

21-15-12 THIS INDENTURE, made this 20th day of May, 1970,

between Warren L. Jacobs & Jennie L. Jacobs hereinafter referred to as "Grantor(s)", and Sanitary and Improvement District No. 195 of Douglas County, Nebraska, and the City of Omaha, Nebraska, hereinafter referred to as "Grantee(s)";

WITNESSETH:

That said Grantor(s) in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, to Grantor(s) in hand paid by said Grantee(s) the receipt whereof is hereby acknowledged, does or do hereby grant, sell, convey and confirm unto said Grantee(s), their successors and assigns forever, a permanent sewer and drainage easement for the right to use, construct, build, lay, maintain, repair and construct sanitary or storm sewer pipe, or both, for the passage of sewer water and sewage together with all appurtenances, wires, lines, poles, structures, and other applicable equipment pertaining to any sewer, or drainage facility, in, through, over and under the parcel of land more particularly described on Exhibit "A" attached hereto which by reference is made a part hereof.

No buildings, improvements, or structures, shall be placed in, on, over, or across said permanent easement by the undersigned, his or their successors and assigns without express approval of Grantee(s), their successors and assigns. Any trees, grass, and shrubbery placed on said permanent easement shall be maintained by Grantor(s), his, or their heirs, successors and assigns.

Grantee(s) shall cause any trench made on aforesaid realty to be properly refilled, and shall cause the area disturbed by said easement to be seeded (sodded, seeded, paved, etc.) upon the completion of construction and shall cause the premises to be left in a neat and orderly condition. The easement is also for the benefit of any contractor, agent, employee and representative of Grantee(s) and in any of said construction and work.

Said Grantor(s) for himself or themselves and his or their heirs, executors and administrators does or do confirm with the said Grantee(s) and their assigns, that he or they, the Grantor(s), is or are well seized in fee of the above described property and that he or they has or have the right to grant and convey this easement in the manner and form aforesaid, and that he or they will, and his or their heirs, executors and administrators, shall warrant and defend this easement unto said Grantee(s), their successors and assigns against lawful claims and demands of all persons. This easement runs with the land.

The consideration recited includes damages for change of grade, if any, and any and all claims for damage arising from change of grade or grading are hereby waived.

IN WITNESS WHEREOF, said Grantor(s) has or have hereunto set his or their hand(s) and seal(s) the day and year first above written.

Jennie L. Jacobs

Warren L. Jacobs

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 21st day of May, 1970, before me a Notary Public, in and for said County, personally came the above named:

Warren L. Jacobs and Jennie L. Jacobs

who is (are) personally known to me to be the identical person(s) whose name(s) is (are) annexed to the above instrument and acknowledged the instrument to be his, her (their) voluntary act and deed for the purpose therein stated.

WITNESS my hand and Notarial Seal the date aforesaid.

Lucile Krause
Notary Public

My Commission expires Aug. 19, 1970

512.78

690.19

POINT OF BEGINNING

S49°05'37"W
10.00

CHORD BEARING =
S37°48'08"E

ARC LENGTH = 108.91

CHORD BEARING =
N37°48'08"W

ARC LENGTH = 110.0

R=1005.92

R=1015.92

I-680 RAMP

SCALE 1"=50'

S34°42'09"E
256.15

N34°42'09"W
256.15

100

I-680 ROW

N55°17'51"E
10.00

GRANTOR: Warren L. Jacobs & Jennie L. Jacobs

GRANTEE: Sanitary and Improvement District No. 195
of Douglas County, Nebraska AND City of Omaha

LEGAL DESCRIPTION:

A 10' wide PERMANENT sewer and drainage easement in the NW 1/4 of Section 21, T 15 N, R 12 E of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at a point which is 512.78 feet South and 690.18 feet East from the Northwest corner of said NW 1/4 of Section 21, said point being on the Southwesterly curved R.O.W. line of Interstate #680; thence S 49° 05' 37" W, 10.0 feet; thence on a curve to the right (radius being 1005.92 feet, chord bearing S 37° 48' 08" E), an arc distance of 108.91 feet; thence S 34° 42' 09" E, 256.15 feet; thence N 55° 17' 51" E, 10.0 feet to a point on the Southwesterly R.O.W. line of Interstate #680; thence N 34° 42' 09" W on the said Interstate R.O.W. line, 256.15 feet to a point of curve; thence on a curve to the left on said Interstate R.O.W. line (radius being 1015.92 feet, chord bearing N 37° 48' 08" W), an arc distance of 110.0 feet to the point of beginning. (The West line of the NW 1/4 of said Section 21 assumed S 0° 30' 00" W in direction.)

12 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA,
25 DAY OF May 1970 AT 12:14 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS 625
EXHIBIT "A"