

WHEREAS, Hunters Glen Joint Venture, a Nebraska partnership composed of Hunters Glen, Inc., a Nebraska corporation and Hunter CVF, Inc., a Nebraska corporation (said Joint Venture being herein referred to as the "Grantor") desires to grant a permanent easement for sanitary and storm sewers over certain property owned by the Grantor to Sanitary and Improvement District No. 330 of Douglas County, Nebraska, and the City of Omaha, a municipal corporation in the State of Nebraska (herein collectively referred to as the "Grantee"), except as otherwise noted,

NOW, THEREFORE, in consideration of One and no/100 Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, the Grantor, being the owner of the property described in Exhibit "A" does herewith give and grant unto the Grantee, its successors and assigns, a permanent easement for sanitary and storm sewers over, on, across, under the property as shown on Exhibit "A" attached hereto and incorporated herein by reference as all set out herein.

1. The scope and purpose of the easement is for the construction, repair, maintenance, replacement and renewal of sanitary and storm sewer pipe lines, including all necessary manholes and other related appurtenances, and the transmission through said sewers of sanitary sewage and storm water. The Grantee shall have full right and authority to enter upon said easement way in order to perform any of the acts and functions described within the scope and purpose of said easement. Provided, however, that the rights in said easement of the City of Omaha shall have no force and effect unless and until the property on which said sanitary and storm sewer improvements are constructed shall be annexed as a part of said City and the City shall have a legal obligation to maintain said sanitary and storm sewer improvements as public facilities.

2. By accepting and recording this perpetual easement, said Sanitary and Improvement District No. 330 of Douglas County, Nebraska, agrees forthwith, and said City of Omaha, agrees effective with the annexation of the property on which such sewer improvements are constructed, to make good or cause to be made good to the owner all damage that may be done by reason of negligent changes, alterations, maintenance, inspection, repairs or construction in the way of damage to trees, grounds, buildings, or other improvements abutting thereon, including crops, vines, and gardens; provided, however, that this provision does not apply to any of the aforesaid located in, on, over or across said easement or any part thereof.

3. Grantor herein for itself, its successors and assigns, does hereby covenant and agree with the said Grantee and its successors and assigns that at the time of the execution and delivery of these presents, Grantor is lawfully seized of such premises, that the Grantor has good, right and lawful authority

LEGAL DESCRIPTION: Of a Permanent Easement for Construction and Maintenance of Sanitary and Storm Sewers.

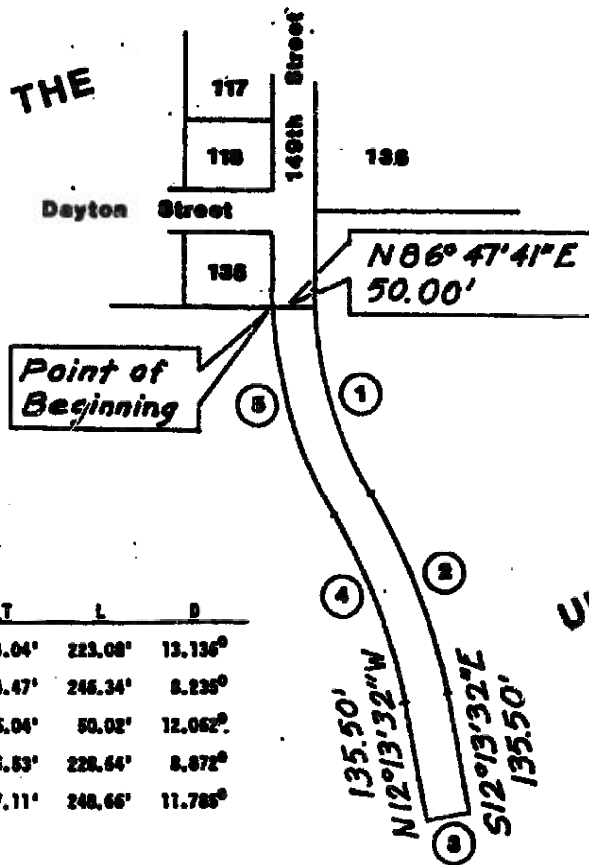
That part of the Northeast 1/4 of Section 2, Township 14 North, Range 11 East, of the 6th P.M., in Douglas County, Nebraska, described as follows:

Beginning at the Southeast corner of Lot 135 in THE COLONIES, a subdivision as surveyed, platted, and recorded in Douglas County, Nebraska; thence North 86°47'41" East (bearings referenced to said THE COLONIES Final Plat) along the South line of 149th Street in said THE COLONIES for 50.00 feet; thence along a curve to the left (having a radius of 436.17 feet and a long chord bearing South 17°51'28" East for 220.66 feet) for an arc distance of 223.08 feet; thence along a curve to the right (having a radius of 695.81 feet and a long chord bearing South 22°22'04" East for 245.05 feet) for an arc distance of 246.34 feet; thence South 12°13'32" East for 135.50 feet; thence along a curve to the left (having a radius of 475.00 feet and a long chord bearing South 77°46'28" West for 50.00 feet) for an arc distance of 50.02 feet; thence North 12°13'32" West for 135.50 feet; thence along a curve to the left (having a radius of 645.81 feet and a long chord bearing North 22°22'04" West for 227.44 feet) for an arc distance of 228.64 feet; thence along a curve to the right (having a radius of 486.17 feet and a long chord bearing North 17°51'28" West for 245.96 feet) for an arc distance of 248.66 feet to the Point of Beginning.

Containing 0.70 acres.

OF Phase -
 Book 750
 Page 564
 Del. 1/11/11
 Indx. 1/11/11
 Comp. 1/11
 N 12°13'32" W 135.50'
 2-14-11
 MC
 Fee 15.50

THE COLONIES



CURVE DATA

Curve	Δ	R	T	L	D
1.	29° 18' 17"	436.17'	114.04'	223.08'	13.136°
2.	20° 17' 05"	695.81'	124.47'	246.34'	8.236°
3.	06° 02' 02"	475.00'	25.04'	50.02'	12.062°
4.	20° 17' 05"	645.81'	116.53'	228.64'	8.672°
5.	29° 18' 17"	486.17'	127.11'	248.66'	11.785°

UNPLATTED
 RECEIVED
 1905 SEP -6 PM 2:29
 GEORGE J. BUGLEWICZ
 REGISTER OF DEEDS
 DODGE COUNTY, IOWA

4596 F Misc

Book _____ Page _____ Date 4-24-88 Job Number 840883-02

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