

Check your lot
shown on the Colonies
Rep. 1

EASEMENT

BOOK 750 PAGE 570

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 a storm water drainageway 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 a storm water drainageway 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.

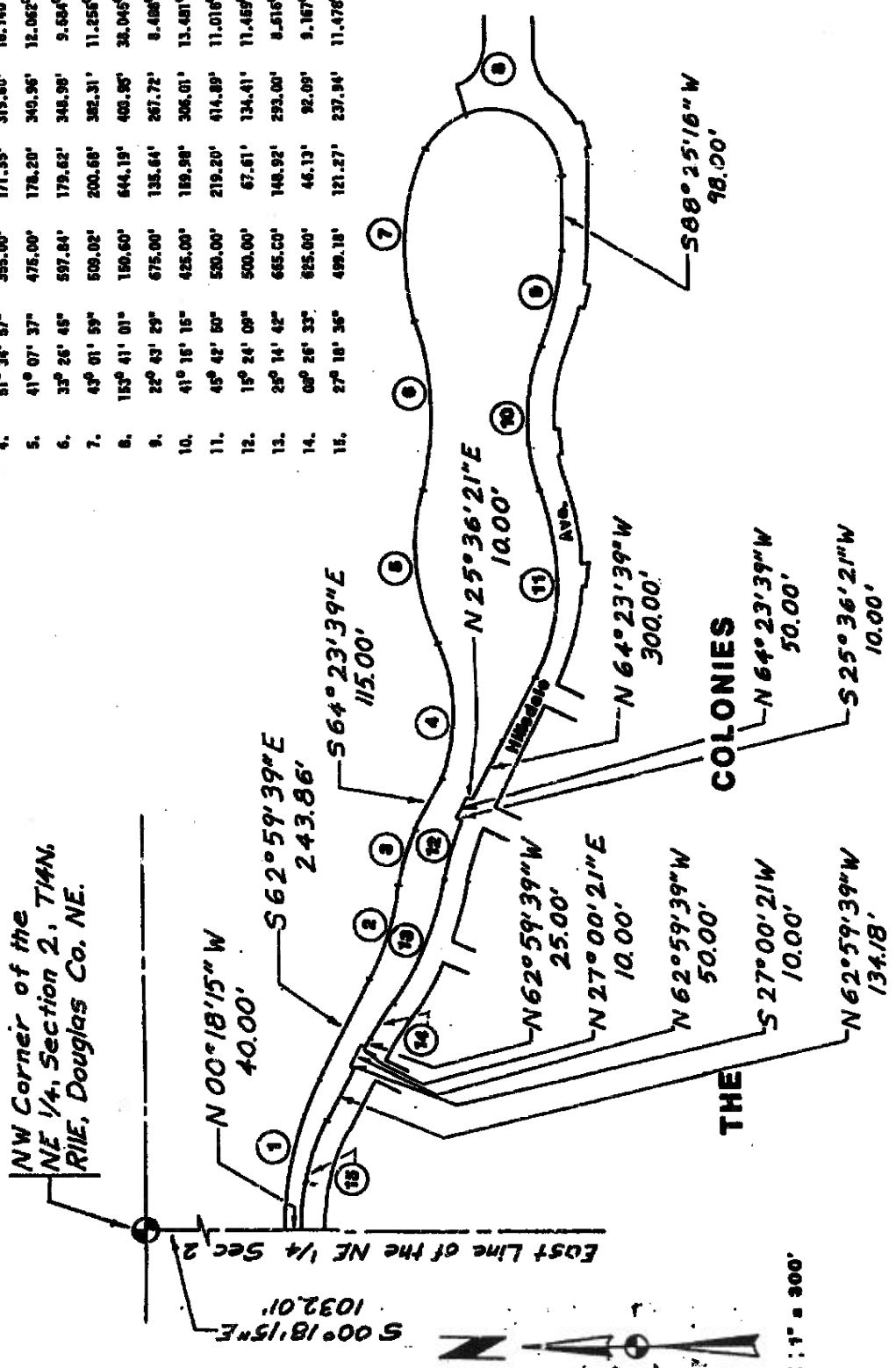
1. The scope and purpose of the easement is for the construction, repair, maintenance, replacement and renewal of a storm water drainageway and storm sewer pipe lines, including all necessary manholes and other related appurtenances, and the transmission through said sewers of storm water. The Grantee 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 storm water drainageway 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 drainageway 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 drainageway and 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

CURVE DATA

Curve	Δ	R	T	L	D
1.	27° 18' 36"	710.62'	174.58'	342.53'	7.373°
2.	16° 04' 21"	675.00'	107.35'	212.91'	8.489°
3.	15° 40' 21"	422.05'	61.84'	122.81'	13.576°
4.	51° 36' 57"	355.00'	171.55'	319.50'	16.140°
5.	41° 07' 37"	475.00'	178.20'	340.96'	12.062°
6.	35° 26' 45"	597.84'	179.62'	348.98'	9.854°
7.	43° 01' 59"	509.02'	200.68'	382.31'	11.256°
8.	153° 41' 01"	150.50'	644.19'	400.95'	32.045°
9.	22° 43' 29"	675.00'	135.64'	267.72'	8.489°
10.	41° 15' 15"	425.00'	189.98'	306.01'	13.481°
11.	45° 42' 50"	520.00'	219.20'	414.89'	11.016°
12.	15° 24' 09"	500.00'	67.61'	134.41'	11.489°
13.	26° 14' 42"	665.00'	148.92'	292.00'	8.516°
14.	68° 26' 33"	825.00'	46.13'	92.00'	9.167°
15.	27° 18' 36"	489.18'	121.27'	237.94'	11.476°



Permanent Easement for the Construction and Maintenance of a Drainageway and Storm Sewers
Page 1 of 2

SCALE: 1" = 300'

Book _____ Page _____ Date 4-24-88 Job Number 640888

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

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

Commencing at the Northwest corner of said Northeast 1/4; thence South 00°18'15" East (bearings referenced to THE COLONIES Final Plat as surveyed, platted, and recorded in Douglas County, Nebraska) along the West line of said Northeast 1/4 for 1032.01 feet to the True Point of Beginning; thence along a curve to the right (having a radius of 718.62 feet and a long chord bearing South 76°38'57" East for 339.30 feet) for an arc distance of 342.53 feet; thence South 62°59'39" East for 243.86 feet; thence along a curve to the left (having a radius of 675.00 feet and a long chord bearing South 72°01'50" East for 212.03 feet) for an arc distance of 212.91 feet; thence along a curve to the right (having a radius of 422.05 feet and a long chord bearing South 72°43'50" East for 122.38 feet) for an arc distance of 122.81 feet; thence South 64°23'39" East for 115.00 feet; thence along a curve to the left (having a radius of 355.00 feet and a long chord bearing North 89°48'52" East for 308.92 feet) for an arc distance of 319.60 feet; thence along a curve to the right (having a radius of 475.00 feet and a long chord bearing North 84°35'12" East for 333.68 feet) for an arc distance of 340.96 feet; thence along a curve to the left (having a radius of 597.84 feet and a long chord bearing North 88°25'39" East for 344.05 feet) for an arc distance of 348.98 feet; thence along a curve to the right (having a radius of 509.02 feet and a long chord bearing South 86°46'44" East for 373.39 feet) for an arc distance of 382.31 feet; thence along a curve to the right (having a radius of 150.60 feet and a long chord bearing South 11°34'46" West for 293.29 feet) for an arc distance of 403.95 feet; thence South 88°25'16" West along the North Right-of-way line of Hillsdale Avenue in said THE COLONIES for 98.00 feet; thence along said ROW line and a curve to the right (having a radius of 675.00 feet and a long chord bearing North 80°12'59" West for 265.97 feet) for an arc distance of 267.72 feet; thence along said ROW line and a curve to the left (having a radius of 425.00 feet and a long chord bearing North 89°28'52" West for 299.44 feet) for an arc distance of 306.01 feet; thence along said ROW line and a curve to the right (having a radius of 520.00 feet and a long chord bearing North 87°15'04" West for 403.97 feet) for an arc distance of 414.89 feet; thence North 64°23'39" West along said ROW line for 300.00 feet; thence North 25°36'21" East along said ROW line for 10.00 feet; thence North 64°23'39" West along said ROW line for 50.00 feet; thence South 25°36'21" West along said ROW line for 10.00 feet; thence along said ROW line and a curve to the left (having a radius of 500.00 feet and a long chord bearing North 72°05'43" West for 134.01 feet) for an arc distance of 134.41 feet; thence along said ROW line and a curve to the right (having a radius of 665.00 feet and a long chord bearing North 67°10'27" West for 290.64 feet) for an arc distance of 293.00 feet; thence along said ROW line and a curve to the left (having a radius of 625.00 feet and a long chord bearing North 58°46'23" West for 92.01 feet) for an arc distance of 92.09 feet; thence North 62°59'39" West along said ROW line for 25.00 feet; thence North 27°00'21" East along said ROW line for 10.00 feet; thence North 62°59'39" West along said ROW line for 50.00 feet; thence South 27°00'21" West along said ROW line for 10.00 feet; thence North 62°59'39" West along said ROW line for 134.18 feet; thence along said ROW line and a curve to the left (having a radius of 499.18 feet and a long chord bearing North 76°38'57" West for 235.69 feet) for an arc distance of 237.94 feet to a point in the West line of said Northeast 1/4; thence North 00°18'16" West along said West line for 40.00 feet to the POINT OF BEGINNING.

Containing 9.63 Acres.

LAMP, RYNEARSON & ASSOCIATES, INC.
 Job No. 840983
 April 23, 1985
 Page 2 of 2

BK 750 Def. N Fee 20.50
 PG 570 Inst. 1A/1A 2-14-11 MC A
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1985 SEP -6 PM 2:30
 RECEIVED
 GEORGE J. DUSELCHICZ
 REGISTER OF DEEDS
 DOUGLAS COUNTY, NEBRASKA

4599 F Misc