



BK 1417 PG 552-554



MISC 2002 00455

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

02 JAN -9 PM 3:15

RECEIVED

PERMANENT SANITARY SEWER EASEMENT

FOR VALUABLE CONSIDERATION, receipt and sufficiency of which is hereby acknowledged, Donald F. Stiles and Sheila J. Stiles, husband and wife (the "Grantor"), hereby grants, transfers and conveys to Sanitary and Improvement District No. 453 of Douglas County, Nebraska, and its successors and assigns, (the "Grantee"), a permanent sanitary sewer easement in, through, over and under the parcel of real property described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for the legal description of the easement area, hereinafter referred to as the "Easement Area",

on which the Grantee may construct, reconstruct, maintain and repair a sanitary sewer line, force main, manholes for the sanitary sewer line and force main and related improvements (the "Sanitary Sewer Line"). Grantee shall have the right to enter upon the Easement Area at any time to inspect, construct, reconstruct, maintain and repair said Sanitary Sewer Line.

After completion of the initial installation of the Sanitary Sewer Line, Grantee shall restore the surface of the Easement Area as nearly as possible to the condition existing prior to such work, and Grantee shall repair or restore any damage done by Grantee on any subsequent entry on the Easement Area.

Grantee is solely responsible for constructing, operating and maintaining the above-described improvements and Grantee shall indemnify and hold harmless the Grantor, and its successors and assigns, from any and all claims for personal injury or damage to property arising out of or in connection with construction, operation and maintenance of the above described improvements.

No building, improvement or other structure shall be placed over said Easement Area by the Grantor, or its successors or assigns, without the express written approval of the Grantee, provided, crops, grass, shrubbery, and paving or other hard surfaces, that does not interfere with or in any way obstruct the construction, reconstruct, maintenance, operation and repair of said Sanitary Sewer Line, may be installed within the Easement Area by the Grantor, and its successors and assigns, and that in the event it becomes necessary to repair, remove or replace said Sanitary Sewer Line, the Grantee shall have the right to remove such improvements, and said premises shall thereafter be restored by the Grantee, its successors and assigns, to the condition thereof existing before said removal.

The Grantor hereby warrants and confirms to the Grantee that it is the owner of the Easement Area, and that it has the right to grant and convey this easement in the manner set forth herein. This easement runs with the land and shall run in favor of and be binding upon the parties hereto and to their respective grantees, assigns, successors and agents.

Dated this 15th day of October, 2001.

Upon Recording Return to: James E. Lang, 11306 Davenport St., Omaha, NE 68154

20173

Handwritten initials: H, B, 3, 1
FEE 15 FB 01-00000
BKP 10-K-10 C/O _____ COMP _____
DEL _____ SCAN U FV _____

GRANTOR:

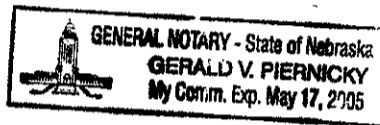
Donald F. Stiles
Donald F. Stiles

Sheila J. Stiles
Sheila J. Stiles

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

On this 15th day of OCTOBER, 2001, before me, a Notary Public duly commissioned and qualified in and for said County and State, personally came Donald F. Stiles and Sheila J. Stiles, husband and wife, known to me to be the identical persons who signed the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

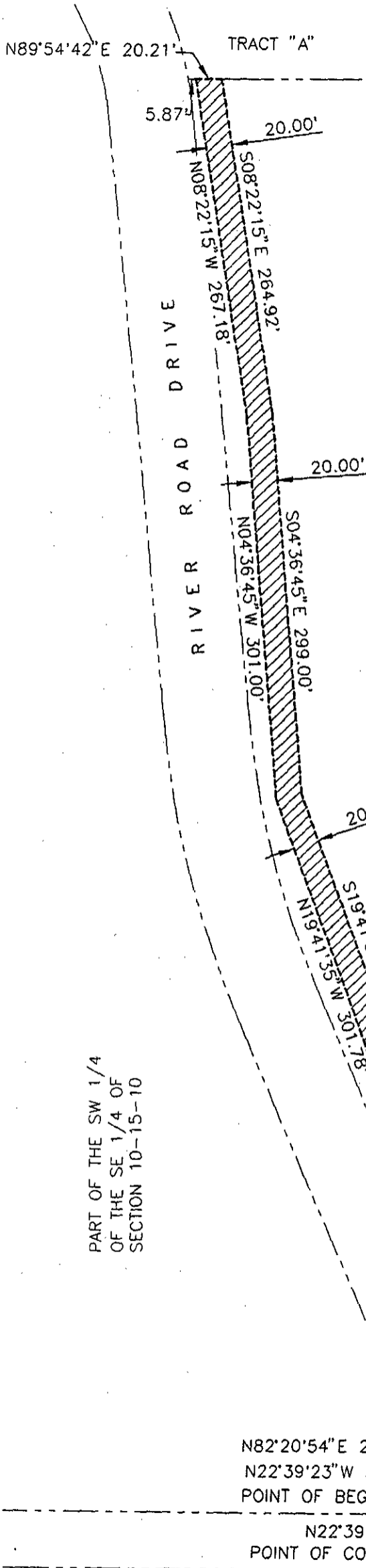
WITNESS my hand and notarial seal the day and year last above written.



Gerald V. Piernický
Notary Public

8
Cow

LEGAL DESCRIPTION



THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 10, T15N, R10E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, LYING EAST OF RIVER ROAD DRIVE DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF RIVER ROAD DRIVE AND THE SOUTHERLY LINE OF SAID SW 1/4; THENCE N22°39'23"W (ASSUMED BEARING) 35.77 FEET ON THE EASTERLY LINE OF RIVER ROAD DRIVE TO THE POINT OF BEGINNING; THENCE CONTINUING N22°39'23"W 31.10 FEET ON THE EASTERLY LINE OF RIVER ROAD DRIVE; THENCE N82°20'54"E 25.45 FEET; THENCE N24°56'41"W 286.87 FEET; THENCE N19°41'35"W 301.78 FEET; THENCE N04°36'45"W 301.00 FEET; THENCE N08°22'15"W 267.18 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN "QUIT CLAIM DEED" RECORDED IN DEED BOOK 1419 AT PAGE 508 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER REFERRED TO AS "TRACT A"; THENCE N89°54'42"E 20.21 FEET ON THE SOUTHERLY LINE OF SAID "TRACT A"; THENCE S08°22'15"E 264.92 FEET; THENCE S04°36'45"E 299.00 FEET; THENCE S19°41'35"E 298.22 FEET; THENCE S24°56'41"E 311.28 FEET; THENCE S67°20'37"W 45.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.56 ACRES MORE OR LESS.

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 10-15-10



SCALE: 1" = 100'