

96-022924

RECORDED

11/12/96

County of Sarpy  
City of Omaha  
State of Nebraska  
Cash  
City

96-22924

### RESERVATION AND GRANT OF EASEMENTS

THIS RESERVATION AND GRANT OF EASEMENTS made this 5th day of November, 1996, by the Lake Ridge Estates Limited Partnership, a Nebraska limited partnership, hereinafter referred to as the "Partnership",

WHEREAS, the Partnership owns Lots 1 through 94, inclusive, in Lake Ridge Estates, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska; and

WHEREAS, the Partnership desires to reserve to itself and grant to Sanitary and Improvement District No. 176 of Sarpy County, Nebraska, hereinafter referred to as the "SID", a permanent easement for entrance markers on portions of four lots as shown herein;

NOW THEREFORE, in consideration of one dollar and other valuable consideration, the following easements are hereby reserved and granted:

1. Reservation and Grant of Easements. The Partnership hereby reserves for the benefit of itself, and its successors and assigns (including each of the owners of Lots 1 through 94 of the Lake Ridge Estates subdivision, and their successors and assigns) and grants to the SID and its successors and assigns, a permanent easement on those properties described as follows:

The north twenty (20') feet of the west twenty (20') feet of  
Lots 61 and 94, Lake Ridge Estates,

The south twenty (20') feet of the west twenty (20') feet of  
Lots 53 and 62, Lake Ridge Estates, and

2. Purpose of Easements. The scope and purpose of said permanent easements is for the possible future construction of a permanent entrance marker on each of said easements and the planting of grass, trees, shrubs, and other landscaping thereon. The Partnership, the SID and their successors and assigns, as outlined herein, shall have full authority but not the obligation to enter upon said easements in order to construct and maintain said permanent entrance markers and to plant and maintain said grass, trees, shrubs, and other landscaping.

3. Term of Easements. The term of said easements shall continue forever.

4. Construction and Repair of Entrance Marker on Easements. The Partnership, the SID and their successors and assigns as outlined herein, shall have the full and continuing right to enter upon said easements for the purpose of constructing, repairing, cleaning, and maintaining said entrance markers, and planting, maintaining and caring for said shrubs, trees, landscaping and grass, including mowing of said grass.

5. Binding Effect. This document shall be binding upon the Partnership and its successors and assigns, as outlined herein.

Return:  
H.P. Dodge  
Real Estate Sales  
8701 W. Dodge Rd. Suite 300  
Omaha, Ne. 68114

OT

022924

DATED the date above written.

LAKE RIDGE ESTATES LIMITED PARTNERSHIP,  
a Nebraska limited partnership

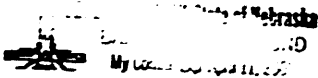
By: Dodge Development, Inc., a Nebraska  
corporation, the sole General Partner

By W. L. Morrison, Jr.  
W. L. Morrison, Jr., President

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

On this 5th day of November, 1996, before me the undersigned, a Notary Public in and for said State, personally came W. L. Morrison, Jr., known to me to be the President of Dodge Development, Inc., a Nebraska corporation, the sole General Partner of Lake Ridge Estates Limited Partnership, a Nebraska limited partnership, and acknowledged that he executed the same as the act and deed of such corporation and the act and deed of said limited partnership.

Witness my hand and official seal the day and year last above written.



Barbara W. Hammond  
Notary Public