

RECEIVED

Nov 26 11 42 AM '97

RICHARD H. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE



Project No. \_\_\_\_\_

Tract No. \_\_\_\_\_

Address: N/A

PERMANENT SEWER AND DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT BRIAR HILLS DEVELOPMENT, L.L.P., a Nebraska limited liability partnership, hereinafter referred to as GRANTOR, for and in consideration of the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey unto the SANITARY AND IMPROVEMENT DISTRICT NO. 420 OF DOUGLAS COUNTY, NEBRASKA, a Nebraska political subdivision, and the CITY OF OMAHA, NEBRASKA, a municipal corporation, and to its successors and assigns, hereinafter collectively referred to as CITY, an easement for the right to construct, maintain and operate storm sewers and drainage and appurtenances thereto, in, through and under the parcel of land described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

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

It is further agreed as follows:

1. That no grading, fill or fill material, embankment work, buildings, improvements, or other structures, 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 or road, street or parking area surfacing or pavement. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by GRANTOR, its successors and assigns.
2. That CITY may construct, maintain, operate, repair, or replace additional sewer systems or drainageways within the permanent easement area described above.
3. That CITY will replace or rebuild any and all damage to improvements caused by CITY exercising its rights of inspecting, maintaining or operating said sewers except that damage to, or loss of trees and shrubbery will not be compensated for by CITY.

RETURN: Bron & Wolff  
9200 Underwood Ave  
Omaha, NE 68114

15090  
FEE 20.00 FB ~~01-60000~~  
BKP 16-15-11 C/O \_\_\_\_\_ COMPANY  
DEL \_\_\_\_\_ SCAN dc FV \_\_\_\_\_

4. That the CITY shall cause any trench made on said easement strip to be properly refilled 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, or representative of the CITY and any of said construction work.

5. That said GRANTOR for itself and its successors and assigns, does confirm with the said CITY and its assigns, and that it, the GRANTOR is well seized in fee of the above-described property and that it has the right to grant and convey this easement in the manner and form aforesaid, and that it and its successors and assigns, shall warrant and defend this easement to said CITY and its assigns against the lawful claims and demands of all persons. This easement runs with the land.

6. That said easement is granted upon the condition that the CITY may remove or cause to be removed all presently existing improvements thereon, including but not limited to, crops, trees within the easement area as necessary for construction.

7. The CITY reserves the absolute right to terminate this easement at any time prior to the payment of the above-stated consideration, but in no event later than sixty (60) days after the execution of this Easement Agreement.

8. That this instrument contains the entire agreement of the parties; that there are no other or different agreements or understandings, except a Temporary Construction Easement 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.

IN WITNESS WHEREOF said GRANTOR has hereunto set its hand this 25th day of November, 1997.

BRIAR HILLS DEVELOPMENT, L.L.P. , a Nebraska limited liability partnership

By: BHD, L.L.C., a Nebraska limited liability company, Partner

By: M. M. Udes  
M.M. Udes, Manager

By: NEW MILLENNIUM, L.L.P., a Nebraska limited liability partnership, Partner

By: Kevin Irish  
Kevin Irish, Partner

By: Herbert Freeman  
Herbert Freeman, Partner

LEGAL DESCRIPTION-PERMANENT SEWER AND DRAINAGE EASEMENT

A TRACT OF LAND LOCATED IN THE NE 1/4 OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 16; THENCE ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 16, N87°55'47"E (ASSUMED BEARING), 1301.07 FEET; THENCE S02°04'13"E, 33.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF BLONDO STREET; THENCE CONTINUING S02°04'13"E, 11.33 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 380.00 FEET, AND A CHORD BEARING S14°33'53"E, 164.42 FEET, AN ARC DISTANCE OF 165.73 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CURVE, HAVING A RADIUS OF 380.00 FEET AND A CHORD BEARING S30°04'43"E, 40.04 FEET, AN ARC DISTANCE OF 40.06 FEET; THENCE S62°21'56"W, 203.71 FEET; THENCE N27°38'04"W, 40.00 FEET; THENCE N62°21'56"E, 202.01 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 0.19 ACRE (8100 SQ. FT.), MORE OR LESS.

NW } NE  
NE }

