



BK 1417 PG 204-206



MISC 2002 00277

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

02 JAN -8 AM 9:12

RECEIVED

PERMANENT SANITARY SEWER EASEMENT

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, The Natalie J. Fischer Estate (the "Grantor"), hereby grants, transfers and conveys to Sanitary and Improvement District No. 453 of Douglas County, Nebraska, and its successors and assigns, (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, force main, manholes for the sanitary sewer line and force main and related improvements (the "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, 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 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.

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.

A MISC
3
1

1550
FEE 1550 01-6000
BKP 10-15-10 C/O _____ COMP _____
DEL _____ SCAN CR FV _____

RETURN: _____

Dated this 18 day of October, 2001.

20164

RT

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

GRANTOR: The Natalie J. Fischer Estate

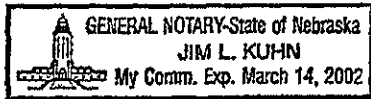
By: [Signature]
Personal Representative

By: [Signature]
Personal Representative

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

On this 18 day of October, 2001, before me, a Notary Public duly commissioned and qualified in and for said County and State, personally came [Signature], the personal representative of The Estate of Natalie J. Fischer, deceased, 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 estate.

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



[Signature]
Notary Public

LEGAL DESCRIPTION

THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 10, T15N, R10E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SW CORNER OF SAID SW 1/4;
 THENCE N00°28'26"E (ASSUMED BEARING) 45.00 FEET ON THE WESTERLY LINE OF SAID SW 1/4 TO THE SW CORNER OF A TRACT OF LAND DESCRIBED IN "DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE" RECORDED IN DEED BOOK 2139 AT PAGE 732 OF THE DOUGLAS COUNTY RECORDS HEREINAFTER REFERRED TO AS "TRACT A" AND THE POINT OF BEGINNING;
 THENCE S89°57'57"E 1041.78 FEET ON THE SOUTHERLY LINE OF SAID "TRACT A" AND ON A LINE 45.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SW 1/4 TO THE SE CORNER OF SAID "TRACT A" AND THE WESTERLY LINE OF RIVER ROAD DRIVE;
 THENCE N22°39'23"W 8.67 FEET ON THE WESTERLY LINE OF RIVER ROAD DRIVE;
 THENCE N89°57'57"W 1038.37 FEET ON A LINE 53.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SW 1/4 TO THE WESTERLY LINE THEREOF;
 THENCE S00°28'26"W 8.00 FEET ON THE WESTERLY LINE OF SAID SW 1/4 TO THE POINT OF BEGINNING.
 CONTAINING 0.19 ACRES MORE OR LESS.

