



03101777

2003 OCT -9 A 11: 00

LANCASTER COUNTY, NE

INST NO 2003

101777

26⁰⁴ BLOCK
NORTH HILLS
[Handwritten signature]

EASEMENT

E.O. 66910

KNOW ALL MEN BY THESE PRESENTS:

That North Hills Limited Partnership, a Nebraska limited partnership, Northern Lights, L.L.C., a Nebraska limited liability company, and Southview, Inc., a Nebraska corporation, herein called "Grantor", whether one or more, record owner of the real property hereinafter described, for and in consideration of the sum of One Dollar (\$1.00), duly paid, the receipt whereof is hereby acknowledged, and the further consideration of the performance of the covenants and agreements by Grantee as hereinafter set out and expressed, does hereby GRANT, REMISE AND RELINQUISH unto the **CITY OF LINCOLN, NEBRASKA, a municipal corporation**, its successors and assigns, herein called "Grantee", the RIGHT, PRIVILEGE and EASEMENT to construct, reconstruct, maintain operate, and replace sanitary sewer and appurtenances thereto belonging, over and through the following described real property, to-wit:

See Exhibit "A", which is attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD UNTO THE CITY OF LINCOLN, NEBRASKA, its successors and assigns, so long as such sanitary sewer shall be maintained, together with the right of ingress and egress to said property from the public streets, for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, operating and replacing said sanitary sewer and appurtenances thereto, located thereon, in whole or in part, at the will of Grantee, it being the intention of the parties hereto that Grantor is hereby granting the uses herein specified without divesting Grantor of title and ownership of the rights to use and enjoy the above described property for any purpose except the construction thereon of permanent buildings, subject only to the right of Grantee to use the same for purposes herein expressed, and subject to any prior leases or easements of record heretofore granted to other parties.

THIS INSTRUMENT, and the covenants and agreements herein contained, shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties.

IN WITNESS WHEREOF, we have hereunto set our hands this 9th day of September, 2003.

NORTH HILLS LIMITED PARTNERSHIP, a Nebraska limited partnership

By: RIDGE DEVELOPMENT COMPANY, a Nebraska corporation, General Partner

By: *Thomas E. White*
Thomas E. White
President of Development

By: *John C. Brager*
John C. Brager
President of Construction

By: SOUTHVIEW, INC., a Nebraska corporation, General Partner

By: *Gerald L. Schleich*
Gerald L. Schleich, President

*Charge [unclear]
[unclear]*

NORTHERN LIGHTS, L.L.C., a
Nebraska limited liability company

By: Thomas E. White
Thomas E. White, Member

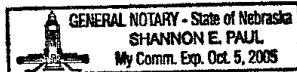
By: John C. Brager
John C. Brager, Member

SOUTHVIEW, INC., a Nebraska
corporation

By: Gerald L. Schleich
Gerald L. Schleich, President

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

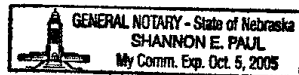
The foregoing was acknowledged before me this 29 day of August, 2003, by Thomas E. White, President of Development of Ridge Development Company, a Nebraska corporation, General Partner of **North Hills Limited Partnership**, a Nebraska limited partnership, on behalf of the limited partnership, and Member of **Northern Lights, L.L.C.**, a Nebraska limited liability company, on behalf of the limited liability company.



Shannon E. Paul
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

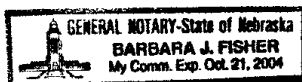
The foregoing was acknowledged before me this 9 day of September, 2003, by John C. Brager, President of Construction of Ridge Development Company, a Nebraska corporation, General Partner of **North Hills Limited Partnership**, a Nebraska limited partnership, on behalf of the limited partnership, and Member of **Northern Lights, L.L.C.**, a Nebraska limited liability company, on behalf of the limited liability company.



Shannon E. Paul
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 4th day of September, 2003, by Gerald L. Schleich, President of **Southview, Inc.**, a Nebraska corporation, General Partner of **North Hills Limited Partnership**, a Nebraska limited partnership, on behalf of the corporation and limited partnership.



Barbara J. Fisher
Notary Public

**LEGAL DESCRIPTION
SANITARY SEWER EASEMENT**

A LEGAL DESCRIPTION FOR SANITARY SEWER EASEMENT PURPOSES FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 1 BLOCK 9, NORTH HILLS ADDITION, AND A PORTION OF OUTLOT "A" NORTH HILLS 4TH ADDITION, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: ✓

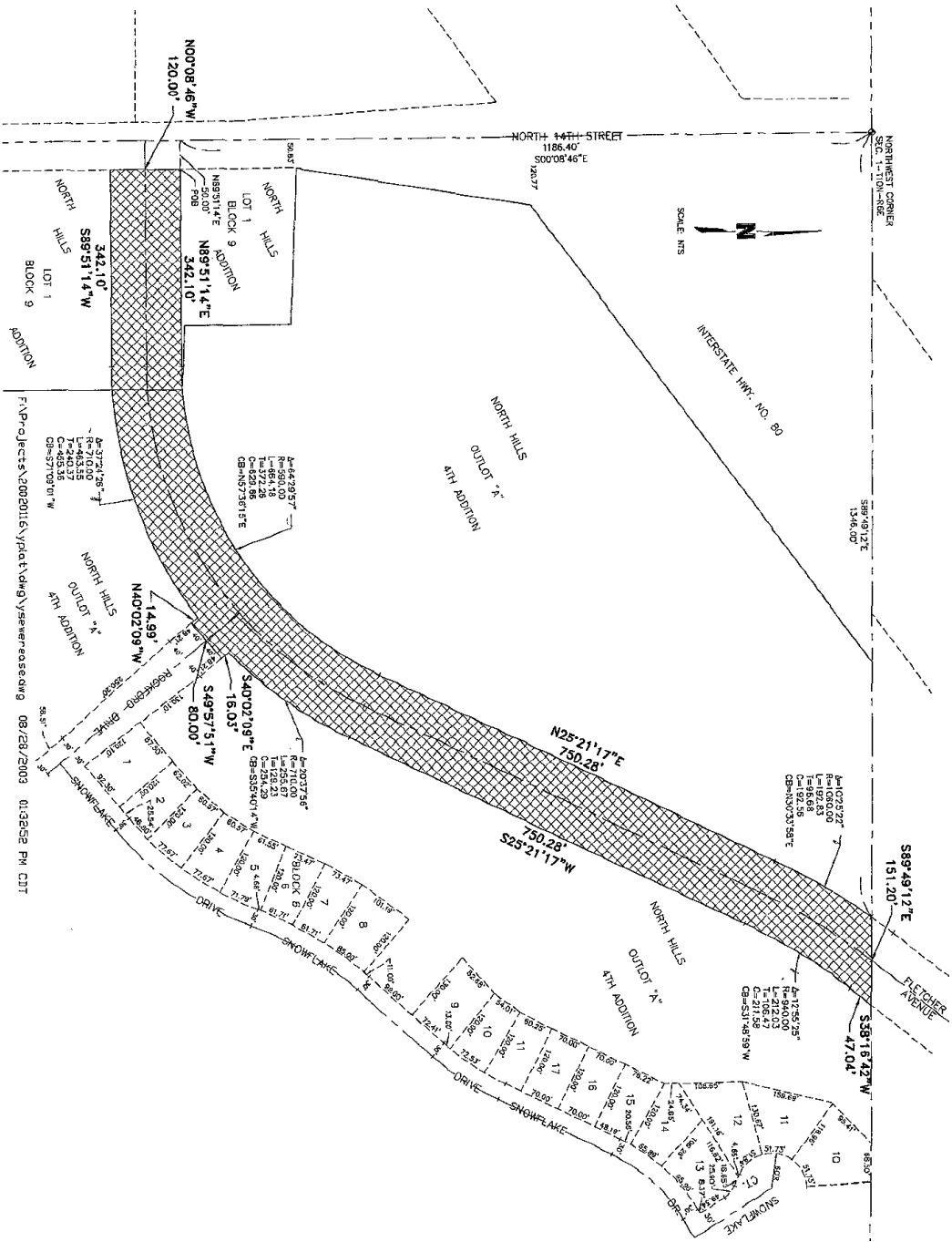
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 08 MINUTES 46 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,186.40 FEET TO A POINT, THENCE NORTH 89 DEGREES 51 MINUTES 14 SECONDS EAST ALONG A LINE PERPENDICULAR FROM THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT 1 BLOCK 9, NORTH HILLS ADDITION, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NORTH 14TH STREET, SAID POINT ALSO BEING **THE TRUE POINT OF BEGINNING**, THENCE CONTINUING NORTH 89 DEGREES 51 MINUTES 14 SECONDS EAST, A DISTANCE OF 342.10 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 590.00 FEET, ARC LENGTH OF 664.18 FEET, DELTA ANGLE OF 64 DEGREES 29 MINUTES 57 SECONDS, A CHORD BEARING OF NORTH 57 DEGREES 36 MINUTES 15 SECONDS EAST, AND A CHORD LENGTH OF 629.66 FEET TO A POINT OF TANGENCY, THENCE NORTH 25 DEGREES 21 MINUTES 17 SECONDS EAST, A DISTANCE OF 750.28 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,060.00 FEET, ARC LENGTH OF 192.83 FEET, DELTA ANGLE OF 10 DEGREES 25 MINUTES 22 SECONDS, A CHORD BEARING OF NORTH 30 DEGREES 33 MINUTES 58 SECONDS EAST, AND A CHORD LENGTH OF 192.56 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF OUTLOT "A" NORTH HILLS 4TH ADDITION, SAID LINE ALSO BEING THE NORTH LINE OF SAID NORTHWEST QUARTER, SAID POINT ALSO BEING 1,346.00 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 89 DEGREES 49 MINUTES 12 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A", SAID LINE ALSO BEING THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 151.20 FEET TO A POINT, THENCE SOUTH 38 DEGREES 16 MINUTES 42 SECONDS WEST, A DISTANCE OF 47.04 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 940.00 FEET, ARC LENGTH OF 212.03 FEET, DELTA ANGLE OF 12 DEGREES 55 MINUTES 25 SECONDS, A CHORD BEARING OF SOUTH 31 DEGREES 48 MINUTES 59 SECONDS WEST, AND A CHORD LENGTH OF 211.58 FEET TO A POINT OF TANGENCY, THENCE SOUTH 25 DEGREES 21 MINUTES 17 SECONDS WEST, A DISTANCE OF 750.28 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION,

Exhibit "A" ✓

HAVING A RADIUS OF 710.00 FEET, ARC LENGTH OF 255.67 FEET, DELTA ANGLE OF 20 DEGREES 37 MINUTES 56 SECONDS, A CHORD BEARING OF SOUTH 35 DEGREES 40 MINUTES 14 SECONDS WEST, AND A CHORD LENGTH OF 254.29 FEET TO A POINT, THENCE SOUTH 40 DEGREES 02 MINUTES 09 SECONDS EAST, A DISTANCE OF 16.03 FEET TO A NORTH RIGHT-OF-WAY CORNER FOR ROCKFORD DRIVE, THENCE SOUTH 49 DEGREES 57 MINUTES 51 SECONDS WEST ALONG THE NORTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 80.00 FEET TO A WEST CORNER OF SAID RIGHT-OF-WAY, THENCE NORTH 40 DEGREES 02 MINUTES 09 SECONDS WEST, A DISTANCE OF 14.99 FEET A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 710.00 FEET, ARC LENGTH OF 463.55 FEET, DELTA ANGLE OF 37 DEGREES 24 MINUTES 26 SECONDS, A CHORD BEARING OF SOUTH 71 DEGREES 09 MINUTES 01 SECONDS WEST, AND A CHORD LENGTH OF 455.36 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89 DEGREES 51 MINUTES 14 SECONDS WEST, A DISTANCE OF 342.10 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 1, SAID LINE ALSO BEING THE EAST LINE OF NORTH 14TH STREET RIGHT-OF-WAY, THENCE NORTH 00 DEGREES 08 MINUTES 46 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, SAID LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER, SAID LINE ALSO BEING THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 247,156.16 SQUARE FEET OR 5.6739 ACRES, MORE OR LESS.

August 28, 2003
F:\Projects\20020116\lyplat\dwg\ysanewerease.doc

✓



PROJECT 20020116, plat of a highway reservation, 08/28/2003 01:38:52 PM CDT



SCALE: 1" = 100'