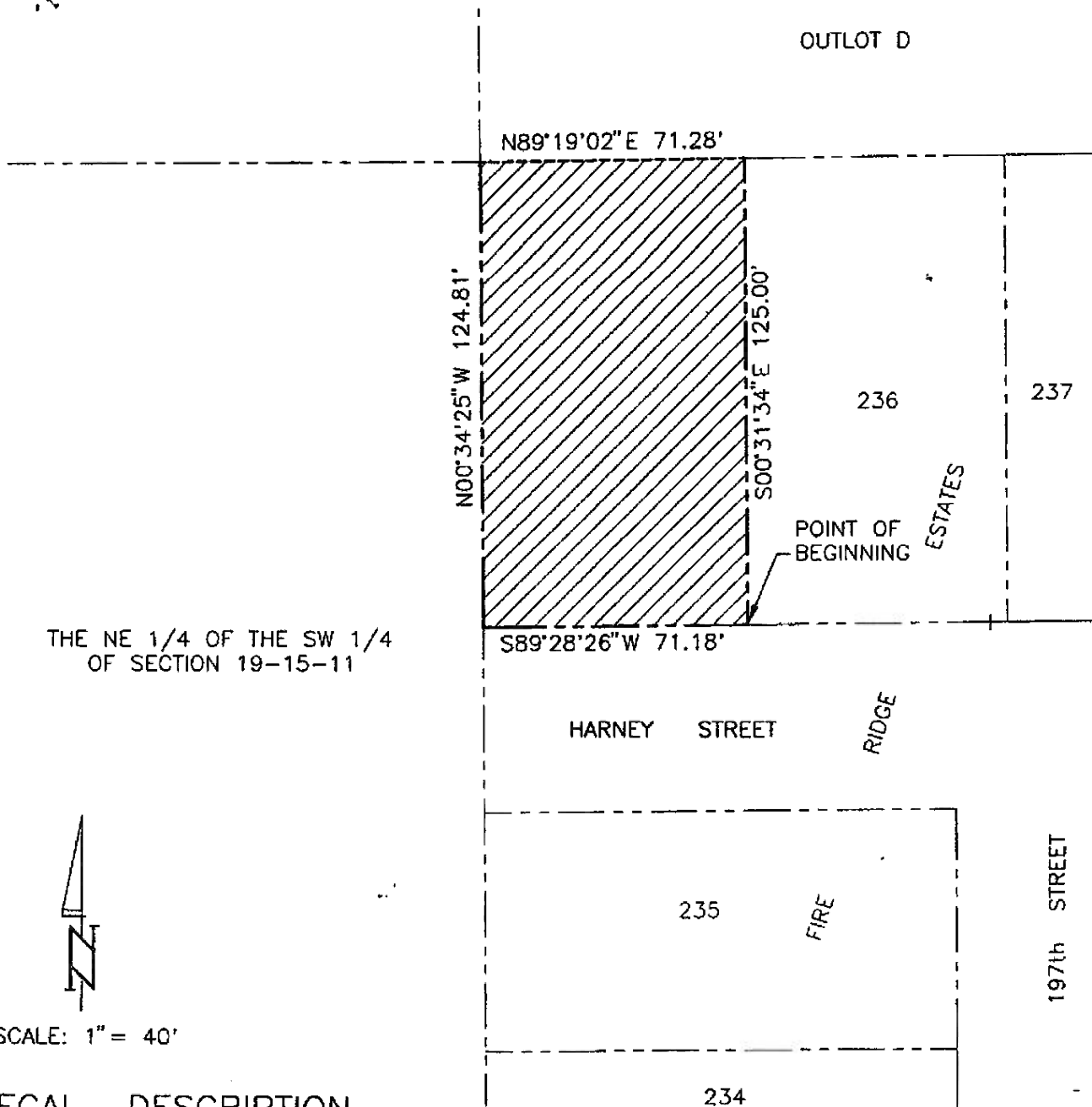
**LEGAL DESCRIPTION**

THE NORTHERLY 85.00 FEET OF THE EASTERLY 80.00 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA.

SID 461, DOUGLAS COUNTY TD2 FILE NO.: 1184-104-EASE-A DATE: APRIL 2, 2001  
 THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

Exhibit "A"

*6.10.01*



THE NE 1/4 OF THE SW 1/4  
OF SECTION 19-15-11



SCALE: 1" = 40'

**LEGAL DESCRIPTION**

THAT PART OF OUTLOT D, FIRE RIDGE ESTATES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SW CORNER OF LOT 236, SAID FIRE RIDGE ESTATES;  
 THENCE S89°28'26"W (ASSUMED BEARING) 71.18 FEET ON THE SOUTHERLY LINE OF SAID OUTLOT D;  
 THENCE N00°34'25"W 124.81 FEET ON THE WESTERLY LINE OF SAID OUTLOT D;  
 THENCE N89°19'02"E 71.28 FEET TO THE NW CORNER OF SAID LOT 236;  
 THENCE S00°31'34"E 125.00 FEET ON THE WESTERLY LINE OF SAID LOT 236 TO THE POINT OF BEGINNING.

SID 461, DOUGLAS COUNTY TD2 FILE NO.: 1184-104-EASE-B DATE: APRIL 2, 2001  
 THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

Exhibit "B"

*[Handwritten signature]*