

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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Date
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By

AFTER RECORDING RETURN TO:

CROKER, HUCK, KASHER, DeWITT,
ANDERSON & GONDERINGER, P.C. (JFK)
2120 SO. 72 STREET, SUITE 1250
OMAHA NE 68124-2356

136902

PERMANENT SEWER EASEMENT

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of
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FEE	20 ⁰⁰	FB	01-60000
BKR	20-15-11	C/O	COMP
DEL		SCAN	dk fv

KNOW ALL MEN BY THESE PRESENTS:

THAT West Dundee Development Co., L.L.C., a Nebraska limited liability company, hereinafter referred to as GRANTOR, for and in consideration of the sum of Twenty-six Thousand Nine Hundred Seventy-six and 84/100ths Dollars (\$26,976.84), 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, and Sanitary and Improvement District No. 438 of Douglas County, Nebraska, hereinafter referred to as S&ID, a permanent easement for the right to construct, maintain and operate sewers (either for storm or sanitary purposes), drainage structures, and/or drainage way, and appurtenances thereto, in, through, and under the parcel of land described as follows, to-wit:

SEE ATTACHED EXHIBITS "A" AND "B"
PERMANENT EASEMENT LEGAL DESCRIPTION

TO HAVE AND TO HOLD unto said CITY, its successors and assigns, and S&ID together with the right of ingress and egress from said premises for the purpose of constructing, inspecting, maintaining, operating, repairing or replacing said sewers, drainage structures, and/or drainage way at the will of the CITY. The GRANTOR may, following construction of said sewers, drainage structures, and/or drainage way continue to use the surface of the easement strip conveyed hereby for other purposes, subject to the right of the CITY and S&ID to use the same for the purposes herein expressed.

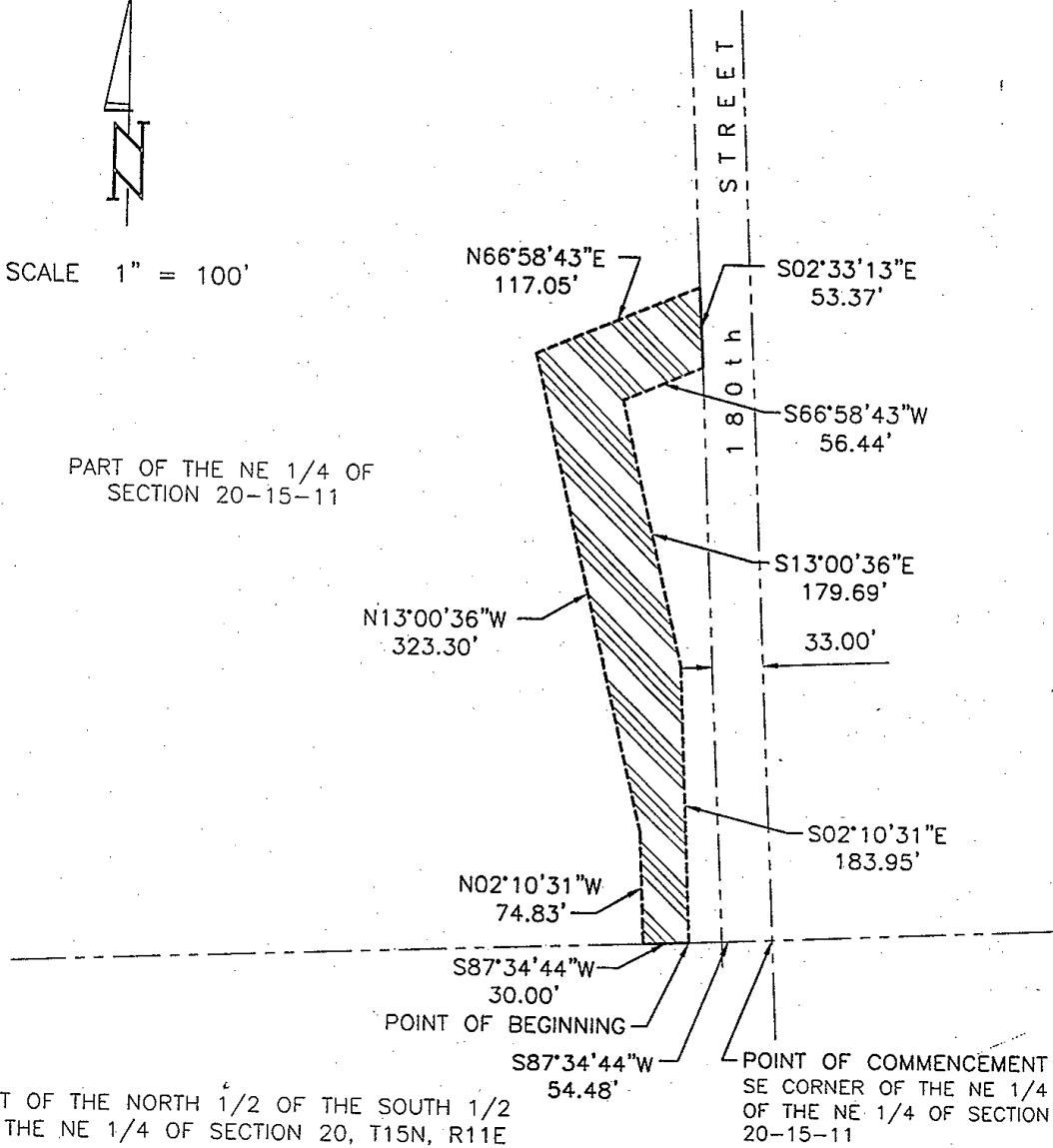
It is further agreed as follows:

- 1) That no buildings, improvements, or other structures, nor any grading, fill or fill material, or embankment work, shall be placed in, on, over, or across said easement strip by GRANTOR, its successors and assigns without express approval of the CITY. Improvements which may be approved by CITY include landscaping, road and/or street surfaces, parking area surfacing, and/or pavement. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by GRANTOR, his heirs, successors or assigns.
- 2) That CITY or S&ID will replace or rebuild any and all damage to improvements caused by CITY exercising its rights of inspecting, maintaining or operating said sewer, except that damage to, or loss of trees and shrubbery will not be compensated for by CITY.
- 3) This permanent sewer easement is also for the benefit of any contractor, agent, employee, or representative of the CITY and S&ID while engaged in any of said construction and work.



SCALE 1" = 100'

PART OF THE NE 1/4 OF SECTION 20-15-11



PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 20, T15N, R11E

POINT OF COMMENCEMENT SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 20-15-11

LEGEND

THAT PART OF THE NE1/4 OF THE NE 1/4 OF SECTION 20, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID NE1/4;

THENCE S87°34'44"W (ASSUMED BEARING) 54.48 FEET ON THE SOUTHERLY LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING;

THENCE CONTINUING S87°34'44"W 30.00 FEET ON THE SOUTHERLY LINE OF SAID NE 1/4;

THENCE N02°10'31"W 74.83 FEET;

THENCE N13°00'36"W 323.30 FEET;

THENCE N66°58'43"E 117.05 FEET TO THE WESTERLY LINE OF 180th STREET;

THENCE S02°33'13"E 53.37 FEET ON THE WESTERLY LINE OF 180th STREET AND ON A LINE 33.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID NE 1/4;

THENCE S66°58'43"W 56.44 FEET;

THENCE S13°00'36"E 179.69 FEET;

THENCE S02°10'31"E 183.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.48 ACRES MORE OR LESS

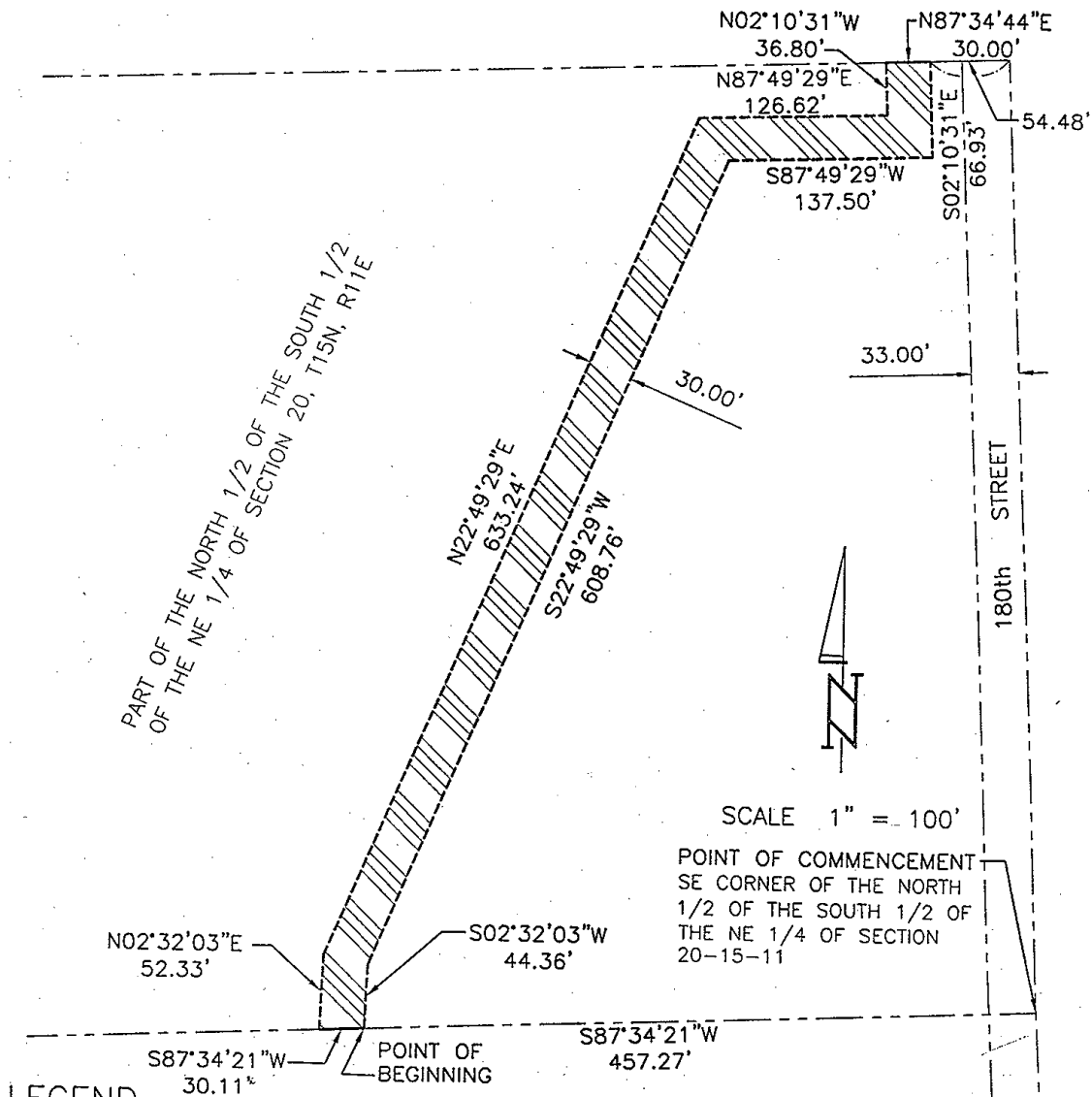
SID 438

TD2 JOB NO.: 1139-102-C

JANUARY 31, 2000

THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

EXHIBIT "A"



LEGEND

THAT PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 20, T15N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID NORTH 1/2;

- THENCE S87°34'21"W (ASSUMED BEARING) 457.27 FEET ON THE SOUTHERLY LINE OF SAID NORTH 1/2 TO THE POINT OF BEGINNING;
- THENCE CONTINUING S87°34'21"W 30.11 FEET ON THE SOUTHERLY LINE OF SAID NORTH 1/2;
- THENCE N02°32'03"E 52.33 FEET;
- THENCE N22°49'29"E 633.24 FEET;
- THENCE N87°49'29"E 126.62 FEET;
- THENCE N02°10'31"W 36.80 FEET TO THE NORTHERLY LINE OF SAID NORTH 1/2;
- THENCE N87°34'44"E 30.00 FEET ON THE NORTHERLY LINE OF SAID NORTH 1/2;
- THENCE S02°10'31"E 66.93 FEET;
- THENCE S87°49'29"W 137.50 FEET;
- THENCE S22°49'29"W 608.76 FEET;
- THENCE S02°32'03"W 44.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.59 ACRES MORE OR LESS