

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT S.I.D. #229 of Douglas County, Nebraska, hereinafter referred to as GRANTOR, (whether one or more) for and in consideration of the sum of One Thousand Three Hundred Dollars (\$1,030.00) and other valuable considerations, the receipt of which is hereby acknowledged, does hereby grant and convey unto the CITY OF OMAHA, NEBRASKA, a Municipal Corporation, hereinafter referred to as CITY, and to its successors and assigns, an easement for the right to enter upon and use for working space for the construction of widening of 108th Street from Maple to Fort and appurtenances thereto, the parcel of land described as follows, to-wit:

Parcel A

A parcel of land being part of Lot 48, The Knolls, as surveyed, platted and recorded in Douglas County, Nebraska, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 48; thence North $00^{\circ}24'30''$ East (assumed bearing) 39.28 feet along the East right-of-way line of 108th Street; thence South $37^{\circ}27'09''$ East, 24.38 feet to the Northwesterly line of Lot 49; thence South $37^{\circ}10'35''$ West along said Northwesterly line 25.00 feet to the point of beginning.

Said parcel contains 294 square feet (0.01 acres) more or less.

Parcel B

A parcel of land being part of Lot 48, The Knolls, as surveyed, platted and recorded in Douglas County, Nebraska, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 48; thence South $89^{\circ}38'30''$ East (assumed bearing) 25.00 feet along the North line of said Lot 48; thence South $34^{\circ}12'42''$ East, 17.60 feet; thence South $00^{\circ}24'30''$ West 60.00 feet; thence South $37^{\circ}16'42''$ West, 25.00 feet; thence South $03^{\circ}19'23''$ East, 230.49 feet; thence South $03^{\circ}00'39''$ West, 110.11 feet; thence South $26^{\circ}58'24''$ West, 67.08 feet to a point on the East right-of-way line of 108th Street; thence North $00^{\circ}24'30''$ East, 494.46 feet along said East line to the point of beginning.

Said parcel contains 13,884 square feet (0.32 acres) more or less.

It is further agreed as follows:

1. That this easement runs with the land and terminates thirty (30) days after the improvement is completed.
2. That said easement is granted upon the condition that the CITY will remove or cause to be removed all presently existing improvements thereon, including but not limited to crops, vines, gardens and lawns within the easement area, as necessary for construction with the following exceptions:

RECORDED
MAY 14 1976
CITY OF OMAHA
3. That the CITY shall cause any trench made on said easement strip to be properly refilled and shall cause the area disturbed under this easement to be as needed upon completion of construction. This easement is also for the benefit of any contractor, agent, employee and representative of the City of Omaha in any of said construction work.
4. That said GRANTOR for himself or themselves and his or their heirs, executors and administrators does or do confirm with the said CITY and its assigns, that he or they, the GRANTOR 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 CITY and its assigns against the lawful claims and demands of all persons.
5. That this instrument contains the entire agreement of the parties; that there are no other or different agreements or understandings, except a Permanent Easement or Acquisition if and as applicable, between the GRANTOR and the CITY or its agents; and that the GRANTOR in executing and delivering this instrument, has not relied upon promises, inducements, or representations of the CITY or its agents or employees, except as are set forth herein.
6. The consideration recited includes damages for change of grade, if any, and any and all claims for damage arising from change of grade or grading are hereby waived.

IN WITNESS WHEREOF said GRANTOR has or have hereunto set his or their hand(s) this 18 day of Oct A.D., 1984

CORPORATIONS

Name of Corporation _____
By R. J. ... Title _____

(Corporate Seal)

ATTEST:
By James S. White Title _____
Date October 18, 1984

CORPORATE ACKNOWLEDGEMENT

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 18 day of Oct 1984, before me, the undersigned, a Notary Public in and for said County, personally came R. J. ... President of SVID ... a ... Corporation, and James ... 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 written.

Ferdinand J. Bily
NOTARY PUBLIC

My Commission expires _____



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~~Index~~
~~Advised~~
~~18-79~~

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of ...

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1984 NOV 26 AM 9:21
C. HANCOCK
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBRASKA

City of Omaha
Public Works Department
Right-of-Way Div.
1819 Farnam Street
Omaha, Nebraska 68183

J.L. Davis