

82-4257
GRANT OF EASEMENT
PERMANENT SEWER EASEMENT

P.ST. 3908
Project No. P.S.D. 3903

BOOK 538 PAGE 113

This Indenture and Grant of Easement made this 29th day of April, 1974, between John E. North, Trustee, hereinafter referred to as "Grantors", in favor of Sanitary and Improvement District No. 272 of 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 Grantors in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, to Grantors 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 parcels of land described on Exhibit "A" which is attached hereto and made a part hereof.

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 street, parking lot, trees, grass or shrubbery, in order to repair or maintain said sewer line, the removal or repair of said street or parking lot shall be done at the expense of 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 refilled, 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.

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

Permanent Sewer and Drainage Easements in Lots 218, 219, 245, 246, 247, 270, 271, 595, 596, 642, 643, 798, 799, 827, 847, 854, 856, 858, and 860, all in Willow Wood, as surveyed, platted, and recorded in Douglas County, Nebraska being more particularly described as follows:

1. The South 5 feet of said Lot 218. (See Exhibit "B")
2. The North 5 feet of said Lot 219. (See Exhibit "B")
3. The Northeasterly 5 feet of said Lot 245. (See Exhibit "B")
4. The Northeasterly 5 feet and the Southwesterly 5 feet of said Lot 246. (See Exhibit "B")
5. The Southwesterly 5 feet of said Lot 247. (See Exhibit "B")
6. The Easterly 5 feet of said Lot 270. (See Exhibit "C")
7. The Westerly 5 feet of said Lot 271. (See Exhibit "C")
8. The Southwesterly 5 feet of said Lot 595. (See Exhibit "D")
9. The Northeasterly 5 feet of said Lot 596. (See Exhibit "D")
10. The West 5 feet of said Lot 642. (See Exhibit "E")
11. The East 5 feet of said Lot 643. (See Exhibit "E")
12. The East 5 feet of said Lot 798. (See Exhibit "F")
13. The West 5 feet of said Lot 799. (See Exhibit "F")
14. An easement in said Lot 827 being more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 827 being at the south right-of-way line of Erskin Street; thence S05°08'35"E (assumed bearing) along the east line of said Lot 827, a distance of 147.08 feet; thence Southerly along a 363.34 foot radius curve to the right along the east line of said Lot 827, a curve distance of 183.90 feet (the chord of said curve being S09°21'25"W, 181.95 feet); thence S23°51'25"W, a distance of 157.54 feet; thence Sourtherly along a 274.76 foot radius curve to the left along the east line of said Lot 827, a curve distance of 113.85 feet (the chord of said curve being S11°59'11"W, 113.04 feet); thence S00°06'58"W along the east line and the extension thereof of said Lot 827, a distance of 130.41 feet to the south line of said Lot 827; thence N89°53'02"W along the south line of said Lot 827, a distance of 50.00 feet; thence N00°06'58"E, a distance of 50.00 feet; thence N00°06'58"E, a distance of 130.41 feet; thence Northerly along a 324.76 foot radius curve to the right along the West line of said Lot 827, a curve distance of 134.56 feet (the chord of said curve being N11°59'11"E, 133.61 feet); thence N23°51'25"E along the West line of said Lot 827, a distance of 157.54 feet; thence Northerly along a 313.34 foot radius curve to the left along the West line of said Lot 827, a curve distance of 158.60 feet (the chord of said curve being N09°21'25"E, 156.91 feet); thence N05°08'35"W along the west line of said Lot 827, a distance of 147.08 feet; thence Easterly along a 1033.33 foot radius curve to the left along the south right-of-way line of Erskine Street, a curve distance of 50.00 feet to the Point of Beginning (the chord of said curve being N84°51'25"E, 50.00 feet). (See Exhibit "G")

15. An easement in said Lot 847 being more particularly described as follows:

Beginning at the Northwest corner of Lot 329 in said Willow Wood; thence $N00^{\circ}16'32''E$ (assumed bearing) along the east right-of-way line of 127th Street, a distance of 50.00 feet; thence Easterly along a 292.22 foot radius curve to the left along the northerly line of said Lot 847, a curve distance of 153.01 feet (the chord of said curve being $N75^{\circ}16'32''E$, 151.26 feet); thence Easterly along a 342.22 foot radius curve to the right along the northerly line of said Lot 847, a curve distance of 179.19 feet (the chord of said curve being $N75^{\circ}16'32''E$, 177.15 feet); thence $S89^{\circ}43'28''E$ along the northerly line of said Lot 847 and the easterly extension thereof, a distance of 80.00 feet; thence $S00^{\circ}16'32''W$ along the easterly line of said Lot 847, a distance of 50.00 feet to the Southeast corner of said Lot 847; thence $N89^{\circ}43'28''W$ along the south line of said Lot 847, a distance of 80.00 feet; thence Westerly along a 292.22 foot radius curve to the left along the south line of said Lot 847 a curve distance of 153.01 feet (the chord of said curve being $S75^{\circ}16'32''W$, 151.26 feet); thence Westerly along a 342.22 foot radius curve to the right along the South line of said Lot 847, a curve distance of 179.19 feet to the Point of Beginning (the chord of said curve being $S75^{\circ}16'32''W$, 177.15 feet). (See Exhibit "H")

16. An easement in said Lot 854 being more particularly described as follows:

Beginning at the Northwest corner of Lot 217 in said Willow Wood; thence Westerly along a 139.44 foot radius curve to the left along the southerly line of said Lot 854, a curve distance of 31.67 feet [the chord of said curve being $N83^{\circ}24'25''W$ (assumed bearing), 31.60 feet]; thence Westerly and Southerly along a 95.27 foot radius curve to the left along the southeasterly line of said Lot 854, a curve distance of 149.43 feet (the chord of said curve being $S45^{\circ}08'03''W$, 134.58 feet); thence $S00^{\circ}11'57''W$ along the east line of said Lot 854, a distance of 30.00 feet; thence $N85^{\circ}48'03''W$, a distance of 50.00 feet; thence $N00^{\circ}11'57''E$ along the West line of said Lot 854, a distance of 30.00 feet; thence Northerly and Easterly along a 145.27 foot radius curve to the right along the northwesterly line of said Lot 854, a curve distance of 227.86 feet (the chord of said curve being $N45^{\circ}08'03''E$, 205.21 feet); thence Easterly along a 189.44 foot radius curve to the right along the northerly line of said Lot 854, a curve distance of 43.03 feet (the chord of said curve being $S83^{\circ}24'25''E$, 42.94 feet); thence $S13^{\circ}05'01''W$, a distance of 50.00 feet to the Point of Beginning. (See Exhibit "I")

17. Permanent Sewer and Drainage Easements in said Lot 856 being more particularly described as follows:

a. Commencing at the southeast corner of Lot 586 in said Willow Wood; thence $N89^{\circ}52'43''E$ (assumed bearing) along the North rightofway line of Grant Street, a distance of 5.00 feet to the Point of Beginning; thence $N00^{\circ}07'17''W$, a distance of 340.06 feet to the North line of said Lot 856; thence $S89^{\circ}54'26''E$, a distance of 15.00 feet to the Northeast corner of said Lot 856; thence $S00^{\circ}07'17''E$, along the East line of said Lot 856, a distance of 340.00 feet, thence $S89^{\circ}52'43''W$ along the North right-of-way line of Grant Street, a distance of 15.00 feet to the Point of Beginning. (See Exhibit "J")

- b. Beginning at the Southwest corner of Lot 300 in said Willow Wood; thence N89°43'18"E (assumed bearing) along the South line of said Lot 300 and the extension thereof, a distance of 115.00 feet; thence S00°16'32"E along the East line of said Lot 856, a distance of 20.00 feet; thence N89°43'28"W, a distance of 115.00 feet; thence N00°16'32"W, a distance of 20.00 feet to the Point of Beginning. (See Exhibit "K")

- c. A 10 foot wide easement being 5 feet on both sides of the following described baseline:

Beginning at the Northerly corner of Lot 246 in said Willow Wood; thence N39°29'59"W (assumed bearing) along the northwesterly extension of the Northeasterly line of said Lot 246, a distance of 79.94 feet; thence N89°55'50"W, a distance of 50.32 feet to the Point of Termination on the West line of said Lot 856, said Point of Termination being 10.00 feet S00°11'57"W from the Northwest corner of said Lot 856. (See Exhibit "L")

- d. A 10 foot wide easement being 5 feet on both sides of the following described baseline:

Beginning at the Northerly corner of Lot 245 in said Willow Wood, thence N61°45'00"W (assumed bearing) along the Northwesterly extension of the northeasterly line of said Lot 245, a distance of 52.65 feet to the Point of Termination of the West line of said Lot 856, said Point of Termination being 114.02 feet S00°11'57"W from the Northwest corner of said Lot 856. (See Exhibit "L")

- e. Beginning at the Northeast corner of Lot 215 in said Willow Wood; thence N67°26'30"W (assumed bearing) along the northerly line of said Lot 215 and the extension thereof, a distance of 143.17 feet to the east line of Lot 219 in said Willow Wood; thence N00°11'57"E, a distance of 21.63 feet to the Northeast corner of said Lot 219; thence N31°37'09"E, a distance of 29.30 feet; thence N00°04'10"E, a distance of 95.27 feet; thence Easterly along a 139.44 foot radius curve to the right, a curve distance of 31.67 feet (the chord of said curve being S83°25'25"E, 31.60 feet); thence S13°05'01"W, a distance of 80.00 feet; thence Southeasterly along a 59.44 foot radius curve to the right, a curve distance of 29.48 feet (the chord of said curve being S62°42'31"E, 29.18 feet); thence S48°30'02"E, a distance of 118.45 feet; thence Southerly along a 399.78 foot radius curve to the left, a curve distance of 25.92 feet (the chord of said curve being S24°24'56"W, 25.92 feet) to the Point of Beginning. (See Exhibit "L")

- f. A 10 foot wide easement being 5 feet on both sides of the following described baseline:

Beginning at the Northeast corner of Lot 270 in said Willow Wood; thence N13°04'49"E (assumed bearing) along the northerly extension of the easterly line of said Lot 270, a distance of 20.00 feet to the Point of Termination. (See Exhibit "M")

18. A Permanent Sewer and Drainage Easement in said Lot 858 being more particularly described as follows:

Beginning at the Southwest corner of said Lot 858 being at the intersection of the East right-of-way line of 132nd Street with the North right-of-way line of Blondo Street; thence $N00^{\circ}11'57''E$ (assumed bearing) along the West line of said Lot 858, a distance of 15.00 feet; thence $S89^{\circ}53'02''E$, a distance of 369.52 feet; thence $N00^{\circ}06'58''E$, a distance of 5.00 feet to the South line of Lot 798 in said Willow Wood; thence $S89^{\circ}53'02''E$ along the South line of Lots 798 and 797 in said Willow Wood a distance of 15.00 feet; thence $S00^{\circ}06'58''W$, a distance of 20.00 feet to the South line of said Lot 858; thence $N89^{\circ}53'02''W$ along the South line of said Lot 858, a distance of 384.54 feet to the Point of Beginning. (See Exhibit "N")

19. Permanent Sewer and Drainage Easements in said Lot 860 being more particularly described as follows:

- a. A 10 foot wide easement being 5 feet on both sides of the following described baseline:

Commencing at the Southeast corner of said Lot 860 being at the intersection of the West right-of-way line of 120th Street with the North right-of-way line of Blondo Street; thence $N89^{\circ}53'02''W$ (assumed bearing) along said North right-of-way line of Blondo Street, a distance of 3.22 feet to the Point of Beginning; thence $N32^{\circ}52'03''W$, a distance of 123.95 feet to the Point of Termination at the easterly corner of Lot 596 in said Willow Wood. (See Exhibit "O")

- b. Beginning at the Southeast corner of Lot 643 in said Willow Wood; thence $N89^{\circ}53'02''W$ (assumed bearing) along the southerly line of said Lot 643, a distance of 10.00 feet; thence $S00^{\circ}06'58''W$, a distance of 20.00 feet; thence $S89^{\circ}52'02''E$, a distance of 85.00 feet along the south line of said Lot 860; thence $N00^{\circ}06'58''E$, a distance of 20.00 feet; thence $N89^{\circ}53'02''W$, a distance of 85.00 feet to the Point of Beginning. (See Exhibit "P")

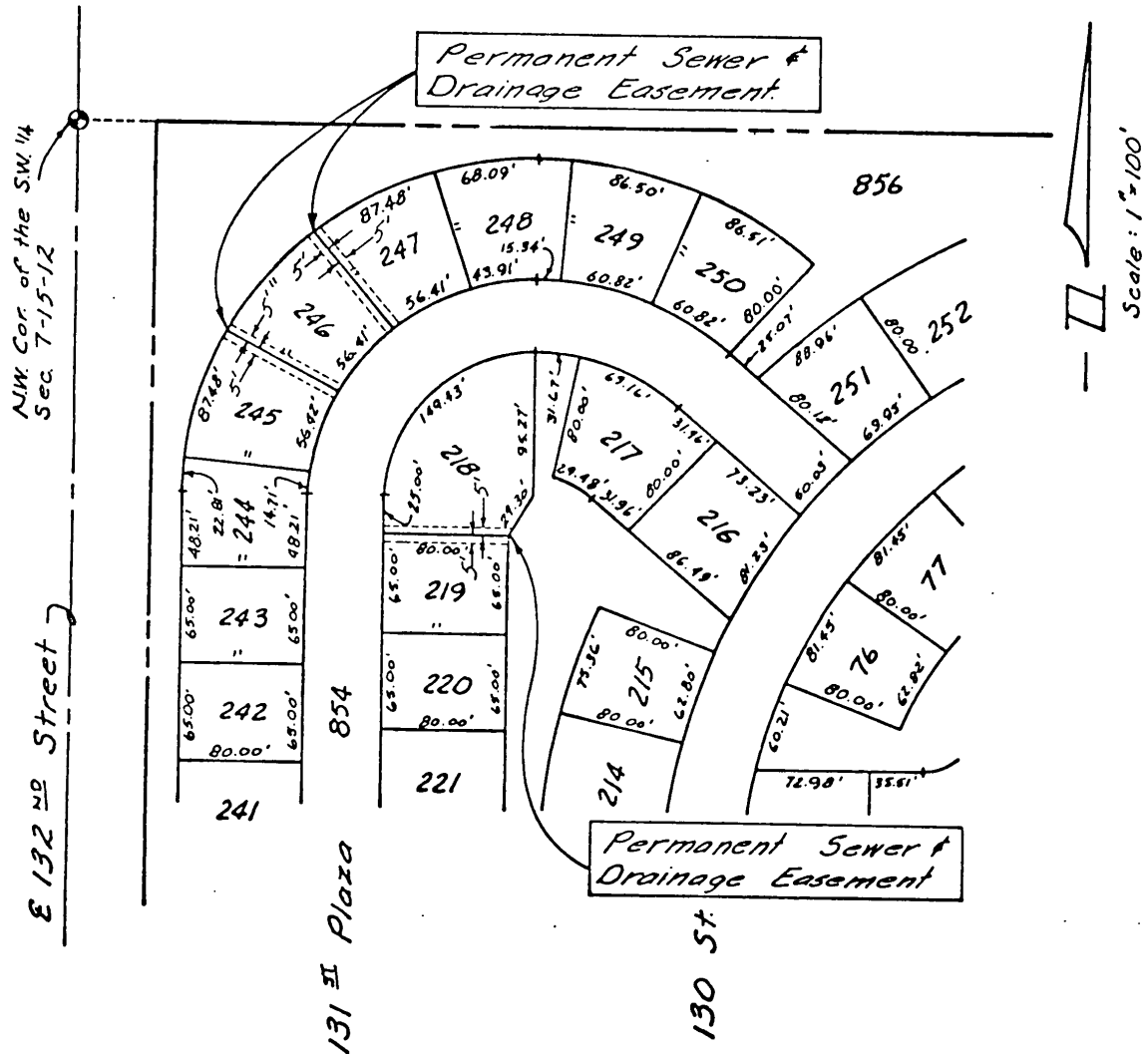
Exhibits are attached hereto and made a part hereof.

EXHIBIT "B"

BOOK 538 PAGE 119

SEWER AND DRAINAGE EASEMENT

S. & I. D. No. 272
DOUGLAS COUNTY, NEBRASKA



The South 5 feet of Lot 218, Willow Wood.
The North 5 feet of Lot 219, Willow Wood.
The Northeasterly 5 feet of Lot 245, Willow Wood.
The Northeasterly 5 feet and the Southwesterly 5 feet of Lot 246, Willow Wood.
The Southwesterly 5 feet of Lot 247, Willow Wood.

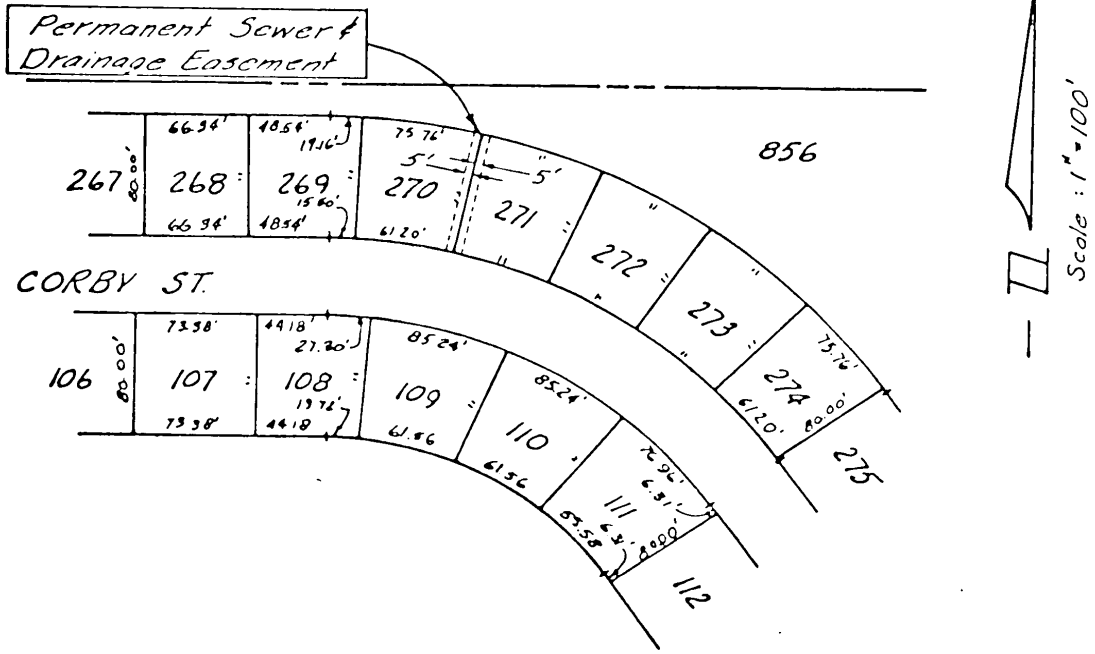
EXHIBIT "C"

BOOK 538 Part 120

SEWER AND DRAINAGE EASEMENT

S. & I. D. No. 272

DOUGLAS COUNTY, NEBRASKA



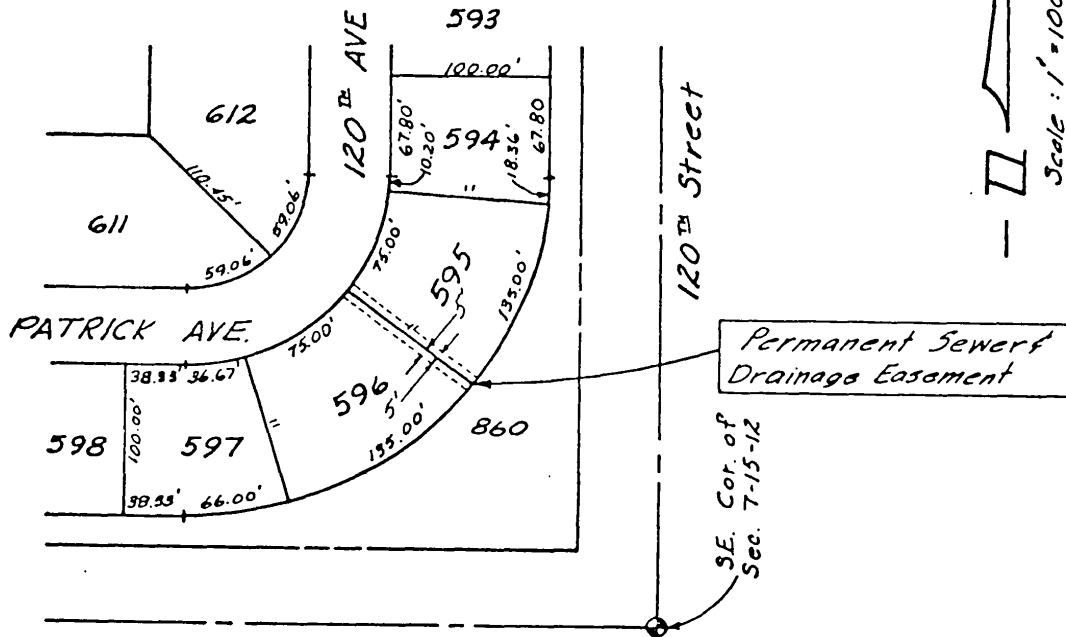
The Easterly 5 feet of Lot 270, Willow Wood.
 The Westerly 5 feet of Lot 271, Willow Wood.

EXHIBIT "D"

BOOK 538 PAGE 121

SEWER AND DRAINAGE EASEMENT

S. & I. D. No. 272
DOUGLAS COUNTY, NEBRASKA



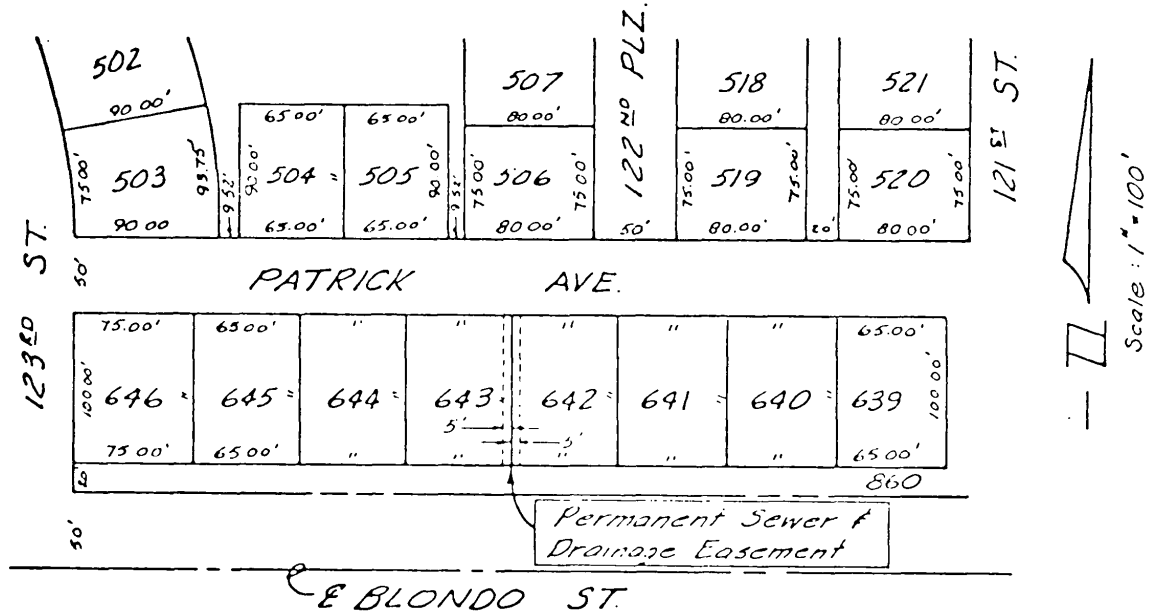
The Southwesterly 5 feet of Lot 595, Willow Wood.
The Northeasterly 5 feet of Lot 596, Willow Wood.

EXHIBIT "E"

BOOK 538 PAGE 122

SEWER AND DRAINAGE EASEMENT

S. & I. D. No. 272
DOUGLAS COUNTY, NEBRASKA



The West 5 feet of Lot 642, Willow Wood.
The East 5 feet of Lot 643, Willow Wood.

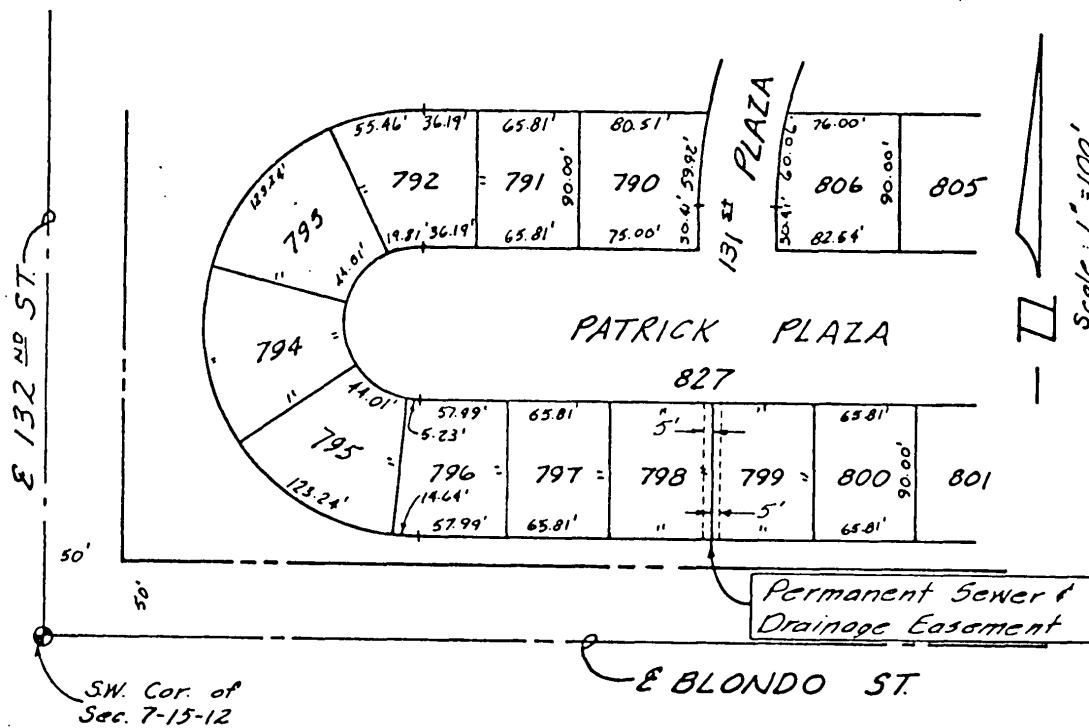
EXHIBIT "F"

BOOK 538 PAGE 123

SEWER AND DRAINAGE EASEMENT

S. & I. D. No. 272

DOUGLAS COUNTY, NEBRASKA



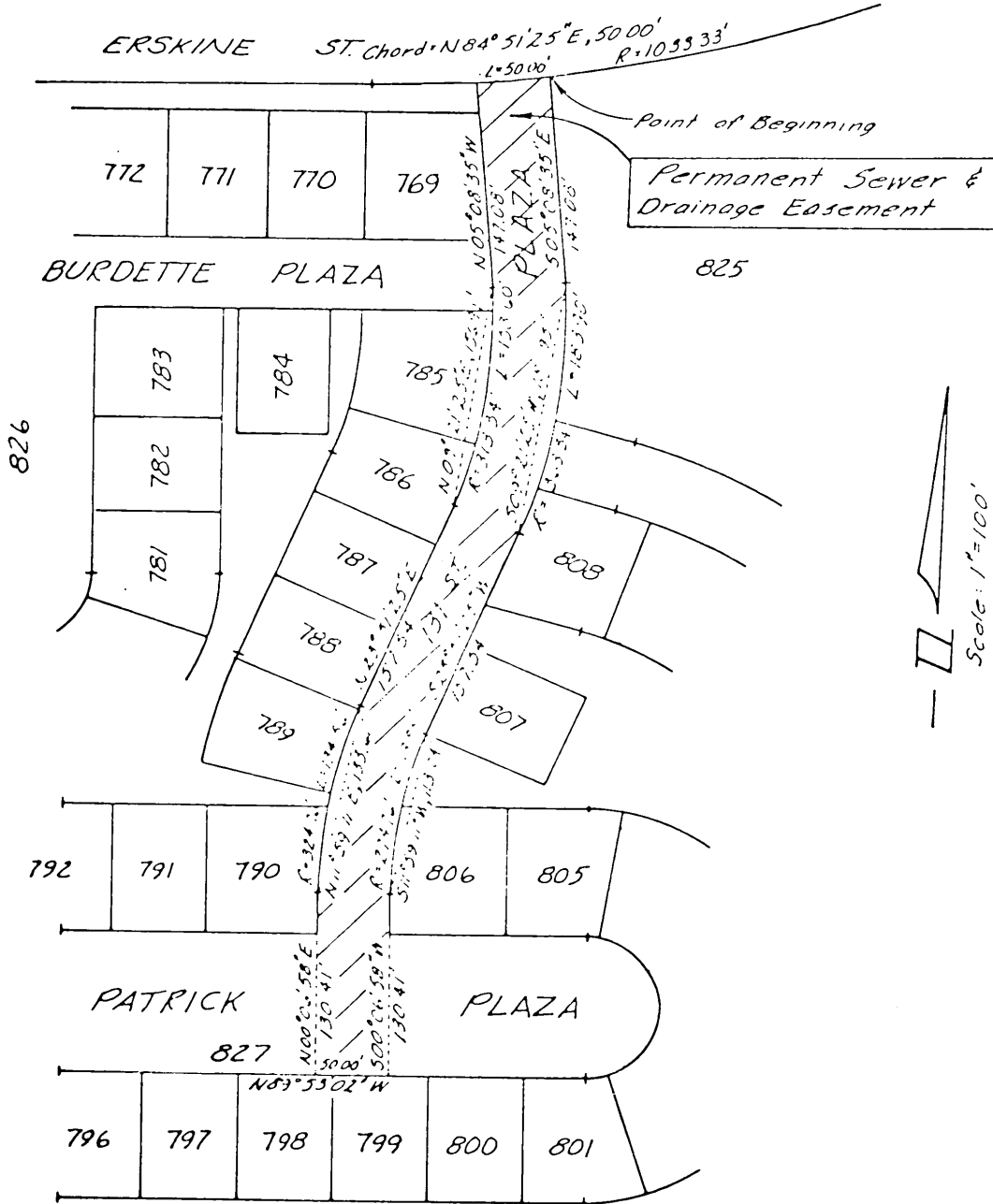
The East 5 feet of Lot 798, Willow Wood.
The West 5 feet of Lot 799, Willow Wood.

EXHIBIT "G"

BOOK 538 PAGE 124

SEWER AND DRAINAGE EASEMENT

S. & I. D. No. 272
DOUGLAS COUNTY, NEBRASKA



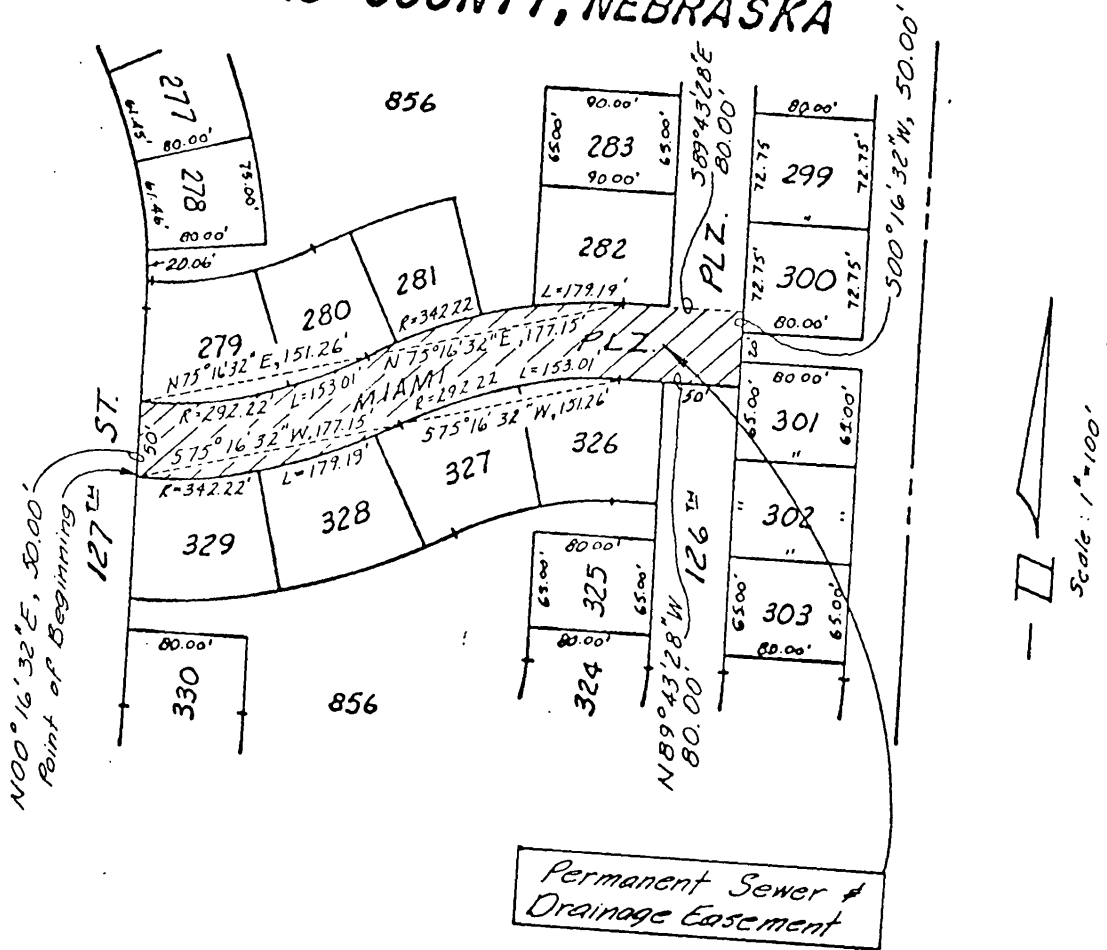
Part of Lot 827, Willow Wood

EXHIBIT "H"

BOOK 538 PAGE 125

SEWER AND DRAINAGE EASEMENT

S. & I. D. No. 272
DOUGLAS COUNTY, NEBRASKA



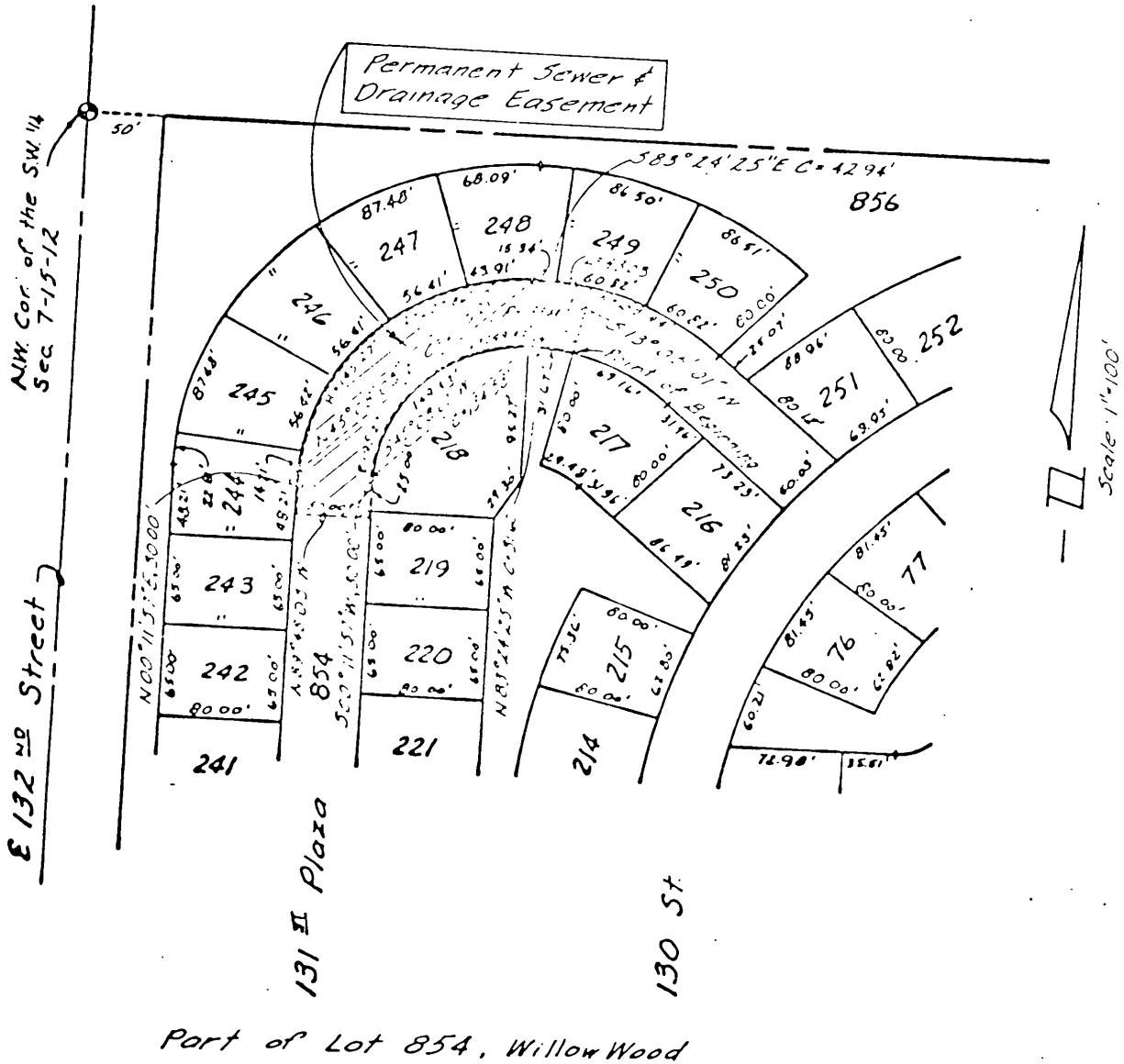
Part of Lot 847, Willow Wood.

EXHIBIT "I"

SEWER AND DRAINAGE EASEMENT

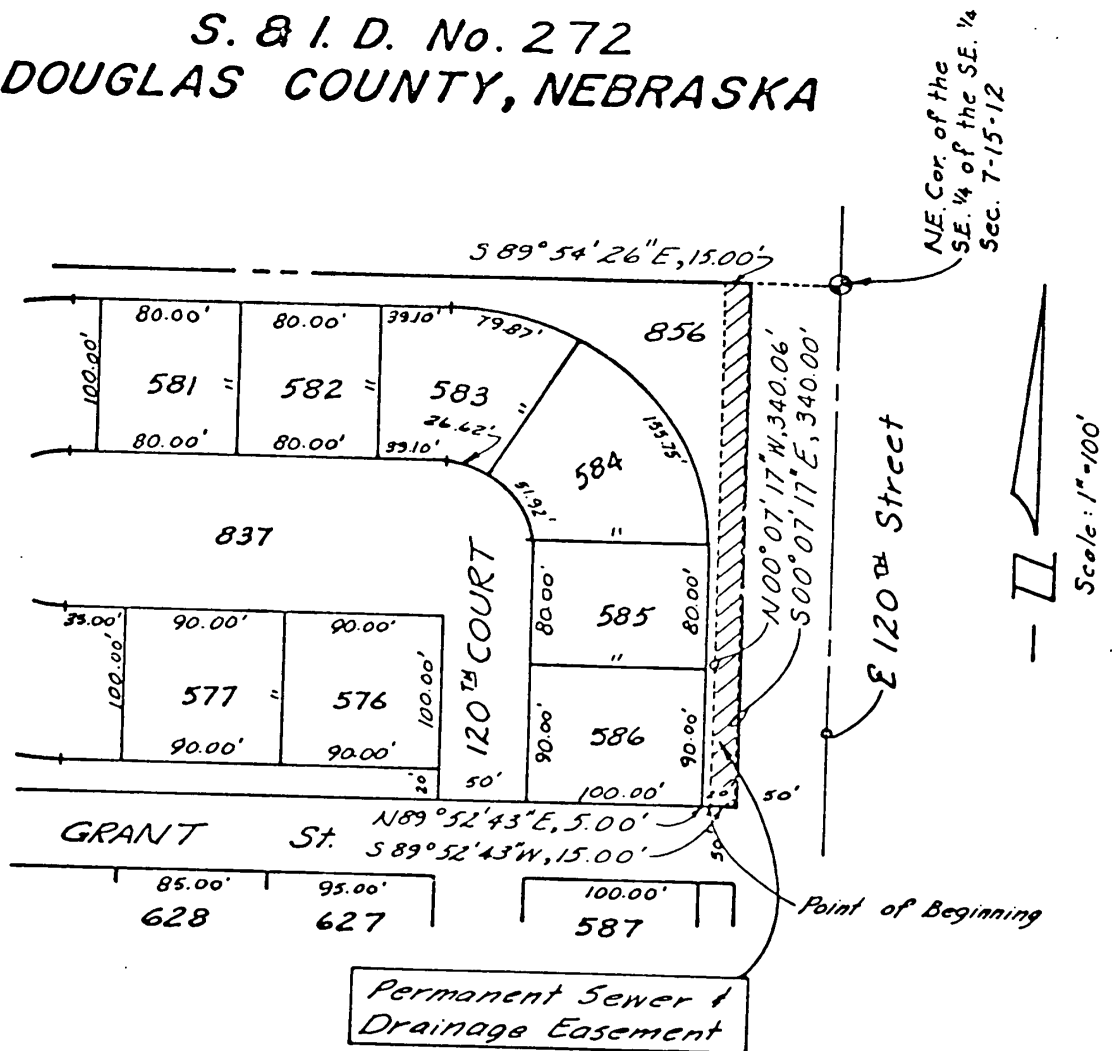
S. & I. D. No. 272

DOUGLAS COUNTY, NEBRASKA



SEWER AND DRAINAGE EASEMENT

S. & I. D. No. 272
DOUGLAS COUNTY, NEBRASKA



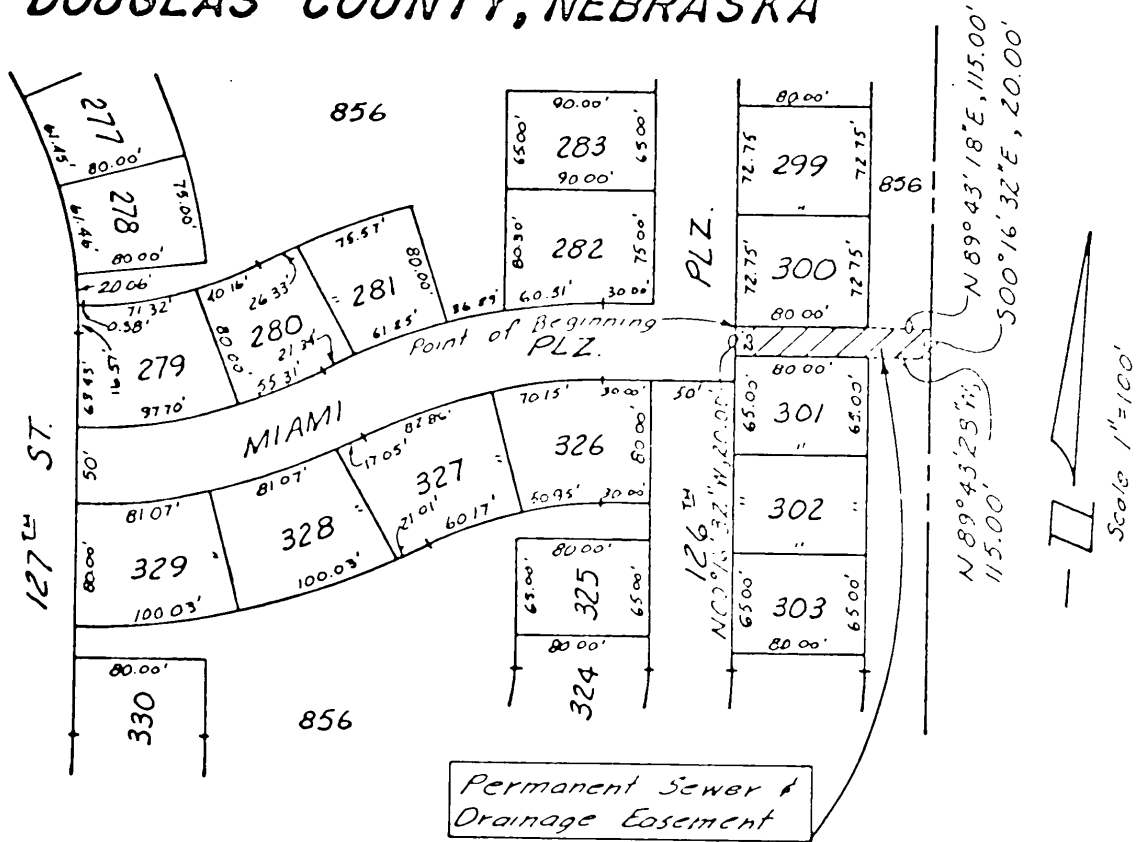
Part of Lot 856, Willow Wood

EXHIBIT "K"

BOOK 538 PAGE 128

SEWER AND DRAINAGE EASEMENT

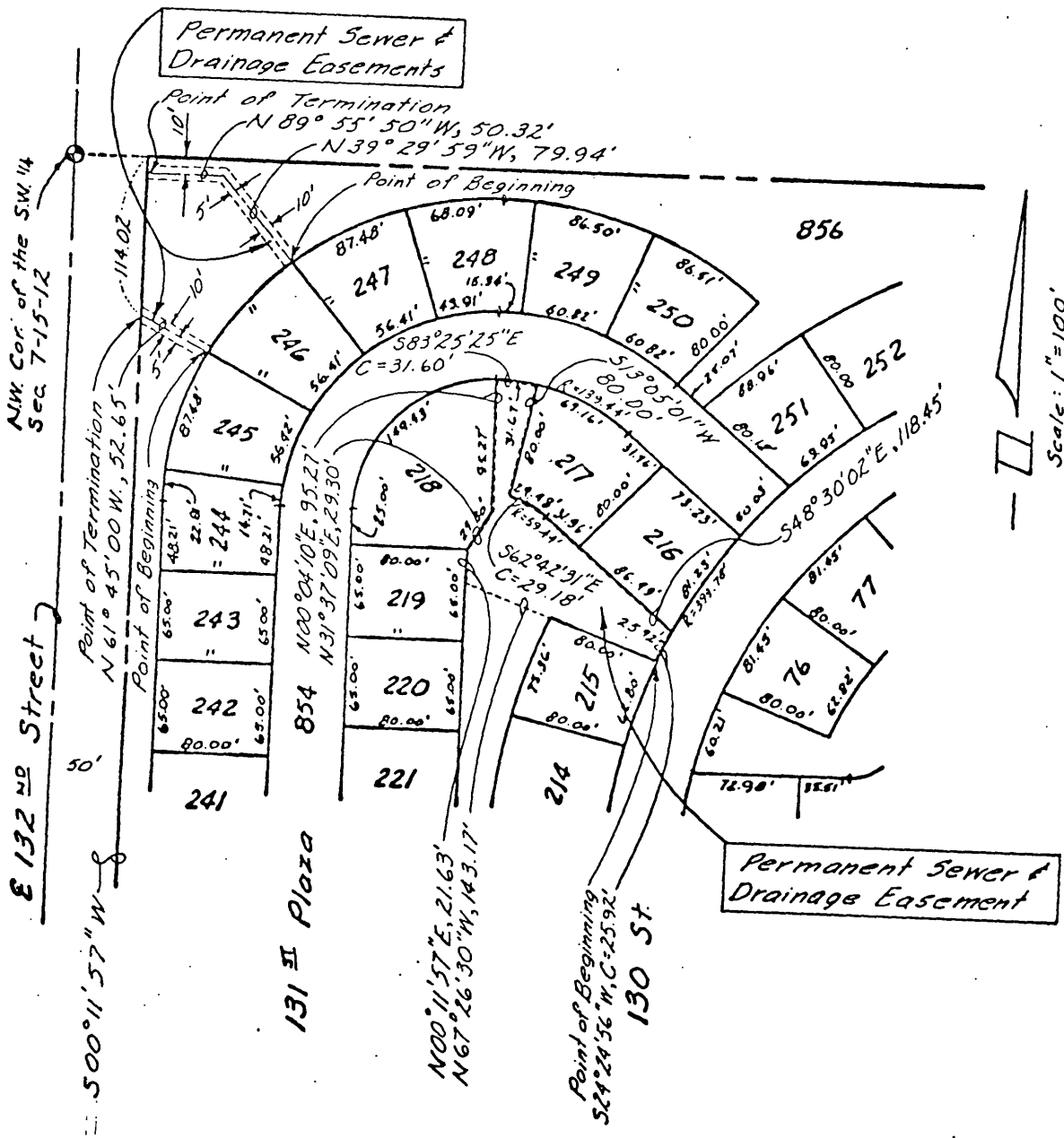
S. & I. D. No. 272
DOUGLAS COUNTY, NEBRASKA



Part of Lot 856, Willow Wood

SEWER AND DRAINAGE EASEMENT

S. & I. D. No. 272
DOUGLAS COUNTY, NEBRASKA



Scale: 1"=100'

Part of Lot 856, Willow Wood

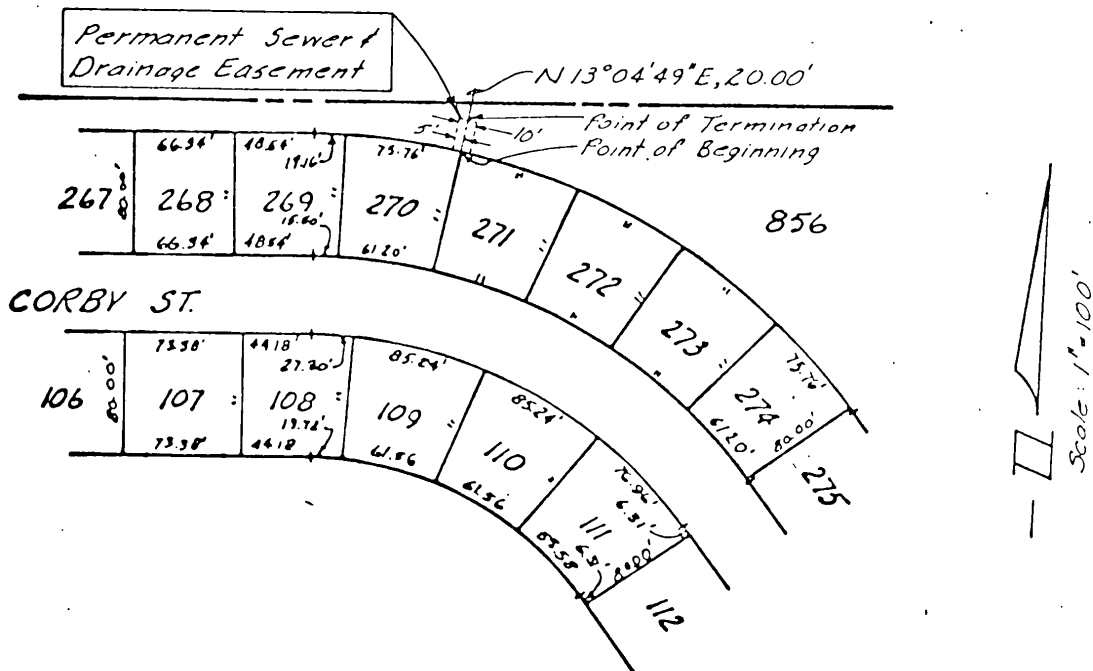
EXHIBIT "M"

BOOK 538 PAGE 130

SEWER AND DRAINAGE EASEMENT

S. & I. D. No. 272

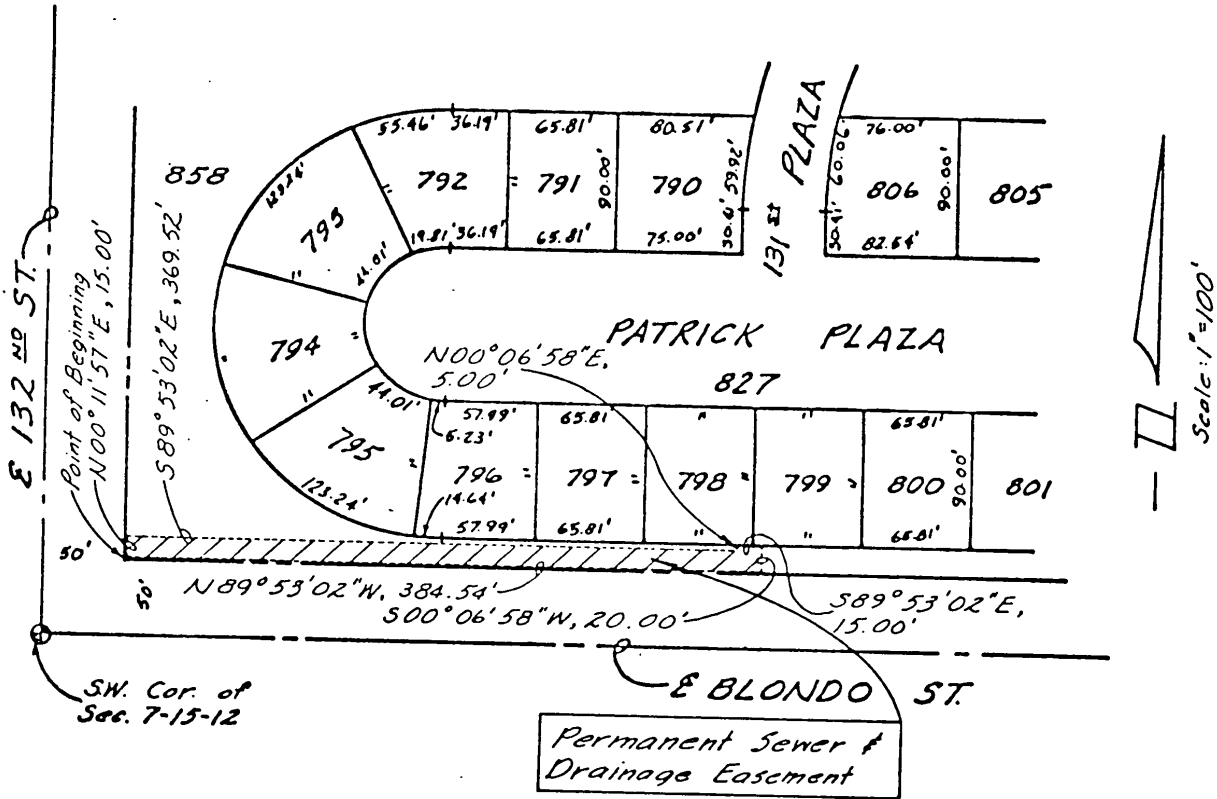
DOUGLAS COUNTY, NEBRASKA



Part of Lot 856, Willow Wood

SEWER AND DRAINAGE EASEMENT

S. & I. D. No. 272
DOUGLAS COUNTY, NEBRASKA



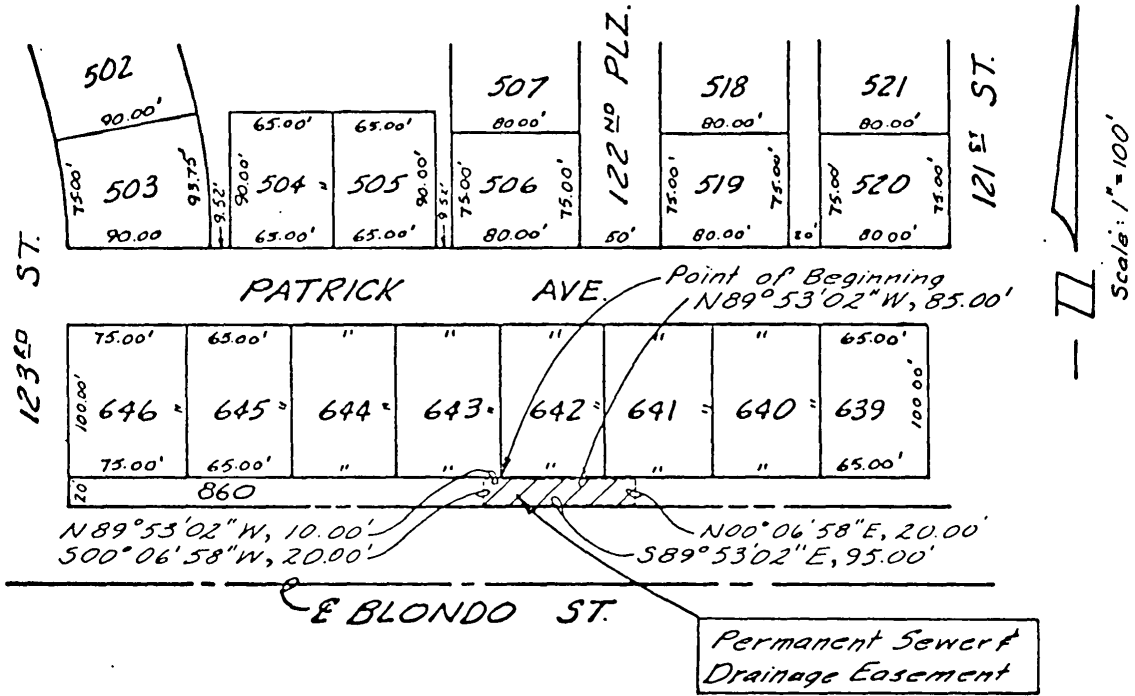
Part of Lot 858, Willow Wood

EXHIBIT "P"

BOOK 538 PAGE 133

SEWER AND DRAINAGE EASEMENT

S. & I. D. No. 272
DOUGLAS COUNTY, NEBRASKA



Part of Lot 860, Willow Wood

ENTREED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
19 June 14 AT 2:46 P.M. E. HAROLD OSTLER, REGISTER OF DEEDS

EB. #7321