



BK 0840 PG 015



MISC 1988 02475

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

1928 FEB 22 AM 9:40

PERMANENT SIDEWALK EASEMENT

GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

KNOW ALL MEN BY THESE PRESENTS:

THAT K.V. International, Inc., a Nebraska Corporation, hereinafter referred to as "Grantor" (whether one or more) for and in consideration of the sum of One (\$1.00) Dollar and Other Good and Valuable Consideration, the receipt of which is hereby acknowledged does hereby grant and convey to Sanitary and Improvement District No. 340 of Douglas County, Nebraska, the City of Omaha, a Municipal Corporation, and North Park Business Association, Inc., a Nebraska Non-Profit Corporation, as their interests may appear, hereinafter referred to as "Grantees" and to their successors and assigns, an easement for the right to construct, maintain and operate a sidewalk and appurtenances thereto, in, through and under the parcel of land described as follows, to-wit:

That property described on the attached Exhibits "A", "B", "C", "D", and "E" which are incorporated herein by this reference.

TO HAVE AND TO HOLD unto said Grantees, their successors and assigns, together with the right of ingress and egress from said premises for the purpose of inspecting, maintaining or using said sidewalk at the will of Grantees. The Grantor may, following construction of said sidewalk, continue to use the surface of the easement strip conveyed hereby for other purposes, subject to the right of the Grantees to use the same for the purposes herein expressed. The Grantor will install sidewalks conforming to City of Omaha Specifications and provide maintenance to the City of Omaha Standards.

IT IS FURTHER AGREED AS FOLLOWS:

1. That no 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 Grantees. Improvements which may be approved by Grantees. 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 easements shall be maintained by Grantor, its heirs, successors or assigns.

2. The Grantor will replace or rebuild any and all damage to the sidewalk or other improvements caused by operating said sidewalk.

3. This easement is also for the benefit of any contractor, agent, employee or representative of Grantees and any of said construction and work.

4. That said Grantor for itself and its heirs, executors and administrators does confirm with the said Grantees and their assigns, that the Grantor is well seized in fee of the above described property

2475 Mrs. K
BK 840 N 9-343+344 MA C/O FEE 4250
PG 15-22 N 9/3/3 DEL VK MG WC
OF M-20 COMP F/B MC-275-45-12

and that it has the right to grant and convey this easement in the manner and form aforesaid and that it and its heirs, executors, and administrators shall warrant and defend this easement to the said Grantees and their assigns against the lawful claims and demands of all persons. This easement runs with the land.

5. That this instrument contains the entire agreement of the parties; that there are no other different agreements or understandings, except a Temporary Construction Easement if and as applicable between Grantor and Grantees, or their agents; and that the Grantor in executing and delivering this instrument, has not relied upon any promises, inducements, or representations of the Grantees or their agents or employees, except as are set forth herein.

IN WITNESS WHEREOF, said Grantor has set its hand this 1st day of February, 1988.

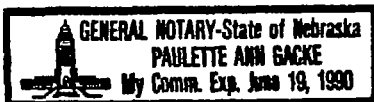
K.V. INTERNATIONAL, INC., a Nebraska Corporation, Grantor

By Frank Kulig Vice President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 1st day of February, 1988, before me, the undersigned, a Notary Public in and for said County and State, came Frank Kulig, President of K.V. International, Inc., to me personally known to be the President of said Corporation and the identical person who executed the above Easement and acknowledged his execution to be his voluntary act and deed and the voluntary act and deed of said Corporation.

WITNESS my hand and Notarial Seal at Omaha on the day and year last above written.



Paullette Ann Gacke
Notary Public

TRACT NO. 1

PROJECT _____

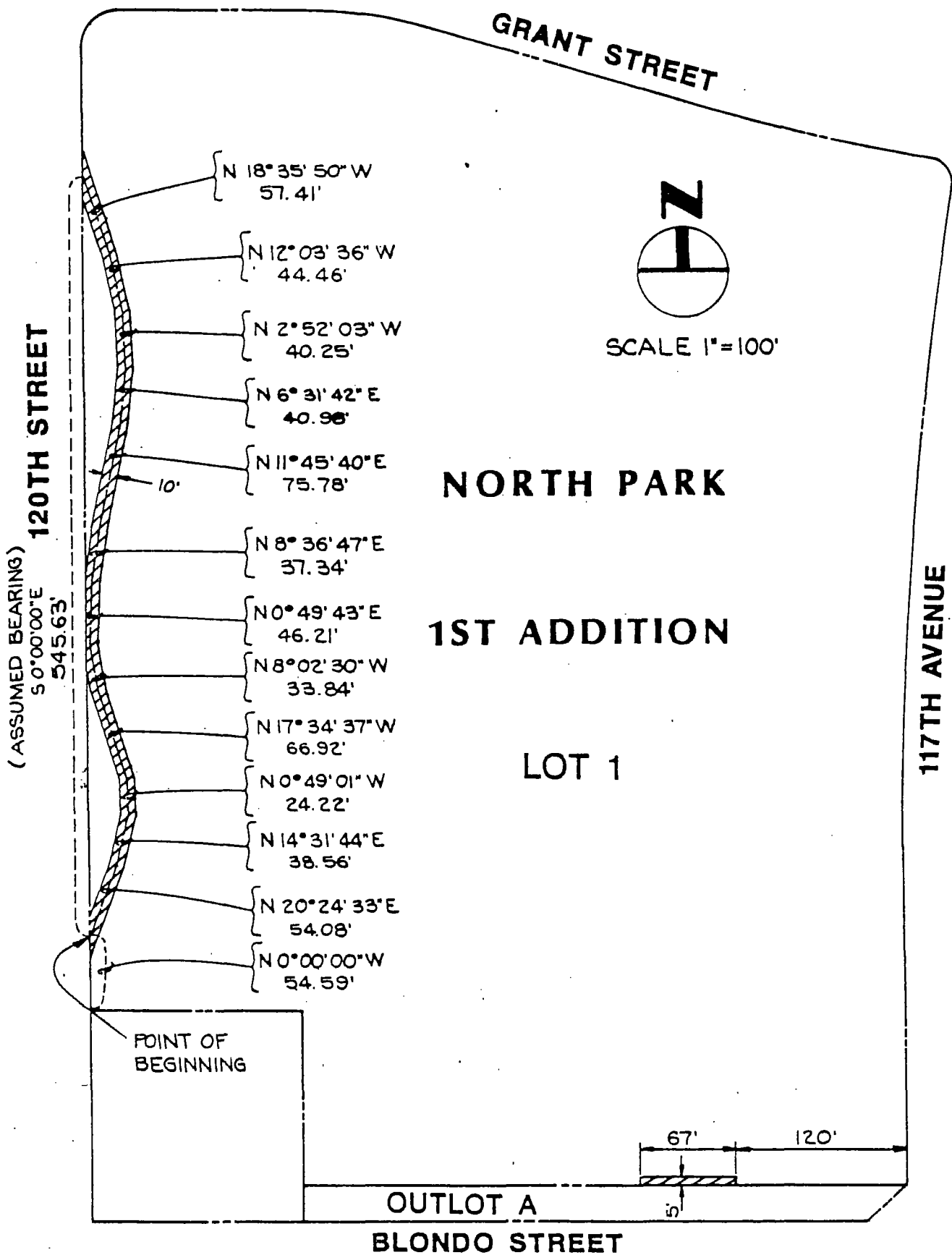
LEGAL OWNER _____

TRACT DESCRIPTION:

Lot 1 of North Park 1st Addition, a subdivision located in part of the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section 8, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

EASEMENT DESCRIPTIONS:

PERMANENT EASEMENT: See attached Exhibit "A"



PERMANENT EASEMENT 0.14 AC. Exhibit "A"

TRACT NO. _____

EXHIBIT "A" ✓

A 10 foot wide permanent easement, 5 foot on both sides of the following described centerline:

Beginning at a point on the West line of the above described tract, said point being 54.59' North of the Southwest corner of said tract, located on Easterly right-of-way of 120th Street; thence N20°24'33"E a distance of 54.08 feet; thence N14°31'44"E a distance of 38.56 feet; thence N00°49'01"W a distance of 24.22 feet; thence N17°34'37"W a distance of 66.92 feet; thence N08°02'30"W a distance of 33.84 feet; thence N00°49'43"E a distance 46.21 feet; thence N08°36'47"E a distance of 37.34 feet; thence N11°45'40"E a distance of 75.78 feet; thence N06°31'42"E a distance of 40.98 feet; thence N02°52'03"W a distance of 40.25 feet; thence N12°03'36"W a distance of 44.46 feet; thence N18°35'50"W a distance of 57.41 feet to an ending point on the West line of said tract, said ending point being 545.63 feet North of point of beginning.

Also the South 5 feet of the West 67 feet of the Easterly 187 feet of the above described tract.

TRACT NO. 2

PROJECT _____

LEGAL OWNER _____

TRACT DESCRIPTION:

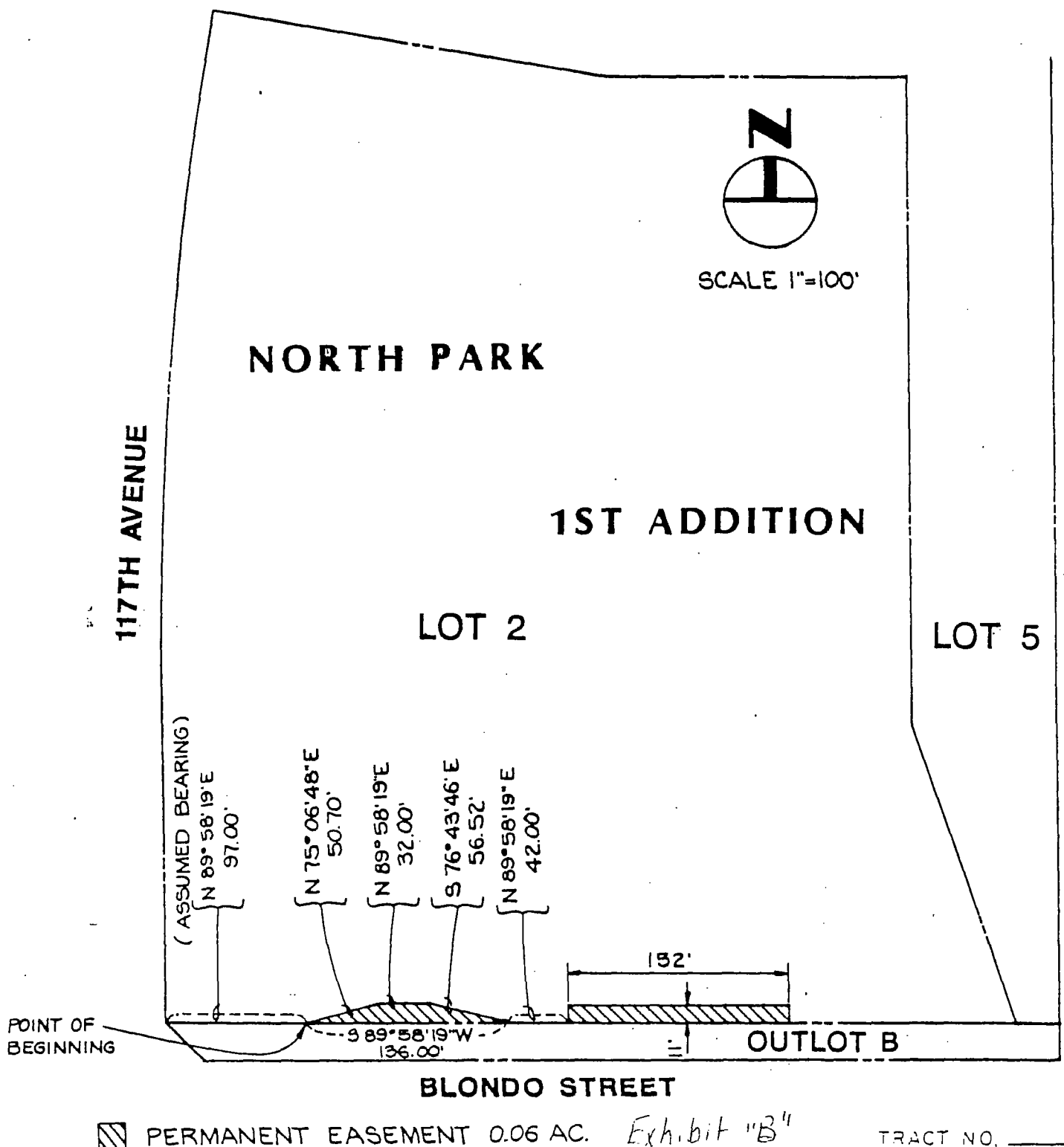
Lot 2 of North Park 1st Addition, a subdivision located in part of the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section 8, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

EASEMENT DESCRIPTIONS:

PERMANENT EASEMENT:

Beginning at a point on the South line of the above described tract said point being 97.00 feet N89°58'17"E of the Southwest corner of said tract; thence N75°06'48"E a distance of 50.70 feet; thence N89°58'19"E a distance of 32.00 feet; thence S76°43'46"E a distance of 56.52 feet; thence S89°58'19"W along the South line of the above described tract a distance of 136.00 feet to the point of beginning.

Also the Southerly 11 feet of the Easterly 152' of the Westerly 275.00 feet of the above described tract.



TRACT NO. 3 ✓

PROJECT _____

LEGAL OWNER _____

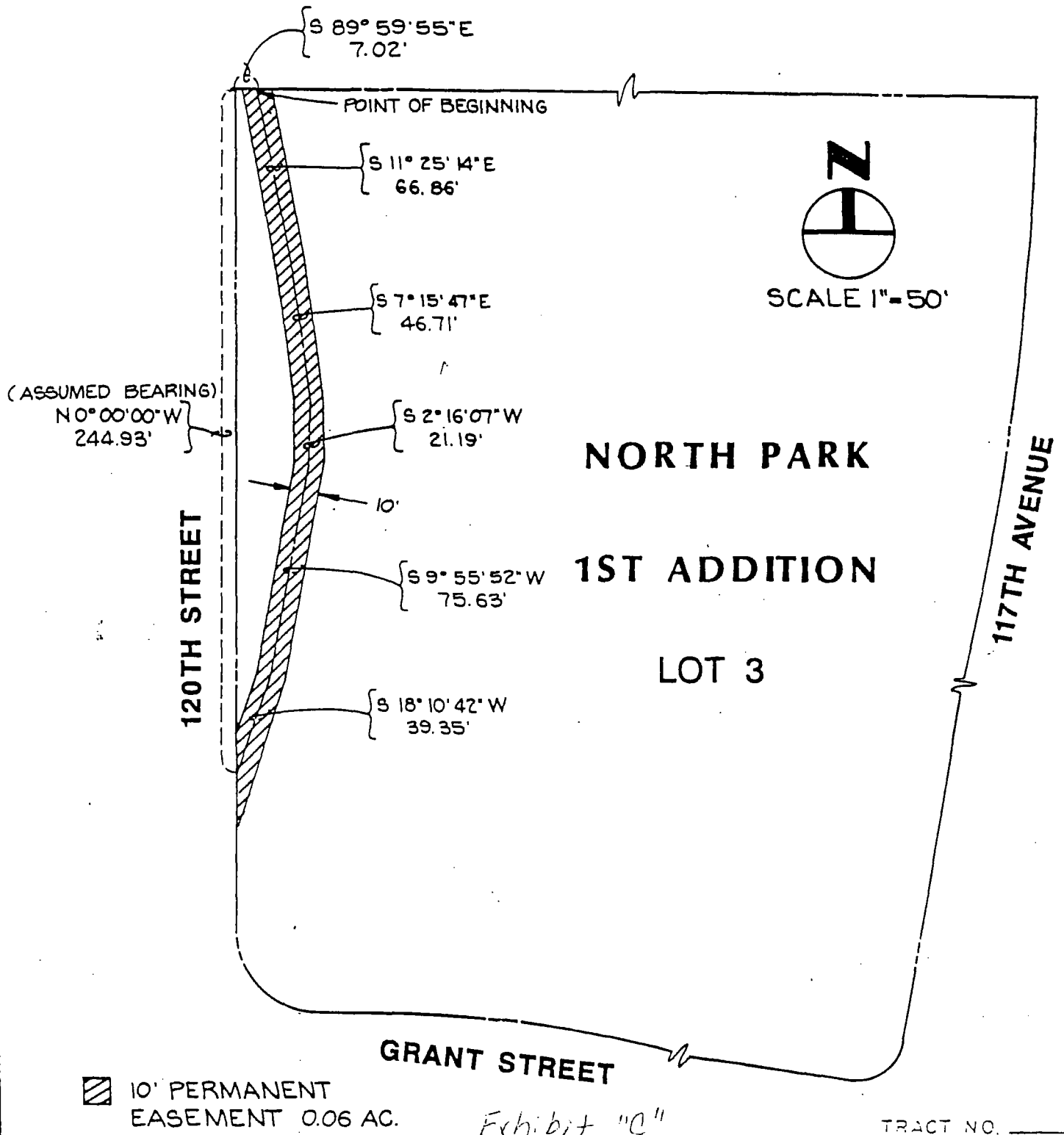
TRACT DESCRIPTION:

Lot 3 of North Park 1st Addition, a subdivision located in part of the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section 8, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

EASEMENT DESCRIPTIONS:**PERMANENT EASEMENT:**

A 10 foot wide permanent easement, 5 foot on both sides of the following described centerline:

Beginning at a point on the North line of the above described tract said point being 7.02 feet S89°59'55"E of the Northwest corner of said tract; thence S11°25'14"E a distance of 66.86 feet; thence S07°15'47"E a distance of 46.71 feet; thence S02°16'07"W a distance of 21.19 feet; thence S09°55'52"W a distance of 75.63 feet; thence S18°10'42"W a distance of 39.35 feet to an ending point on the West line of said tract; said ending point being 244.93 feet South of the Northwest corner of said tract.



TRACT NO. 4

PROJECT _____

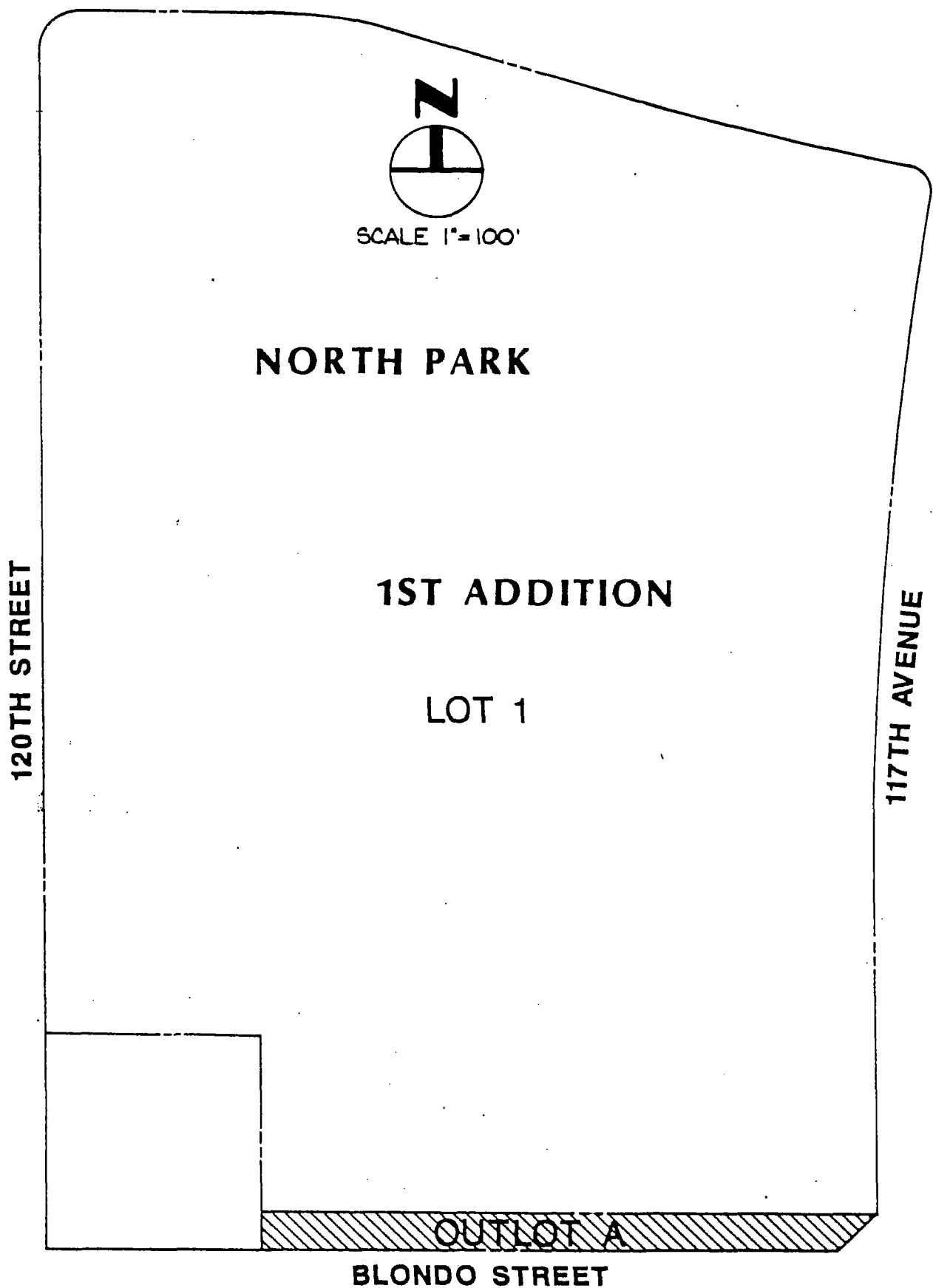
LEGAL OWNER _____

TRACT DESCRIPTION:

Outlot A of North Park 1st Addition, a subdivision located in part of the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section 8, Township 15 North, Range 12 East of the 6th P.M. Douglas County, Nebraska.

EASEMENT DESCRIPTIONS:**PERMANENT EASEMENT:**

All of the above described tract.



☒ PERMANENT EASEMENT 0.26 AC.

TRACT NO. 5

PROJECT _____

LEGAL OWNER _____

TRACT DESCRIPTION:

Outlot B of North Park 1st Addition, a subdivision located in part of the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section 8, Township 15 North, Range 12 East of the 6th P.M. Douglas County, Nebraska

EASEMENT DESCRIPTIONS:**PERMANENT EASEMENT:**

All of the above described tract.

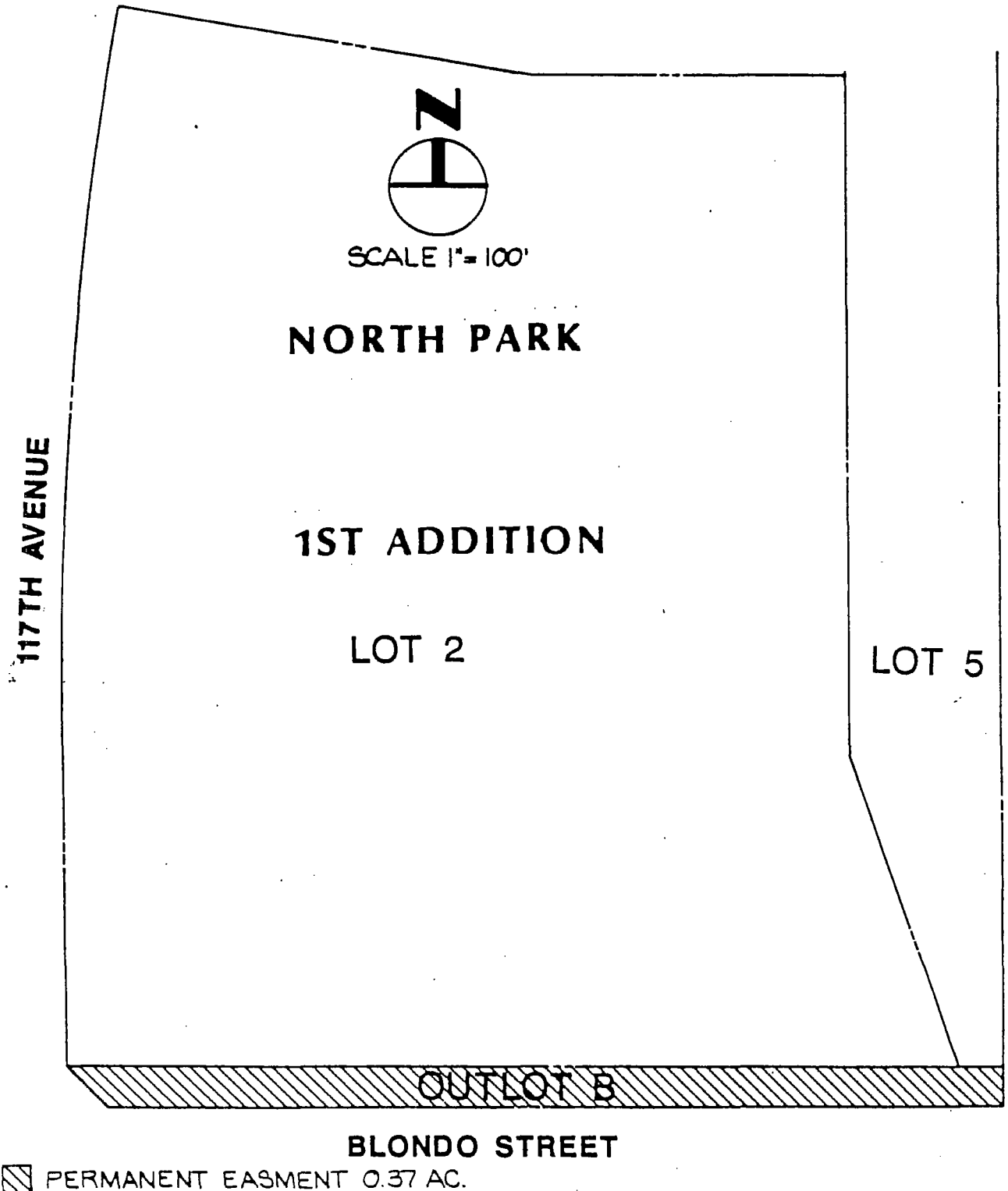


Exhibit "E"

TRACT NO. _____