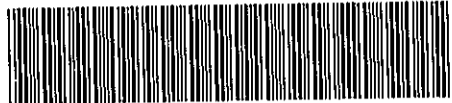


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Date	
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By	

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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EASEMENT FOR STORM SEWER

This easement is hereby granted this 27th day of January, 2000, by and between Commercial Federal Bank, a Federal Savings Bank ("Grantor"), and Sanitary and Improvement District No. 454 of Douglas County, Nebraska, its successors and assigns and the City of Omaha, Nebraska (the SID and the City are together referred to as "Grantee").

WITNESSETH:

Grantor, in consideration of One and no/100 Dollars (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to Grantee, its successors and assigns, a perpetual easement for the construction and maintenance of a storm sewer and drainage on the real property described on Exhibits "A1" and "A2" attached hereto which is incorporated in and made part of this easement by reference. This easement is given without any warranty whatsoever.

Grantor, its successors and assigns, shall have and does hereby reserve, and Grantee does hereby grant onto Grantor, the perpetual right and privilege to connect to and make reasonable and customary use of any storm connection, storm sewer or facility installed and maintained by Grantee under the terms of this easement and any sewer lines or facilities to which the same may be connected or to which Grantee may have the right to connect. Grantor's right to connection shall be without limit as to the number or type of connections made and shall be without fee or charge to Grantor whatsoever. The rights herein shall be cumulative to and not in lieu of any other rights of connection held by Grantor.

IN WITNESS WHEREOF, Grantor has caused this easement to be signed on the day and year first above-written.

IMPRINTED CORPORATE SEAL
REGISTER OF DEEDS

ATTEST:



Secretary

COMMERCIAL FEDERAL BANK, a Federal Savings Bank

By

Thomas N. Perkins
Its SVP

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 27 day of January, 2000, before me, the undersigned, a Notary Public duly commissioned and qualified for in said county, personally came Thomas N. Perkins and Gary L. Matter, Senior Vice President and Secretary, respectively, of Commercial Federal Bank, a Federal Savings Bank, to me personally known to be the persons whose names are affixed to the foregoing instrument in that capacity and who acknowledge the same to be their voluntary act and deed as Senior Vice President and Secretary of Commercial Federal Bank.

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

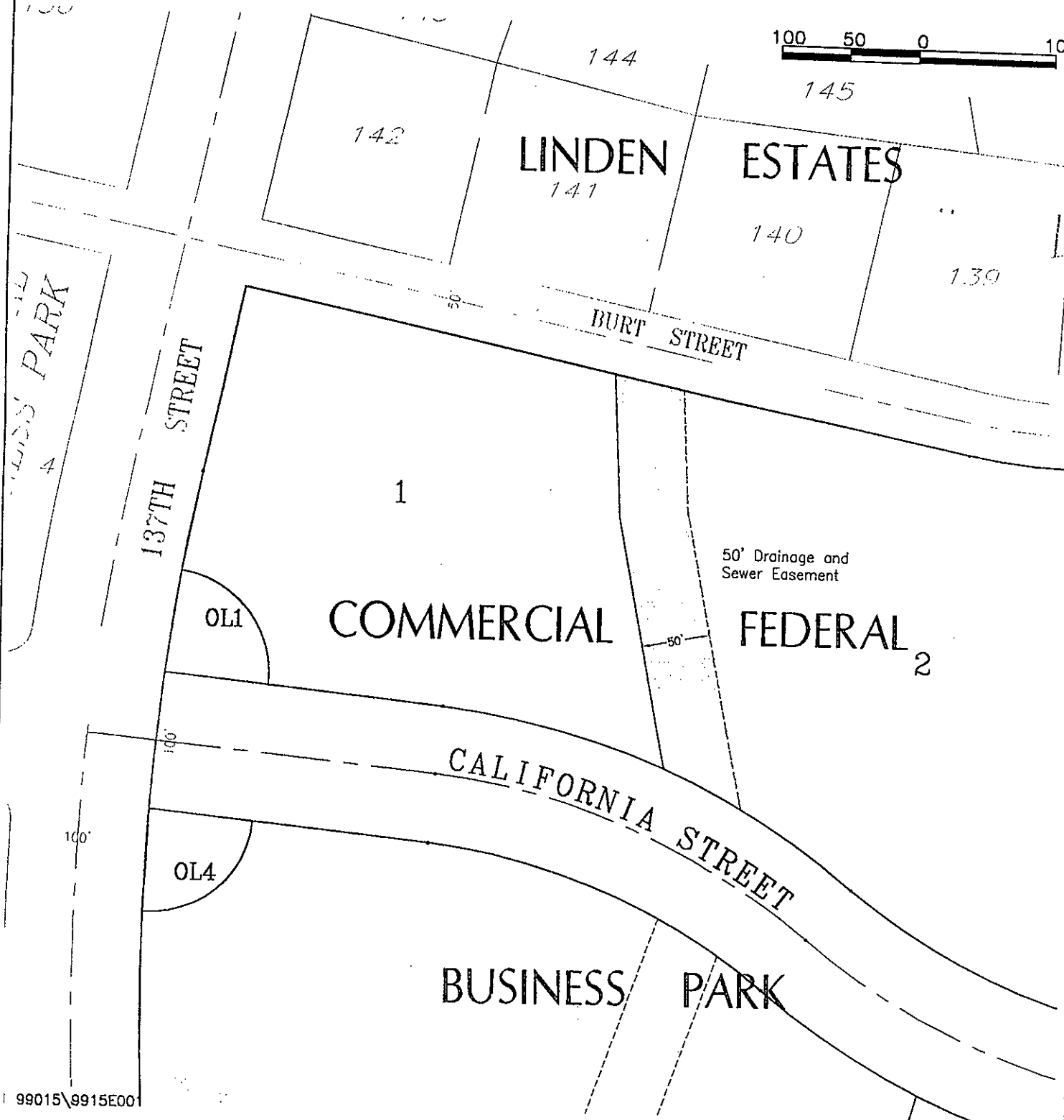
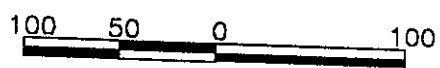
Sally J. Bernhardt
GENERAL NOTARY-State of Nebraska
SALLY J. BERNHARDT
My Comm. Exp. Jan. 14, 2001

Notary Public

EXHIBIT "A1"

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of drainage and sewers over the west fifty foot (50') of Lot 2, COMMERCIAL FEDERAL BUSINESS PARK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska. Contains 0.35 acres.



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Book _____ Page _____ Date Dec. 2, 1999 Dwn.By aet Job Number 99015.01-003



lamp, rynearson & associates, inc.
engineers surveyors planners

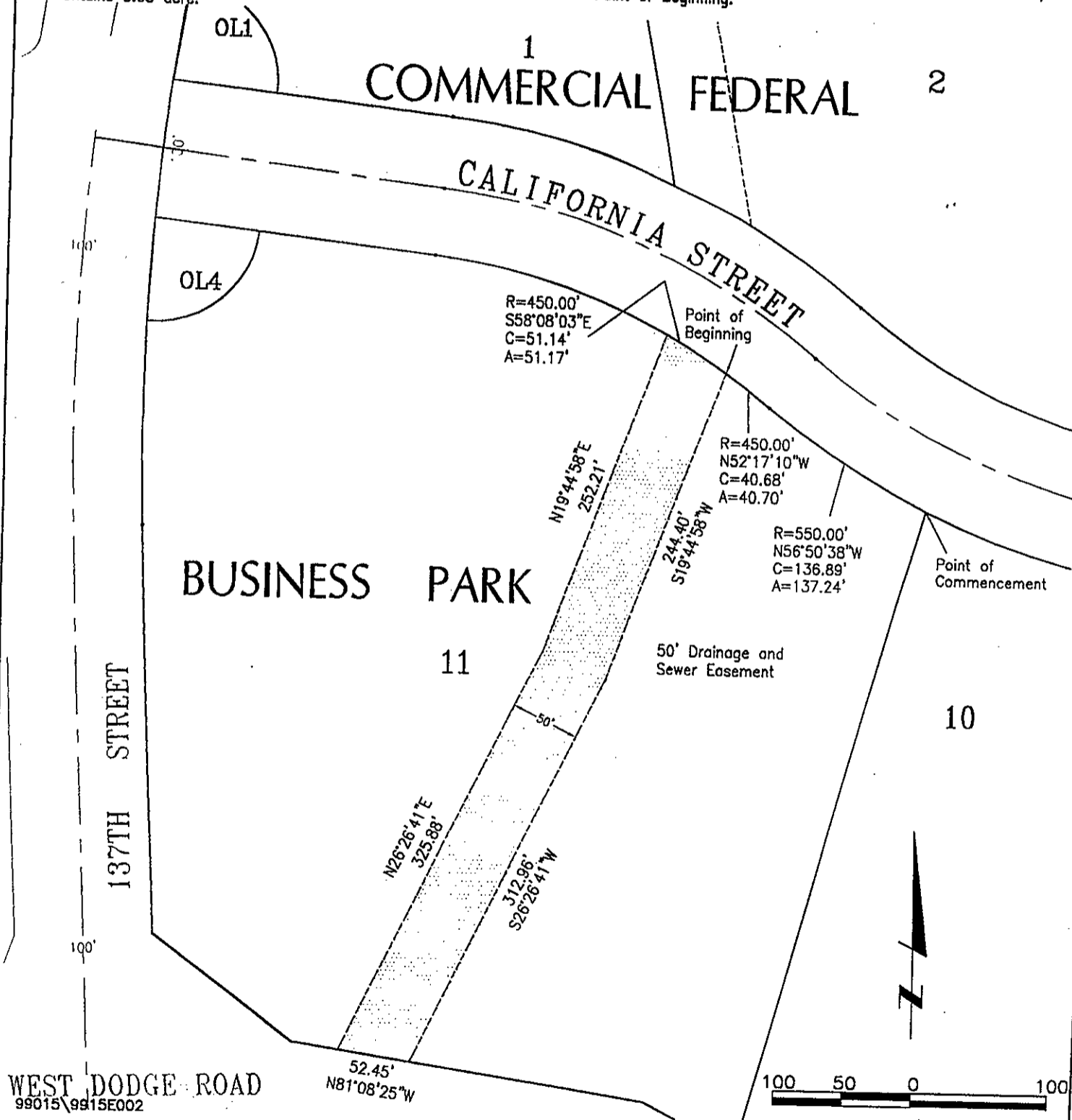
14710 west dodge road, suite 100
omaha, nebraska 68154-2029

ph 402-496-2498
fax 402-496-2730

EXHIBIT "A2"

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of drainage and sewers over that part of Lot 11, COMMERCIAL FEDERAL BUSINESS PARK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:
 Commencing at the northeast corner of said Lot 11;
 Thence along a curve to the right (having a radius of 550.00 feet and a long chord bearing North 56°50'38" West for 136.89 feet) for an arc length of 137.24 feet along the north line of said Lot 11 to a point of reverse curvature;
 Thence along a curve to the left (having a radius of 450.00 feet and a long chord bearing North 52°17'10" West for 40.68 feet) for an arc length of 40.70 feet along the north line of said Lot 11 to the TRUE POINT OF BEGINNING;
 Thence South 19°44'58" West for 244.40 feet;
 Thence South 26°26'41" West for 312.96 feet to the south line of said Lot 11;
 Thence North 81°08'25" West for 52.45 feet along the south line of said Lot 11;
 Thence North 26°26'41" East for 325.88 feet parallel with and 50.00 feet west of the penultimate line;
 Thence North 19°44'58" East for 252.21 feet to the north line of said Lot 11;
 Thence along a curve to the right (having a radius of 450.00 feet and a long chord bearing South 58°08'03" East for 51.14 feet) for an arc length of 51.17 feet along the north line of said Lot 11 to the Point of Beginning.
 Contains 0.65 acre.



WEST DODGE ROAD
 99015/9915E002

Book _____ Page _____ Date Dec. 2, 1999 Dwn.By act Job Number 99015.01-003

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 engineers surveyors planners

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