

MISC 2003133400

RICHARD N TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE



JUL 11 2003 14:21 P 4

RECEIVED

FEE 24.00 FB DC-28741  
 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP LU  
 DEL \_\_\_\_\_ SCAN \_\_\_\_\_

EASEMENT AND RIGHT-OF-WAY

THIS INDENTURE, made this 26th day of November, 2002, between KVI ASSOCIATES CO., INC., a Nebraska corporation ("Grantor"), and METROPOLITAN UTILITIES DISTRICT OF OMAHA, a Municipal Corporation, ("Grantee"),

WITNESS:

That Grantor, in consideration of the sum of Two Dollars (\$2.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to Metropolitan Utilities District of Omaha, its successors and assigns, easement and right-of-ways to lay, maintain, operate, repair, relay and remove, at any time, pipelines for the transportation of gas and water and all appurtenances thereto, including but not limited to fire hydrants, 24-inch round-iron covers and valve boxes, together with the right of ingress and egress on, over, under and through lands described as follows:

PERMANENT EASEMENT

A tract of land in Lots 1, 3, 4, 5, 6, 7, 8 and Outlot "A" of 180<sup>th</sup> Plaza, a subdivision surveyed and platted in Douglas County, Nebraska and described as follows:

**Lot 1**

The westerly 7 feet of the southerly 27 feet of Lot 1.

**Lot 3**

The northwesterly 7 feet of Lot 3.

**Lot 4**

Beginning at the northwest corner of Lot 4, 180<sup>th</sup> Plaza, thence N86°59'56"E a distance of 280.00 feet; thence S3°22'30"E a distance of 110.16 feet; thence S87°46'16"W a distance of 7.00 feet; thence N3°22'30"W a distance of 78.08 feet; thence N48°08'52"W a distance of 35.43 feet; thence S86°59'56"W a distance of 247.39 feet; thence N3°00'03"W a distance of 7.00 feet to the point of beginning.

**Lot 5**

The southerly 7 feet of Lot 5.

**Lot 6**

The southerly 7 feet of Lot 6.

**Lot 7**

The southerly 7 feet of Lot 7.

**Lot 8**

The northerly 7 feet of Lot 8.

Return to: JUSTIN COOPER  
MUD - Legal Dept.  
1723 Harney St.  
Omaha, Ne 68102

**Outlot "A"**

The entirety of Outlot "A".

Said permanent gas and water easements contain a total of 2.143 acres, more or less, and are shown on the drawing attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD said Easement and Right-of-Way to Grantee, Metropolitan Utilities District of Omaha, its successors and assigns.

1. The Grantor and its successors and assigns shall not at any time erect, construct or place on or below the surface of the easement tracts any building or structure, except pavement and similar covering, and shall not permit anyone else to do so.

2. The Grantee shall restore the surface of any soil excavated for any purpose hereunder, as nearly as is reasonably possible to its original contour within a reasonable time after the work is performed.

3. Nothing herein shall be construed to waive any right of Grantor or duty and power of Grantee respecting the ownership, use, operations, extensions and connections to any pipeline constructed and maintained hereunder.

4. The Grantor is a lawful possessor of this real estate; has good, right and lawful authority to make such conveyance; and Grantor and its successors and assigns shall warrant and defend this conveyance and shall indemnify and hold harmless Grantee forever against claims of all persons asserting any right, title or interest prior to or contrary to this conveyance.

5. The person executing this instrument represents that he has authority to execute it on behalf of the corporation.

IN WITNESS WHEREOF, Grantor executes this Easement and Right-of-Way to be signed on the above date.

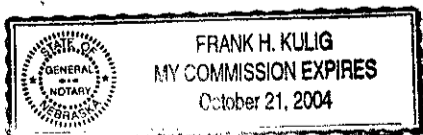
KVI ASSOCIATES CO., INC., a Nebraska Corporation, Grantor

By: *George Venteicher*  
George Venteicher, President

ACKNOWLEDGMENT

STATE OF NEBRASKA )  
 ) ss  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on 26, of November, 2002, by George Venteicher, President of KVI Associates Co., Inc., on behalf of the corporation.



*Frank Kulig*  
Notary Public

METROPOLITAN

UTILITIES

DISTRICT

OMAHA, NEBRASKA

EASEMENT

ACQUISITION

GRM 12385

WCC 9512

LAND OWNER

KVI ASSOCIATES

13330 FORT STREET

OMAHA, NE 68164

TOTAL ACRE 0.263 ±

TOTAL ACRE

TEMPORARY

LEGEND



PERMANENT EASEMENT

TEMPORARY EASEMENT

PAGE 1 OF 2

RAWN BY J. STANEK

DATE 9-18-2002

CHECKED BY S.S.

DATE 9-18-2002

APPROVED BY

DATE

REVISED BY

DATE

EV. CHK'D. BY

DATE

EV. APPROV. BY

DATE

"Q"

ST.

180TH

181st PLAZA

PLAZA

ADDITION

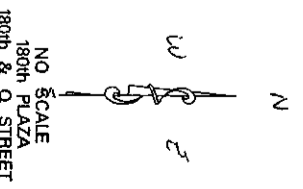
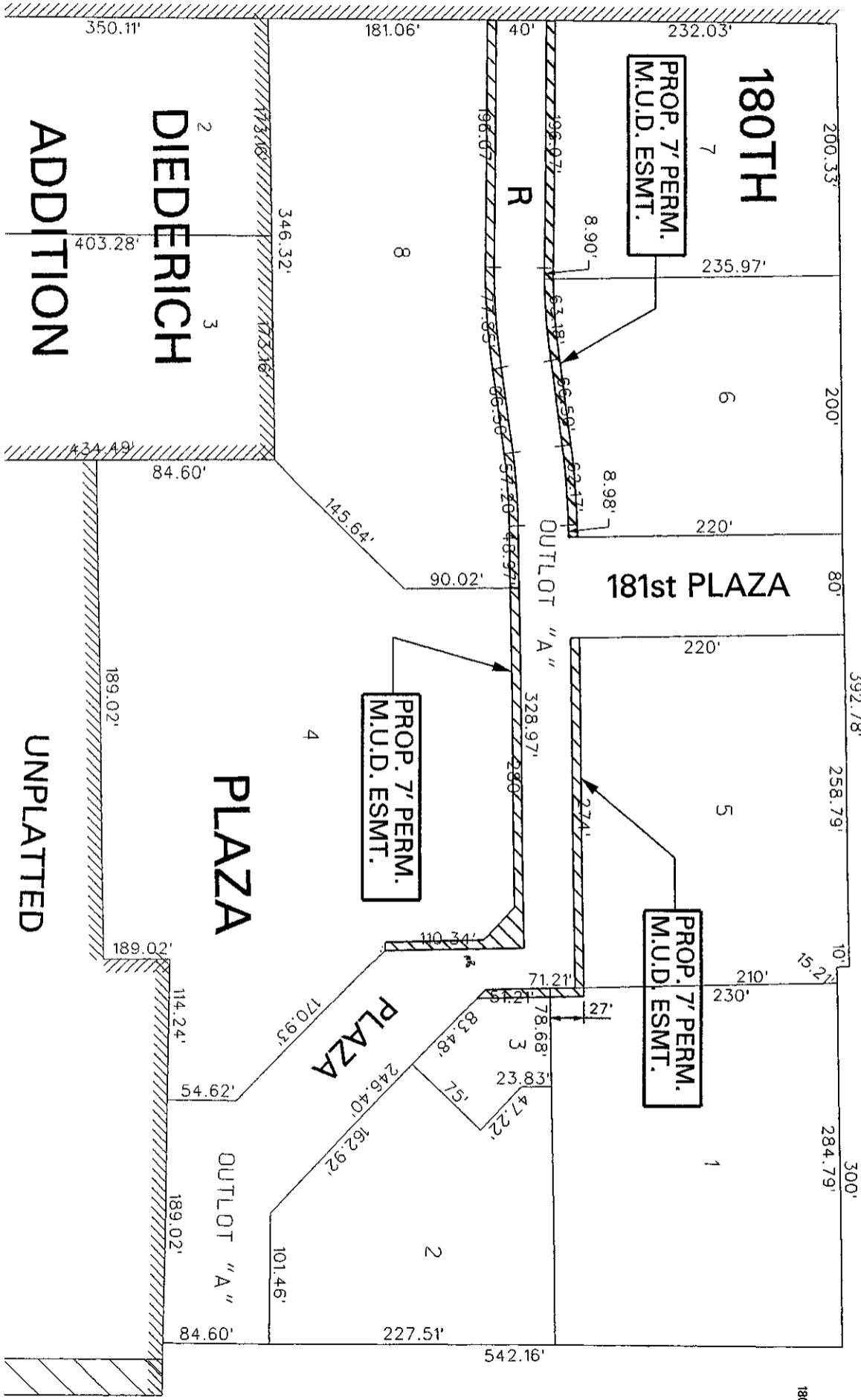
UNPLATTED

DIEDERICH

PLAZA

180th

ST.



**METROPOLITAN**

**UTILITIES  
DISTRICT**  
OMAHA, NEBRASKA

**EASEMENT  
ACQUISITION**

OR GRM 12385

WCC 9512

AND OWNER

KVI ASSOCIATES

1330 FORT STREET

OMAHA, NE 68164

TOTAL ACRE 1.88 ±

PERMANENT  
TEMPORARY

LEGEND



PERMANENT EASEMENT



TEMPORARY EASEMENT

PAGE 2 OF 2

DRAWN BY J. STANEK

DATE 9-18-2002

CHECKED BY JCS

DATE 9-18-2002

APPROVED BY

DATE

REVISED BY

DATE

EV. CHK'D. BY

DATE

EV. APPROV. BY

DATE

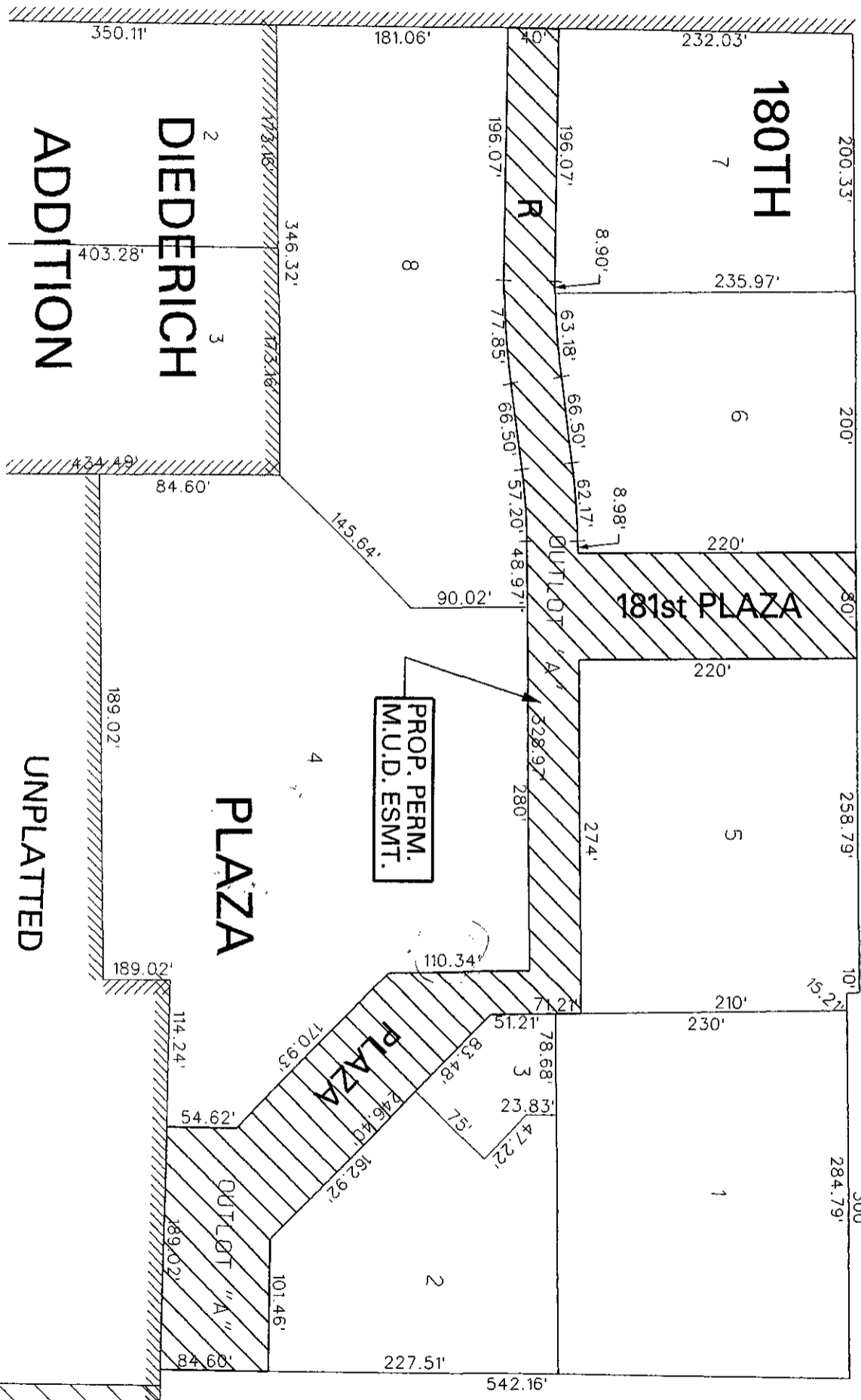
"Q"

ST.

ST.

180th

NO SCALE  
180th PLAZA  
180th & Q STREET



PROP. PERM.  
M.U.D. ESMT.

2  
DIEDERICH  
3  
ADDITION

UNPLATTED

PLAZA

PLAZA

OUTLOT "A"