

Project No. 6506

GRANT OF EASEMENT

PERMANENT SEWER EASEMENT

This Indenture and Grant of Easement made the 10th day of May, 1979, between U. S. National Bank of Omaha hereinafter referred to as "Grantors", in favor of Sanitary and Improvement District No. 229, Douglas County, Nebraska, hereinafter referred to as SID, and its successors and assigns, including but not in limitation of the City of Omaha, Douglas County, Nebraska, a municipal corporation, hereinafter referred to as "City".

WITNESSETH:

THAT, said Grantor(s) in consideration of the sum of One Dollar (\$1.00), and other valuable consideration, to Grantor(s) in hand paid by said SID, the receipt whereof is hereby acknowledged, does or do hereby grant, sell, convey and confirm unto said SID and City and their assigns forever, the right to use, construct, build, lay, maintain, repair and reconstruct a sanitary or storm sewer pipe or both for the passage of water and sewage, together with all appurtenances, wires, lines, poles, structures, and other applicable equipment pertaining to any sewer, in through, over and under the parcel of land described as follows, to-wit:

See Exhibits "A", "B", "C"

No buildings, improvements or structures, shall be placed, in, on, over or across said easements by undersigned, his or their successors and assigns without express approval of said SID and said City: provided, however, that a paved macadam, rocked, asphalt or other hard surfaced street or parking lot and trees, grass and shrubbery, may be installed within said easement by Grantor, his or their successors and assigns, and that in the event it becomes necessary to remove or replace said sewer line, the removal or repair of said street or parking lot shall be done at the expense of the SID and its successors and assigns and said premises shall be restored by SID and its successors and assigns to the condition thereof before said removal or repair.

Said SID shall cause any trench made on aforesaid realty to be properly re-filled, and shall cause grass seed to be sown over said trench, and shall cause the premises to be left in a neat and orderly condition.

The easement is also for the benefit of any contractor, agent, employee and representative of the SID in any of said construction and work.

Said Grantor(s) for himself or themselves and his or their heirs, executors, and administrators does or do confirm with the said SID and their assigns, that he or they, the Grantor(s) is or are well seized in fee of the above described property and that he or they has or have the right to grant and convey this easement in the manner and form aforesaid, and that he or they will, and his or their heirs, executors and administrators, shall warrant and defend this easement to said SID and their assigns against the lawful claims and demands of all persons. This easement runs with the land.

The consideration recited includes damages for change in grade, if any, and any and all claims for damages arising from change of grade or grading are hereby waived.

IN WITNESS WHEREOF, said Grantor(s) has or have hereunto set his or their hands and seal(s) the day and year first above written.

U. S. National Bank of Omaha
A Nebraska Corporation

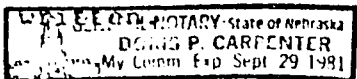
By Robert R. Culver
Vice-President

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 10th day of May, 1979 before me, the undersigned, a Notary Public in and for said County, personally came: _____

Robert R. Culver, Vice -President of U. S. National Bank of Omaha a Nebraska corporation, and _____, Secretary of said corporation, to me personally known to be the President and Secretary respectively of said corporation and the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such officers and the voluntary act and deed of said corporation, and the corporate seal of said corporation to be thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above



Donald P. Carpenter
Notary Public

My Commission Expires: September 29, 1981

LEGAL DESCRIPTION

PERMANENT SEWER AND DRAINAGE EASEMENT

EXHIBIT "A"

A permanent sewer and drainage easement located in Lot 68, The Knolls, a subdivision located in the NW 1/4 of Section 9, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the Westerly right-of-way line of 104th Avenue and the Northerly line of said Lot 68, The Knolls, said point also being the Northeast corner of said Lot 68, The Knolls; thence S00°07'53"W, (assumed bearing) along said Westerly right-of-way line of 104th Avenue, a distance of 678.13 feet; thence N89°52'07"W, a distance of 10.00 feet; thence N00°07'53"E, a distance of 678.09 feet to a point on said Northerly line of Lot 68, The Knolls; thence N89°52'48"E, along said Northerly line of Lot 68, The Knolls, a distance of 10.00 feet to the Point of Beginning.

2/27/79

#766

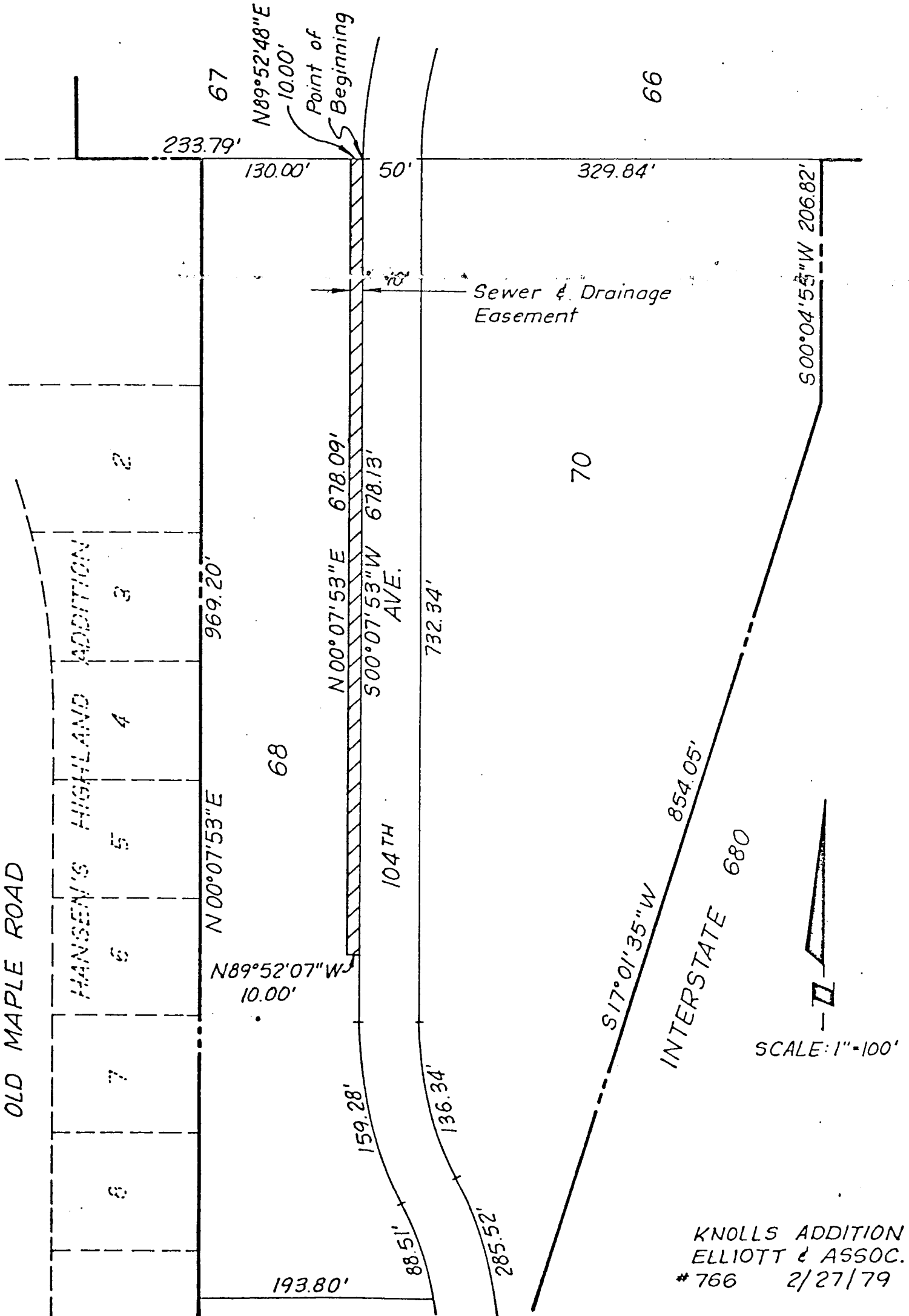
EXHIBIT "A"

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SEWER AND DRAINAGE EASEMENT

S. & I. D. No. 229

DOUGLAS COUNTY, NEBRASKA



LEGAL DESCRIPTION

PERMANENT SEWER AND DRAINAGE EASEMENT

EXHIBIT "B"
TRACT "A"

A permanent sewer and drainage easement located in Lot 70, The Knolls, a Subdivision located in the NW 1/4 of Section 9, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the Westerly right-of-way line of Interstate Highway No. 680 and the Northerly line of said Lot 70, The Knolls, said point also being the Northeast corner of said Lot 70, The Knolls; thence, along said Westerly right-of-way line of Interstate Highway No. 680 on the following described courses; thence S00°04'55"W (assumed bearing), a distance of 206.82 feet; thence S17°01'35"W, a distance of 854.05 feet; thence S14°43'57"W, a distance of 96.95 feet to the point of intersection of said Westerly right-of-way line of Interstate Highway No. 680 and the Easterly right-of-way line of 104th Avenue; thence N75°13'47"W, along said Easterly right-of-way line of 104th Avenue, a distance of 0.85 feet; thence Northerly along said Easterly right-of-way line of 104th Avenue, on a curve to the left with a radius of 362.95 feet, a distance of 116.27 feet, said curve having a long chord which bears N05°33'24"E a distance of 115.77 feet; thence N17°01'35"E, a distance of 834.52 feet; thence N00°04'55"E, a distance of 203.77 feet; thence N39°52'43"E, a distance of 20.00 feet to the Point of Beginning.

5/2/79

#766

LEGAL DESCRIPTION

PERMANENT SEWER AND DRAINAGE EASEMENT

EXHIBIT "B"
TRACT "B"

A permanent sewer and drainage easement located in Lot 70, The Knolls, a Subdivision located in the NW 1/4 of Section 9, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the Easterly right-of-way line of 104th Avenue and the Northerly line of said Lot 70, The Knolls, said point also being the Northwest corner of said Lot 70, The Knolls; thence N89°52'48"E (assumed bearing) along said Northerly line of Lot 70, The Knolls, a distance of 10.00 feet; thence S00°07'53"W, a distance of 15.00 feet; thence S89°52'48"W, a distance of 10.00 feet to a point on said Easterly right-of-way line of 104th Avenue; thence N00°07'53"E, along said Easterly right-of-way line of 104th Avenue, a distance of 15.00 feet to the Point of Beginning.

5/2/79
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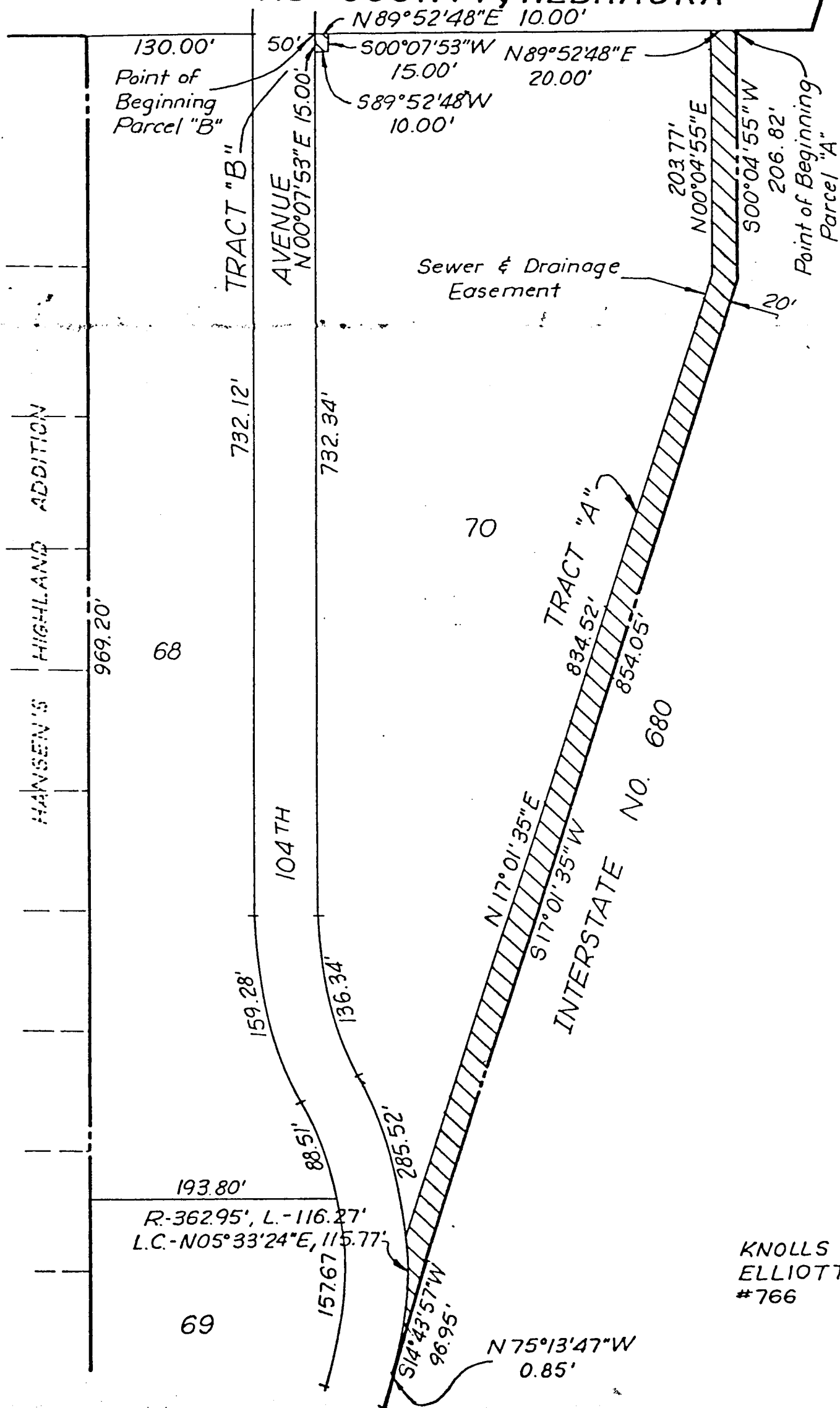
EXHIBIT "B"

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SEWER AND DRAINAGE EASEMENT

S. & I. D. No. 229

DOUGLAS COUNTY, NEBRASKA



Scale: 1" = 100'



LEGAL DESCRIPTION

PERMANENT SEWER AND DRAINAGE EASEMENT

EXHIBIT "C"

A permanent sewer and drainage easement located in Lot 66, The Knolls, a Subdivision located in the SW 1/4 of Section 4, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the Westerly right-of-way line of Interstate Highway No. 680 and the Northerly line of said Lot 66, The Knolls, said point also being the Northeast corner of said Lot 66, The Knolls; thence S16°36'25"W (assumed bearing), along said Westerly right-of-way line of Interstate Highway No. 680, a distance of 260.00 feet; thence S89°52'48"W, along the Southerly line of said Lot 66, The Knolls, a distance of 77.70 feet; thence N28°06'39"E, a distance of 272.84 feet; thence N73°23'35"W, a distance of 360.00 feet; thence S14°09'23"W, a distance of 354.96 feet to a point on said Southerly line of Lot 66, The Knolls; thence S89°52'48"W, along said Southerly line of Lot 66, The Knolls, a distance of 11.74 feet to a point on the Easterly right-of-way line of 104th Avenue; thence Northerly along said Easterly right-of-way line of 104th Avenue, on a curve to the right with a radius of 334.37 feet, a distance of 97.72 feet, said curve having a long chord which bears N08°22'43"E a distance of 97.37 feet; thence N16°36'25"E, along said Easterly right-of-way line of 104th Avenue, a distance of 276.65 feet; thence S73°23'35"E, along said Northerly line of Lot 66, The Knolls, a distance of 390.00 feet to the Point of Beginning.

5/2/79

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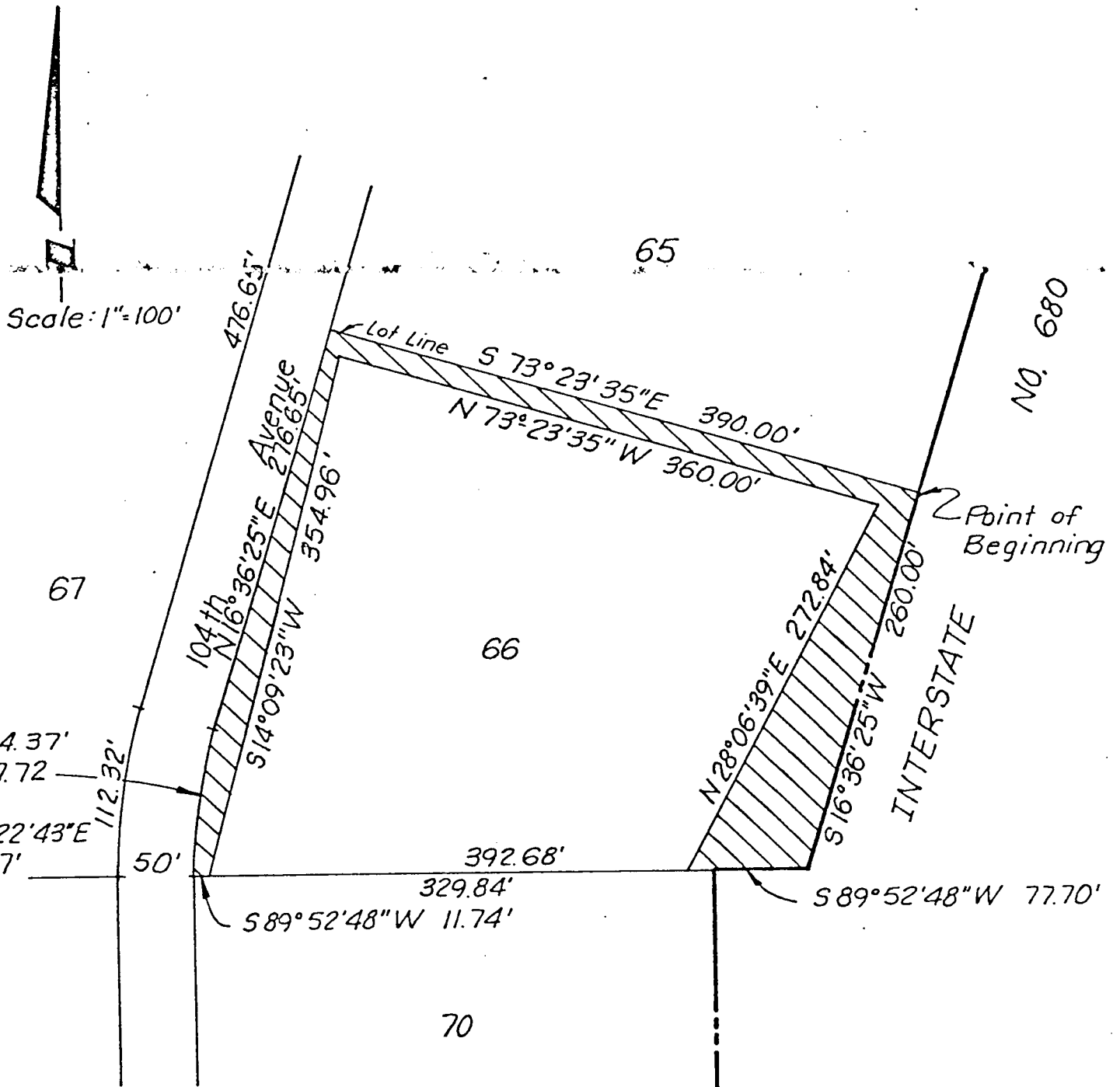
EXHIBIT "C"

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SEWER AND DRAINAGE EASEMENT

S. & I. D. No. 229

DOUGLAS COUNTY, NEBRASKA



25 April

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1979 JUN -1 AM 11:42
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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KNOLLS ADDITION
ELLIOTT & ASSOC.
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