

Covers
44-52
AND LOTS
1-72

FILED FOR RECORD 71377 2.00 P. 50 misc. fee 21.50
537 Carl L. Hillel REGISTER OF DEEDS, SARPY COUNTY, NEB.

50-587

E A S E M E N T

THIS INDENTURE, made this 30th day of June, 1977,
between HERMAN COHEN, TRUSTEE, (hereinafter referred to as
"Owner") and SANITARY AND IMPROVEMENT DISTRICT NO. 106 OF
SARPY COUNTY, NEBRASKA, (hereinafter referred to as "District").

WITNESSETH:

That said Owner, in consideration of the sum of One
Dollar (\$1.00) and other valuable consideration in hand paid
by District, the receipt of which is hereby acknowledged, does
hereby grant, sell, convey and confirm unto said District and
its assigns, perpetually and forever, the right to construct,
build, lay and maintain storm sewer lines and sanitary sewer
lines, underground electrical service lines and conduits, and
telephone lines, in, through, over and under a parcel of land
designated as Permanent Easements, more particularly described
in Exhibit "A" attached hereto and by this reference made a
part hereof.

That further, said Owner, in consideration of the sum
of One Dollar (\$1.00) in hand paid by the District, the receipt
of which is hereby acknowledged, does hereby grant and confirm
unto said District and its assigns, temporary construction
easements, more particularly described on said Exhibit "A"
attached hereto. Said temporary construction easements are to
be in effect for a period of six (6) months from date hereof.

Said permanent easement is granted upon the express con-
dition that if any changes, repairs or alterations are necessary
to be made at any time, or if any portion of the aforesaid sewer
lines and utility lines need to be maintained, reconstructed or
repaired, the District shall make good to the owner or owners
of such land, and any lot or lots unto which the same may be
platted henceforth, any and all damage that may be done by said

changes, alterations, repairs or reconstruction in the way of damage to trees and grounds, including crops, vines, gardens and lawns, during such changes, alterations, repairs or reconstruction.

Said District agrees to pay all costs of construction of said sanitary sewer.

The exact location of the sanitary sewer line within the permanent easement conveyed herein shall be fixed by the engineers for the District.

District further agrees to return the ground where the sewer line is being constructed to substantially the same grade that existed prior to construction, and will reseed all areas disturbed during said construction with brome grass.

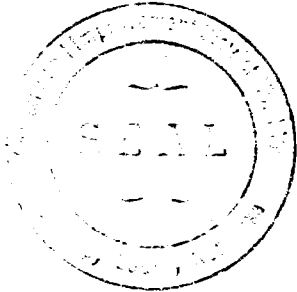
District further agrees that in the event the banks of any drainage areas are disturbed to the extent that same may cave in, said banks would be stabilized in accordance with good and proper engineering principles.

District further agrees that during the construction of any lines within the area granted herein as easements, it will not destroy any growing trees, such as walnut trees, which are of such size as to be considered marketable.

Said Owner, for himself and his successors in title, does confirm with said District and its assigns that Owner is seized in fee of the premises aforesaid, and that Owner has the right to grant and convey the easements set out herein in the manner and form aforesaid, and that Owner will, and Owner's assigns and successors in title shall warrant and defend said easements granted to the District and its successors and assigns against the lawful claims and demands of all persons.

50-587B

IN WITNESS WHEREOF, the parties hereto have executed the easements contained herein, or have caused these easements to be executed by their duly authorized officers on the day and year first above written.



Herman Cohen, Trustee
Herman Cohen, Trustee (Owner)

SANITARY AND IMPROVEMENT DISTRICT
NO. 106 OF SARPY COUNTY, NEBRASKA

ATTEST:

[Signature]
Clerk

By: [Signature]
Glen R. Palmer, Chairman

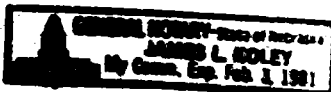
STATE OF NEBRASKA)

: ss.

COUNTY OF DOUGLAS)

On this 30 day of June, 1977, before me, a Notary Public in and for said County, personally appeared Herman Cohen, Trustee, to me known to be the identical person whose name is affixed to the foregoing instrument, and he acknowledged the execution thereof, as Trustee, to be his voluntary act and deed.

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



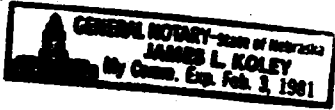
[Signature]
Notary Public

50-587C

STATE OF NEBRASKA)
: ss.
COUNTY OF DOUGLAS)

On this 30th day of July, 1977, before me, a Notary Public in and for said County, personally came Glen R. Palmer, to me known to be the Chairman of the Board of Trustees of Sanitary and Improvement District No. 106 of Sarpy County, Nebraska, to me known to be the identical person whose name is affixed to the foregoing instrument, and he acknowledged the execution thereof to be his voluntary act and deed, and the voluntary act and deed of said District.

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



James L. Koley
Notary Public

50-587 D

LEGAL DESCRIPTION

TRACT - 1 TEMPORARY CONSTRUCTION EASEMENT

A Temporary Construction Easement in the Northeast quarter of Section 8 and the Southeast quarter of Section 5, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, and being more particularly described as follows:

Commencing at the Northeast corner of Section 8, Township 13 North, Range 13 East; thence N89° 39' 37"W (Assumed Bearing), along the North line of said Section 8, 40.00 feet to a point on the West right-of-way line of 36th Street; thence S00° 22' 37"W, along said West right-of-way line, 95.15 feet to the North right-of-way line of Leawood Drive; thence N89° 37' 23"W, along said North right-of-way line, 110.00 feet to the point of beginning; thence, continuing along aforesaid North right-of-way line of Leawood Drive, the following bearings and distances: N89° 37' 23"W 105.00 feet; along a curve to the left, having a radius of 350.00 feet and whose central angle is 16° 23' 53", 100.17 feet and S73° 58' 44"W 47.06 feet to a point on the East line of Falcon Forest subdivision; thence, along the East line of said Falcon Forest subdivision the following bearings and distances: N17° 35' 33"W 127.49 feet to the Northeast corner of Lot 51, N05° 10' 38"W 299.22 feet to the Northeast corner of Lot 47, and N20° 28' 08"W 231.63 feet to the most Northeast corner of Lot 44; thence N70° 13' 19" E 62.47 feet; thence S19° 46' 41"E 241.65 feet; thence S02° 40' 45"E 231.03 feet; thence S16° 11' 35"E 140.64 feet; thence along a curve to the right, having a radius of 400.00 feet and a central angle of 14° 31' 42", and whose initial tangent is N75° 50' 55"E, 101.43 feet; thence S89° 37' 23"E 105.00 feet; thence S00° 22' 37"W 50.00 feet to the point of beginning.

EXHIBIT "A"

50-587 E

LEGAL DESCRIPTION

TRACT 1-PERMANENT UTILITY EASEMENT

A Permanent Utility Easement in the Northeast quarter of Section 8 and the Southeast quarter of Section 5, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, and being more particularly described as follows:

Commencing at the Northeast corner of Section 8, Township 13 North, Range 13 East; Thence N89° 39' 37"W (Assumed Bearing), along the North line of said Section 8, 40.00 feet to a point on the West right-of-way line of 36th Street; thence S00° 22' 37"W, along said West right-of-way line, 95.15 feet to the North right-of-way line of Leawood Drive; thence N89° 37' 23"W, along said North right-of-way line, 10.00 feet to the point of beginning; thence, continuing along aforesaid North right-of-way line of Leawood Drive, the following bearings and distances: N89° 37' 23"W 105.00 feet; along a curve to the left, having a radius of 350.00 feet and whose central angle is 16° 23' 53", 100.17 feet, and S73° 58' 44"W 47.06 feet to a point on the East line of Falcon Forest subdivision; thence, along the East line of said Falcon Forest subdivision the following bearings and distances; N17° 35' 33"W 127.49 feet to the Northeast corner of Lot 51, N05° 10' 38"W 299.22 feet to the Northeast corner of Lot 47, and N20° 28' 08"W 231.63 feet to the most Northeast corner of Lot 44; thence N70° 13' 19"E 27.47 feet; thence S19° 46' 41"E 236.39 feet; thence S02° 40' 45"E 229.92 feet; thence S16° 11' 35"E 144.47 feet; thence N73° 58' 44"E 21.95 feet; thence along a curve to the right, having a radius of 400.00 feet and whose central angle is 16° 23' 53", 114.48 feet; thence S89° 37' 23"E 105.00 feet; thence S00° 22' 37"W 50.00 feet to the point of beginning.

EXHIBIT "A"

50-587F

LEGAL DESCRIPTION

TRACT 2

A twenty (20) foot Permanent Sewer Easement and a one-hundred (100) foot Temporary Construction Easement in the Southeast quarter of Section 5, Township 13 North, Range 13 East, of the 6th P.M., Sarpy County Nebraska, the centerline of which is more particularly described as follows:

Commencing at the Southeast corner of Section 5, Township 13 North, Range 13 East; thence $N00^{\circ} 17' 37'' E$, along the East line of said Section 5, 1327.58 feet; thence $N89^{\circ} 38' 51'' W$, along the South one-sixteenth line of aforesaid Section 5, 814.91 feet to the centerline of said 20 foot Permanent Sewer Easement or 100 foot Temporary Construction Easement, and the point of beginning; thence, along the centerline of said easements, the following bearings and distances: $S11^{\circ} 53' 29'' E$ 408.94 feet, $S25^{\circ} 15' 50'' E$ 405.80 feet, and $S19^{\circ} 46' 41'' E$ 42.5 feet to a point $N70^{\circ} 13' 19'' E$ 12.47 feet from the most Northeasterly corner of Lot 44 of Falcon Forest Subdivision.

Wayne W Wheeler Sr. L.S. 211

EXHIBIT "A"