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By

RICHARD N. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

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LANDSCAPE EASEMENT

WESTERN SPRINGS LAND CORPORATION, a Nebraska corporation, and its successors, being the owner of the real estate described below and hereinafter referred to as the "Grantor", for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to SANITARY AND IMPROVEMENT DISTRICT NO. 411 OF DOUGLAS COUNTY, NEBRASKA, a Nebraska political subdivision, and WESTERN SPRINGS HOMEOWNERS ASSOCIATION, a Nebraska nonprofit corporation, and their successors, licensees and assigns, hereinafter collectively referred to as "Grantee", a permanent right-of-way easement for the construction, installation, operation, maintenance, repair, replacement, preservation and renewal of landscape areas and fencing over, upon, above, along, in and across the following described real estate to-wit:

See attached Exhibits "A", "B" and "C", wherein the real estate is both legally and pictorially described (the "Easement Area").

Where such facilities are constructed, the Grantee shall have the right to construct, operate, repair, renew, maintain, replace and preserve such landscaping, fencing and related accessories within the Easement Area.

No fencing shall be installed in the Easement Area without the prior written approval of Grantor. The owners of the real estate described within the Easement Area, other than the Grantor, shall not be permitted to remove, alter or relocate the landscaping, fencing and related materials except for the purposes of repair and replacement.

This conveyance is made for the benefit of the property owners of Western Springs and their successors and assigns.

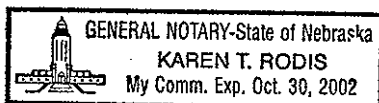
WESTERN SPRINGS LAND CORPORATION, a  
Nebraska corporation

By Gerald Torczon  
President

STATE OF NEBRASKA )  
                                  ) ss.:  
COUNTY OF DOUGLAS )

On this 10th day of February, 2000, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came GERALD L. TORCZON, President of WESTERN SPRINGS LAND CORPORATION, a Nebraska corporation, on behalf of the corporation.

WITNESS my hand and notarial seal on the day and year last above written.



Karen T. Rodis  
Notary Public

Return to:

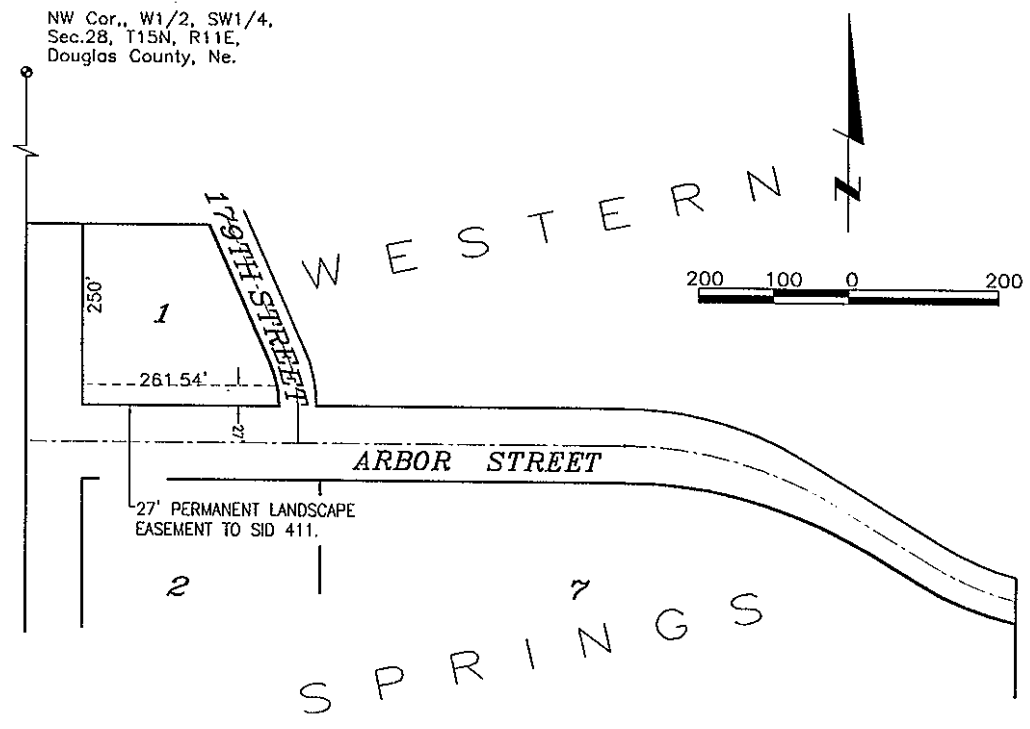
John Q. Bachman  
GAINES, MULLEN, PANSING & HOGAN  
10050 Regency Circle, Suite 200  
Omaha, Nebraska 68114

# EXHIBIT "A"

## LEGAL DESCRIPTION:


A permanent easement for Landscaping over the south twenty seven foot (27') of Lot 1, WESTERN SPRINGS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska

NW Cor., W1/2, SW1/4,  
Sec.28, T15N, R11E,  
Douglas County, Ne.



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Book \_\_\_\_\_ Page \_\_\_\_\_ Date Feb. 8, 2000 Dwn.By AET Job Number 94030-6771

 **lamp, ryneason & associates, inc.**  
engineers                      surveyors                      planners

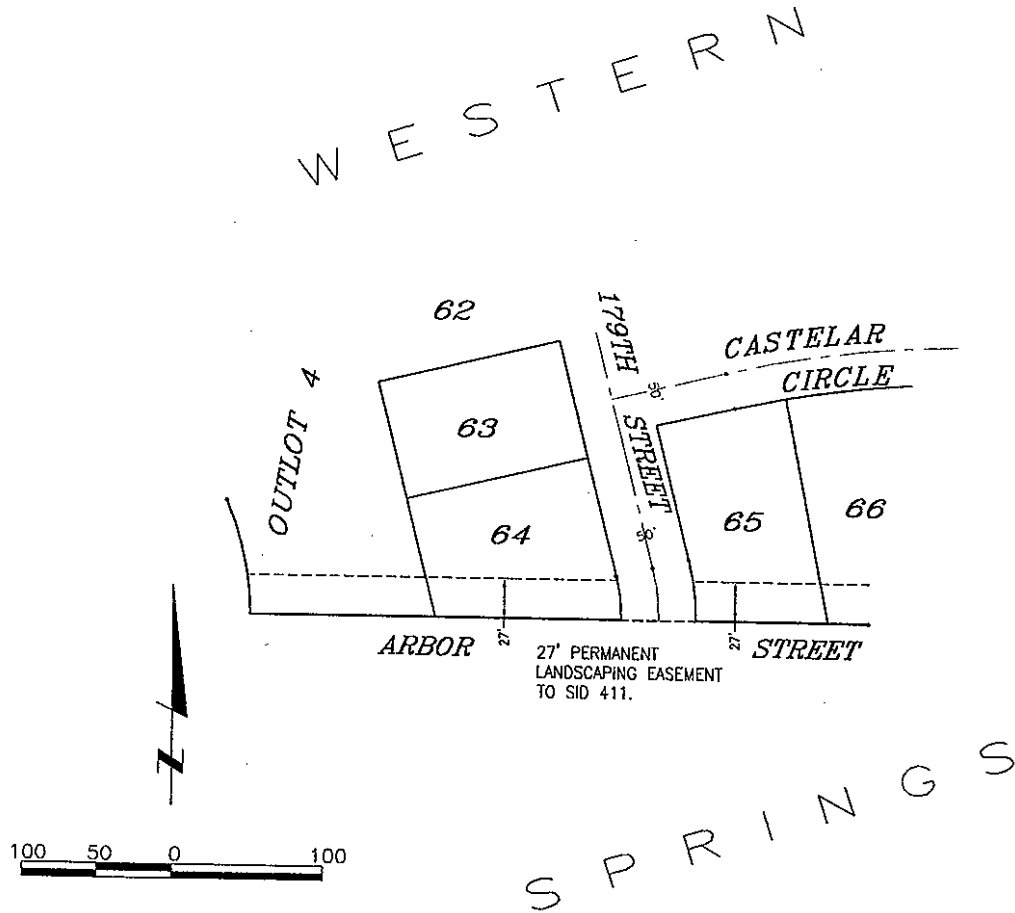
14710 west dodge road, suite 100  
omaha, nebraska 68154-2028

ph 402-496-2498  
fax 402-496-2730

# EXHIBIT "B"

**LEGAL DESCRIPTION:**

A permanent easement for Landscaping over the south twenty seven foot (27') of Lots 64 and 65 and Outlot 4, WESTERN SPRINGS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska



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**lamp, rynearson & associates, inc.**  
engineers                      surveyors                      planners

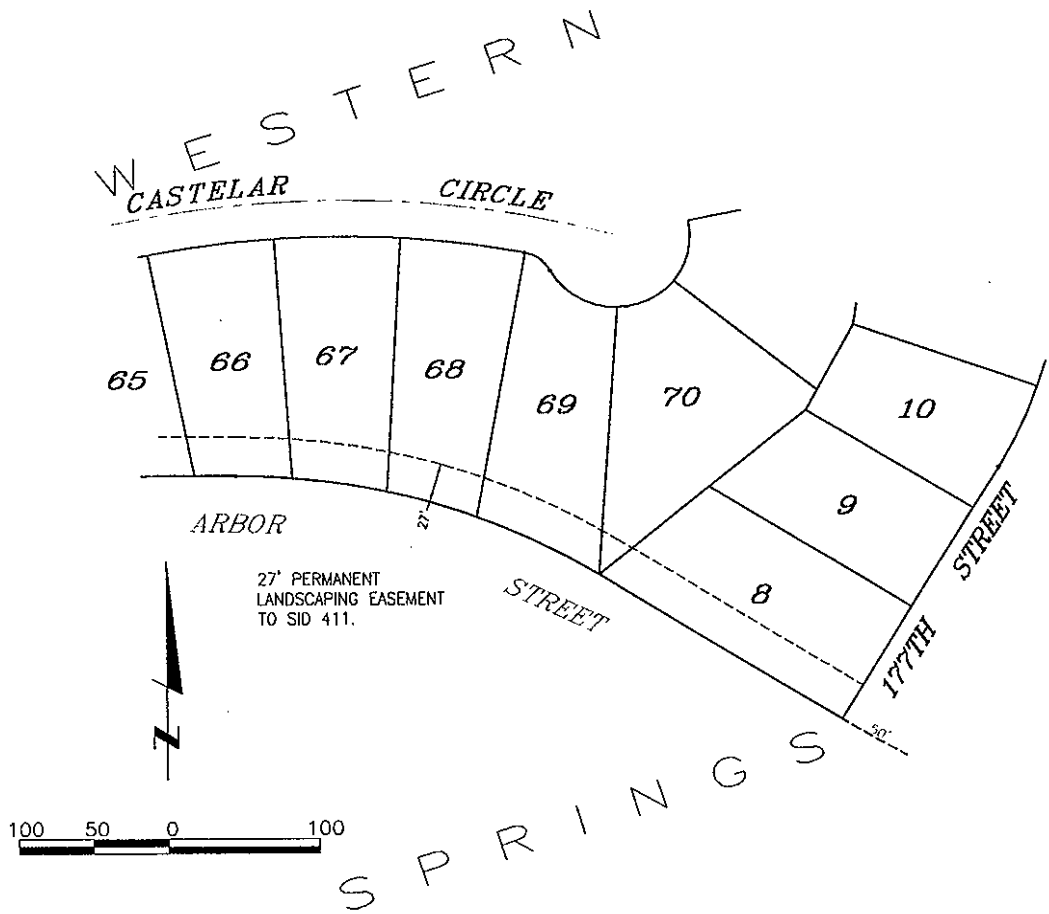
14710 west dodge road, suite 100  
omaha, nebraska 68154-2029

ph 402-486-2498  
fax 402-486-2730

# EXHIBIT "C"

## LEGAL DESCRIPTION:

A permanent easement for Landscaping over the south twenty seven foot (27') of Lots 8 and 66 through 70, inclusive, WESTERN SPRINGS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska



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Dwn.By AET

Job Number 94030-6914



**lamp, rynearson & associates, inc.**

engineers

surveyors

planners

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