

7-17-1294
35



RECEIVED

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This instrument after recording
to be returned to:

Daniel B. Kinnamon
Erickson & Sederstrom, P.C.
Regency Westpointe
10330 Regency Parkway Drive
Omaha, NE 68114



RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

(Space Above This Line for Recording Data)

PERMANENT SIDEWALK EASEMENTS

THIS GRANT OF PERMANENT EASEMENTS made this 7th day of July, 1997, by THC, Inc., a Nebraska nonprofit corporation, hereinafter referred to as "GRANTOR", in favor of Sanitary and Improvement District No. 381 of Douglas County, Nebraska, hereinafter referred to as "SID 381", and its successors and assigns.

WITNESSETH:

That said GRANTOR in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, to GRANTOR in hand paid by SID 381, the receipt whereof is hereby acknowledged, does hereby grant, sell, convey, and confirm unto SID 381 and its successors and assigns forever, a nonexclusive permanent right and easement to, in its discretion, construct, inspect, build, lay, maintain, repair, replace, and reconstruct sidewalks, in, through and over the parcels of land described as follows, to wit:

As set forth on Exhibits "A" through "L", inclusive, attached hereto and made a part hereof.

To have and to hold unto SID 381, its successors and assigns, together with the right of ingress and egress from said nonexclusive easement areas herein granted for the purpose of constructing, inspecting, maintaining, repairing, replacing and reconstructing said sidewalks at the discretion of SID 381, its successors and assigns.

GRANTOR, its transferees, successors, and assigns may at any time construct or install or cause to be constructed or installed upon or within the easement areas herein granted or grant other easements, licenses, or other rights respecting the easement areas granted herein so as to permit pavement or concrete improvements, fencing, signs, entrance markers, any gas, electric, water, storm sewer, telephone, cable, or any other type of utility lines, pipes, conduits, ducts, or systems, landscaping, trees and other plant materials, all in such manner and to the extent as GRANTOR, its transferees, successors and assigns may deem necessary or appropriate in its sole discretion (collectively, the "Grantor Improvements"). Any construction, installation or repair of Grantor Improvements shall be effected so as not to at any time interfere with the normal use and enjoyment of the sidewalks to be constructed in the easement area granted herein. In the event it becomes necessary to remove or replace said Grantor Improvements in order for SID 381, its successors and assigns, to construct, repair, maintain, or replace said sidewalks SID 381, its successors and assigns, shall have the right, privilege and authority to do so but in that event the removal or repair of said Grantor Improvements shall be done at the expense of SID 381 and its successors and assigns and in that event SID 381 and its successors and assigns shall repair, restore and/or replace any and all of the Grantor Improvements which may be damaged in connection with any such construction, maintenance, repair, or replacement by SID 381

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and its successors and assigns of the sidewalks to the condition thereof before said construction, removal, replacement, or repair and shall cause the easement areas to be left in a neat and orderly condition.

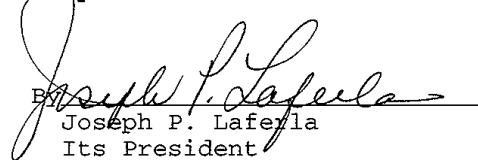
GRANTOR, its transferees, successors and assigns, shall not construct or install, or permit the construction or installation of any buildings or other such permanent structures on, over, or across the easement areas granted herein without the prior written consent of SID 381 or its successors and assigns.

The nonexclusive easements granted herein shall be for the benefit of the transferees, successors and assigns of SID 381, including but not limited to The City of Omaha, Nebraska, a municipal corporation, and any contractor, agent, employee, or representative of SID 381 and The City of Omaha performing any of said construction and work within the easement areas granted herein.

These nonexclusive permanent sidewalk easements shall run with the land perpetually and shall be binding upon and inure to the benefit of the GRANTOR and SID 381, and their respective transferees, successors and assigns and any person or party claiming by, through or under GRANTOR and SID 381 or their respective transferees, successors or assigns.

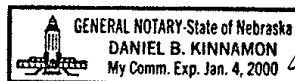
IN WITNESS WHEREOF, said GRANTOR has caused this Permanent Sidewalk Easements Agreement to be duly executed the day and year first above written.

THC, Inc., A Nebraska Nonprofit Corporation


Joseph P. Laferla
Its President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 7th day of July, 1997, by Joseph P. Laferla, President of THC, Inc., a Nebraska Nonprofit corporation, on behalf of the corporation.



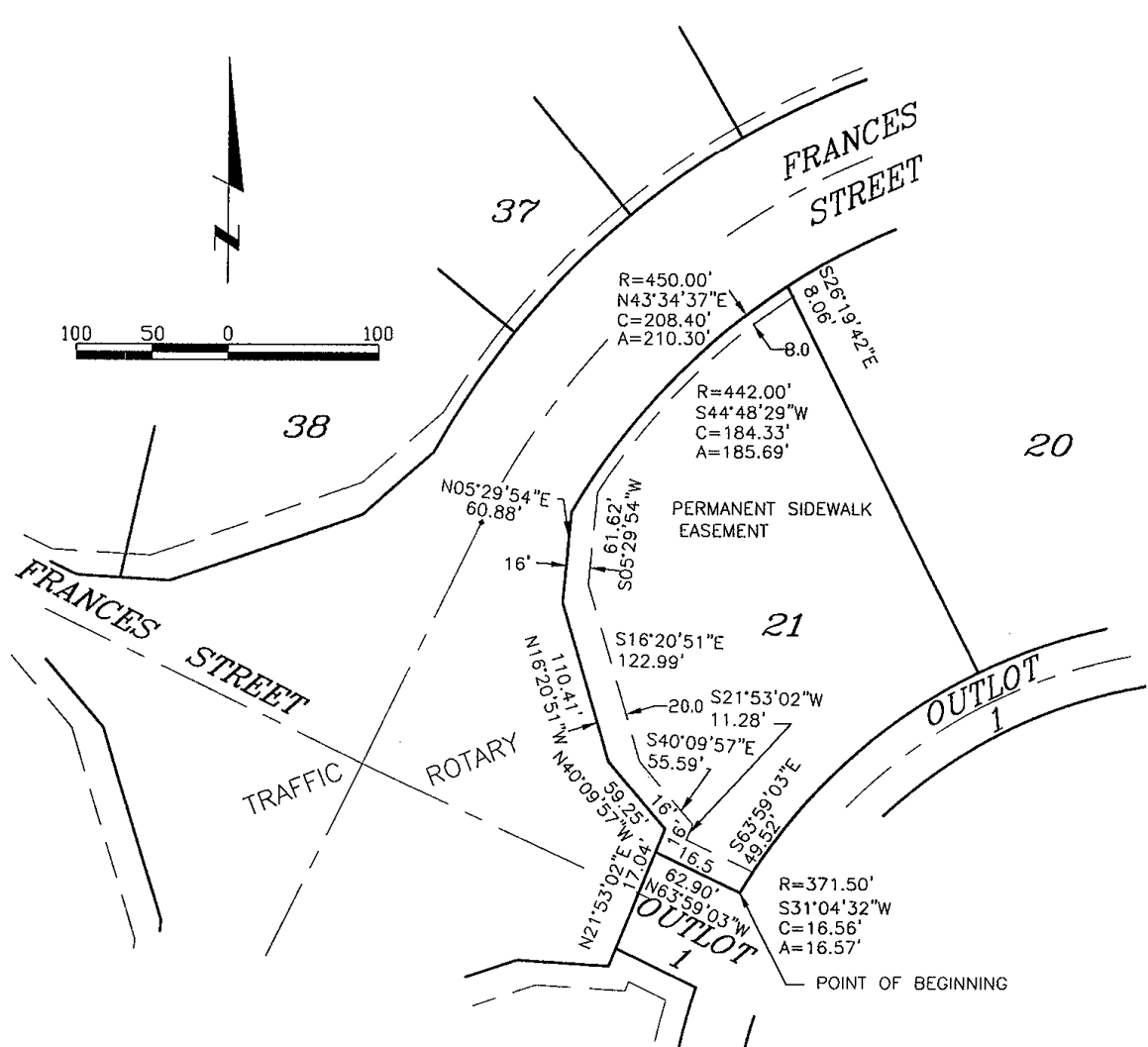

Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

EXHIBIT "A"

LEGAL DESCRIPTION

A permanent sidewalk easement over that part of Lot 21, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: SEE ATTACHED SHEET FOR COMPLETE LEGAL DETAILS



89014\8914ESW3 LOT21

Book _____ Page _____ Date JUNE 24, 1997 Dwn.By AET Job Number 89014-6718

lamp, rynearson & associates, inc.
 engineers surveyors planners
 14747 california street omaha, nebraska 68154-1979 402-496-2498
 EXHIBIT "A" FAX 402-496-2730

LEGAL DESCRIPTION

A permanent sidewalk easement over that part of Lot 21, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

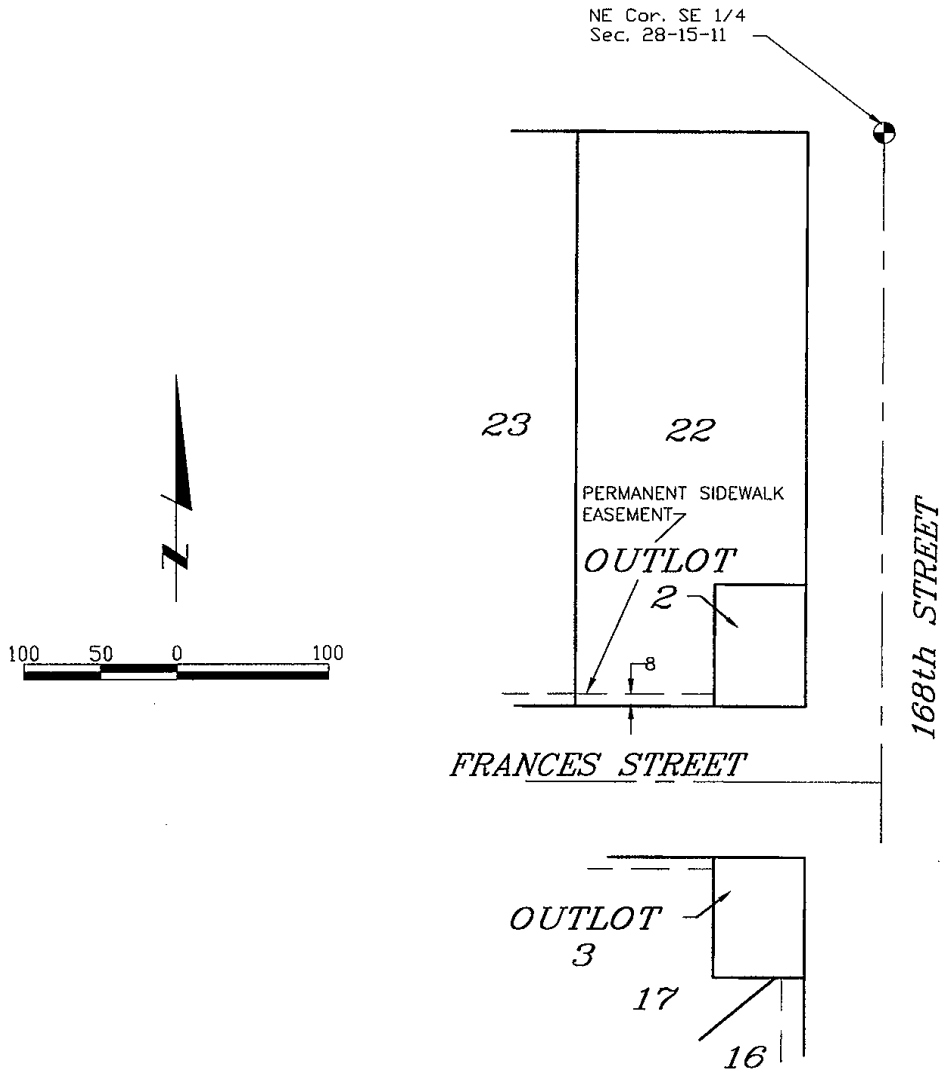
Beginning at the south corner of said Lot 21;
Thence North 63°59'03" West for 62.90 feet along the south line of said Lot 21 to the right of way line of the traffic rotary;
Thence North 21°53'02" East for 17.04 feet along said right of way line;
Thence North 40°09'57" West for 59.25 feet along said right of way line;
Thence North 16°20'51" West for 110.41 feet along said right of way line;
Thence North 05°29'54" East for 60.88 feet along said right of way line;
Thence along a curve to the right (having a radius of 450.00 feet and a long chord bearing North 43°34'37" East for 208.40 feet) for an arc length of 210.30 feet along the southeast right of way line of Frances Street to the north corner of said Lot 21;
Thence South 26°19'42" East for 8.06 feet along the northeast line of said Lot 21;
Thence along a curve to the left (having a radius of 442.00 feet and a long chord bearing South 44°48'29" West for 184.33 feet) for an arc length of 185.69 feet concentric with and eight foot (8') southeast of the said southeast right of way line of Frances Street;
Thence South 05°29'54" West for 61.62 feet parallel with and sixteen foot (16') east of the said east right of way line of the traffic rotary;
Thence South 16°20'51" East for 122.99 feet parallel with and twenty foot (20') east of said right of way line;
Thence South 40°09'57" East for 55.59 feet parallel with and sixteen foot (16') east of said right of way line;
Thence South 21°53'02" West for 11.28 feet parallel with and sixteen foot (16') east of said right of way line;
Thence South 63°59'03" East for 49.52 feet parallel with and sixteen and a half feet (16.5') north of the said south line of Lot 21 to the southeast line thereof;
Thence along a curve to the left (having a radius of 371.50 feet and a long chord bearing South 31°04'32" West for 16.56 feet) for an arc length of 16.57 feet along said southeast line to the Point of Beginning.
Contains 6971 square feet.

JUNE 24, 1997
LAMP, RYNEARSON & ASSOCIATES, INC.
89014-6718/ (Sidewalk Easement over L21)

EXHIBIT "B"

LEGAL DESCRIPTION

A permanent sidewalk easement over the South eight foot (8') abutting Frances Street of Lot 22, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.



89014\8914ESW3 LOT22

Book _____ Page _____ Date JUNE 24, 1997 Dwn.By AET Job Number 89014-6718

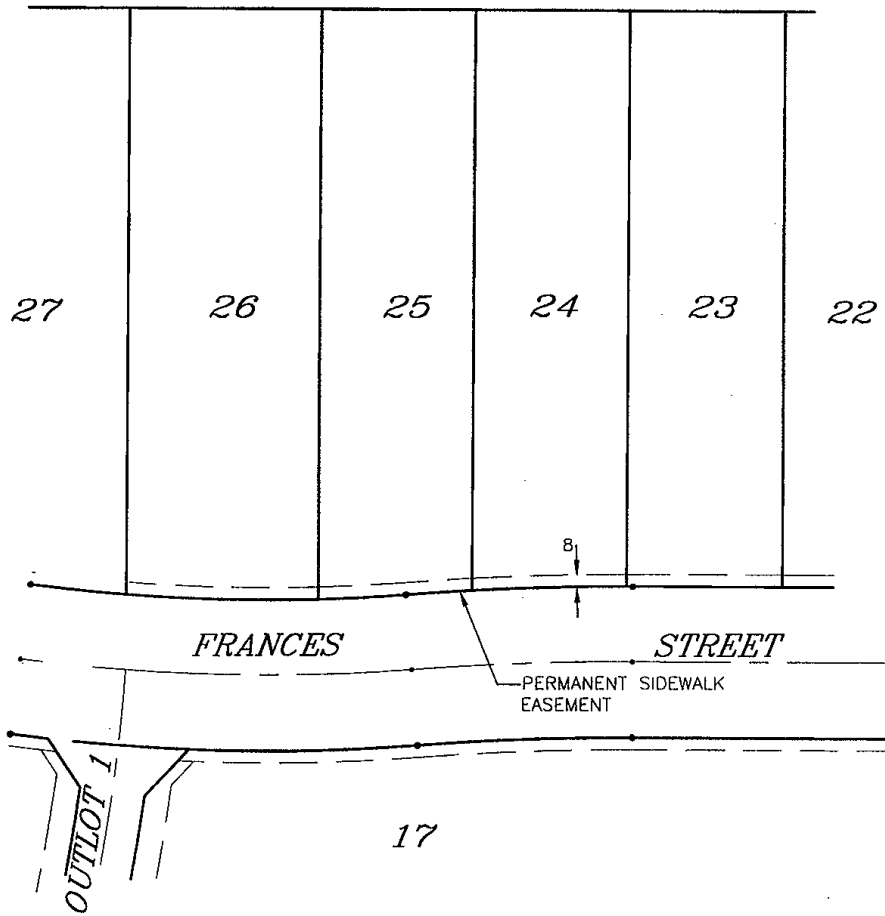
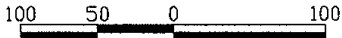
 **lamp, rynearson & associates, inc.**
engineers surveyors planners

14747 california street omaha, nebraska 68154-1979 402-498-2488
EXHIBIT "B" FAX 402-498-2730

EXHIBIT "C"

LEGAL DESCRIPTION

A permanent sidewalk easement over the South eight foot (8') of Lots 23 through 26, inclusive, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.



89014\8914ESW3 LOT23-27

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lamp, ryneason & associates, inc.
engineers surveyors planners

14747 california street

omaha, nebraska 68154-1978

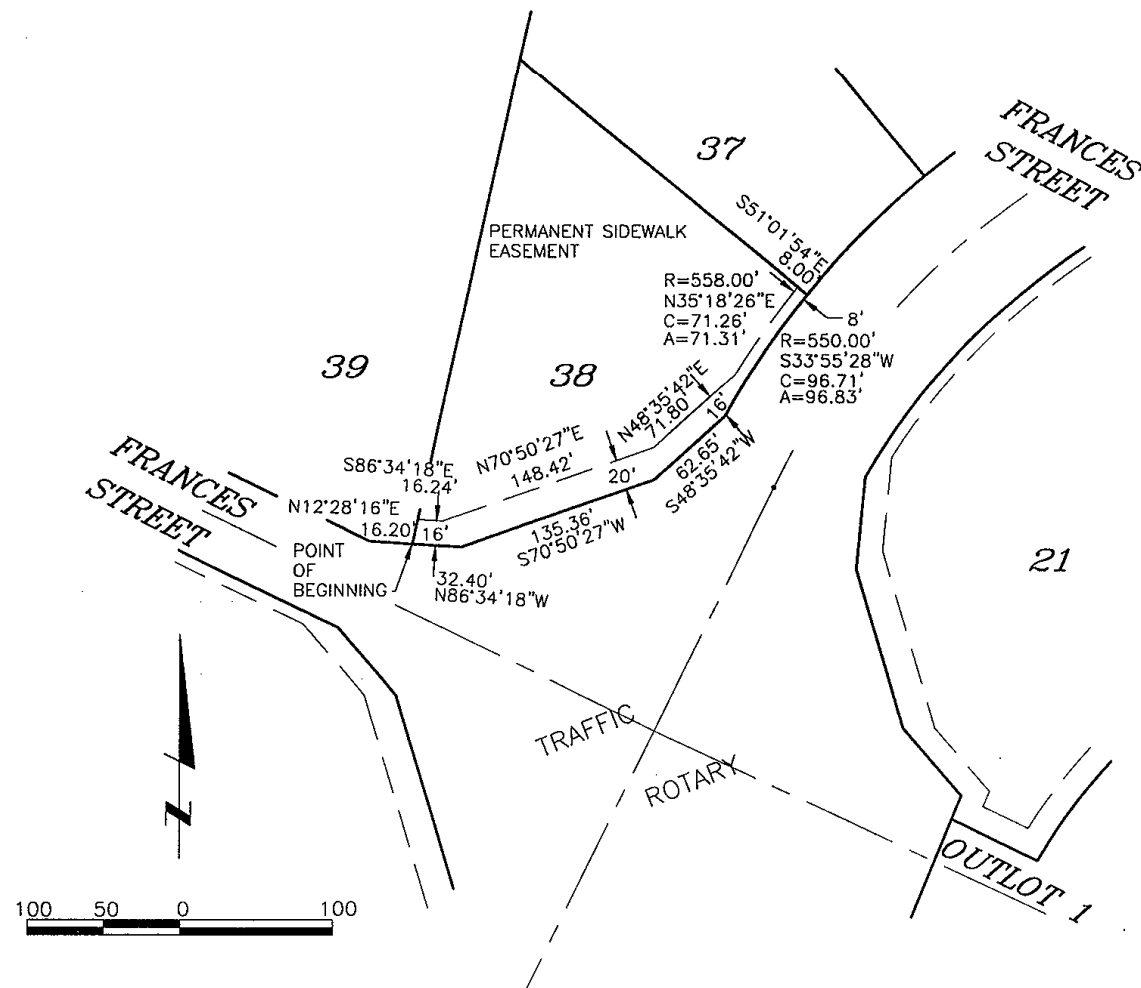
402-496-2498
FAX 402-496-2730

EXHIBIT "C"

EXHIBIT "D"

LEGAL DESCRIPTION

A permanent sidewalk easement over that part of Lot 38, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: SEE ATTACHED SHEET FOR COMPLETE LEGAL DETAILS



89014\8914ESW4 LOT38

Book _____ Page _____ Date JUNE 24, 1997 Dwn.By AET Job Number 89014-6718


lamp, rynearson & associates, inc.
 engineers surveyors planners
 14747 california street omaha, nebraska 68154-1979 402-496-2498
 EXHIBIT "D" FAX 402-496-2730

LEGAL DESCRIPTION

A permanent sidewalk easement over that part of Lot 38, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

Beginning at the southwest corner of said Lot 38;

Thence North 12°28'16" East (bearings referenced to the Final Plat of LAKESIDE HILLS) for 16.20 feet along the west line of said Lot 38;

Thence South 86°34'18" East for 16.24 feet parallel with and sixteen foot (16') north of the south line of said Lot 38;

Thence North 70°50'27" East for 148.42 feet parallel with and twenty foot (20') northwest of the right of way line of the traffic rotary;

Thence North 48°35'42" East for 71.80 feet parallel with and sixteen foot (16') northwest of said right of way line;

Thence along a curve to the right (having a radius of 558.00 feet and a long chord bearing North 35°18'26" East for 71.26 feet) for an arc length of 71.31 feet concentric with and eight foot (8') west of the west right of way line of Frances Street to the north line of said Lot 38;

Thence South 51°01'54" East for 8.00 feet to the northeast corner of said Lot 38;

Thence along a curve to the left (having a radius of 550.00 feet and a long chord bearing South 33°55'28" West for 96.71 feet) for an arc length of 96.83 feet along the west right of way line of Frances Street;

Thence South 48°35'42" West for 62.65 feet along the right of way line of the traffic rotary;

Thence South 70°50'27" West for 135.36 feet along said right of way line;

Thence North 86°34'18" West for 32.40 feet along the south line of said Lot 38 to the Point of Beginning.

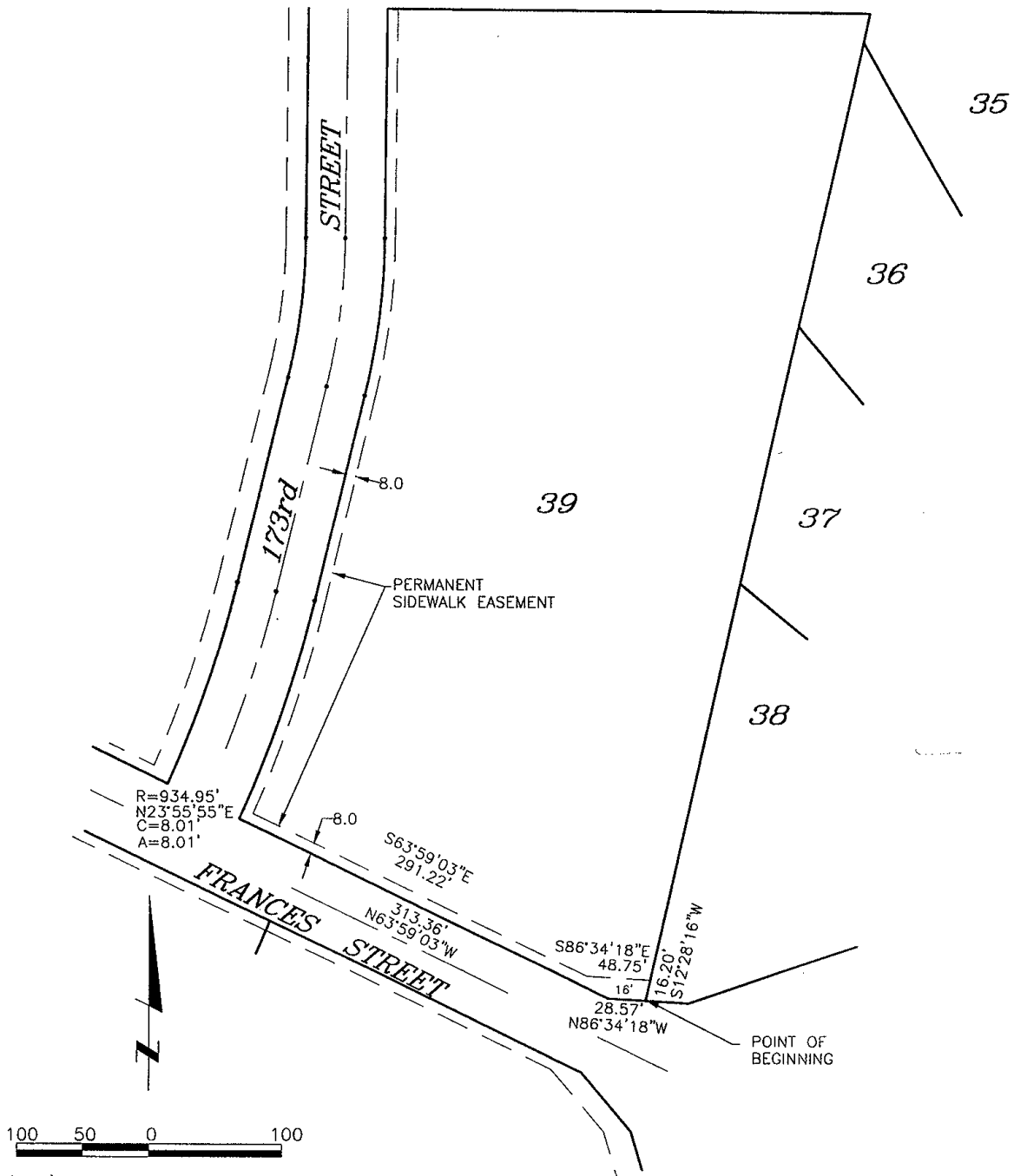
Contains 4972 square feet.

JUNE 24, 1997
LAMP, RYNEARSON & ASSOCIATES, INC.
89014-6718 (Sidewalk Easement over L38)

EXHIBIT "E"

LEGAL DESCRIPTION

A permanent sidewalk easement over the West eight foot (8') AND over that part of Lot 39, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: SEE ATTACHED SHEET FOR COMPLETE LEGAL DETAILS



89014\8914ESW4 LOT39
 Book _____ Page _____ Date JUNE 24, 1997 Dwn.By AET Job Number 89014-6718

lamp, rynearson & associates, inc.
 engineers surveyors planners
 14747 california street omaha, nebraska 68154-1979 402-498-2498
 EXHIBIT "E" FAX 402-496-2730

LEGAL DESCRIPTION

A permanent sidewalk easement over the West eight foot (8') AND over that part of Lot 39, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

Beginning at the southeast corner of said Lot 39;

Thence North $86^{\circ}34'18''$ West (bearings referenced to the Final Plat of LAKESIDE HILLS) for 28.57 feet along the south line of said Lot 39;

Thence North $63^{\circ}59'03''$ West for 313.36 feet to the southwest corner of said Lot 39;

Thence along a curve to the left (having a radius of 934.95 feet and a long chord bearing North $23^{\circ}55'55''$ East for 8.01 feet) for an arc length of 8.01 feet along the west line of said Lot 39;

Thence South $63^{\circ}59'03''$ East for 291.22 feet parallel with and 8.00 feet north of the south line of said Lot 39;

Thence South $86^{\circ}34'18''$ East for 48.75 feet parallel with and 16.00 feet north of the right of way line of the traffic rotary to the east line of said Lot 39;

Thence South $12^{\circ}28'16''$ West for 16.20 feet to the Point of Beginning.

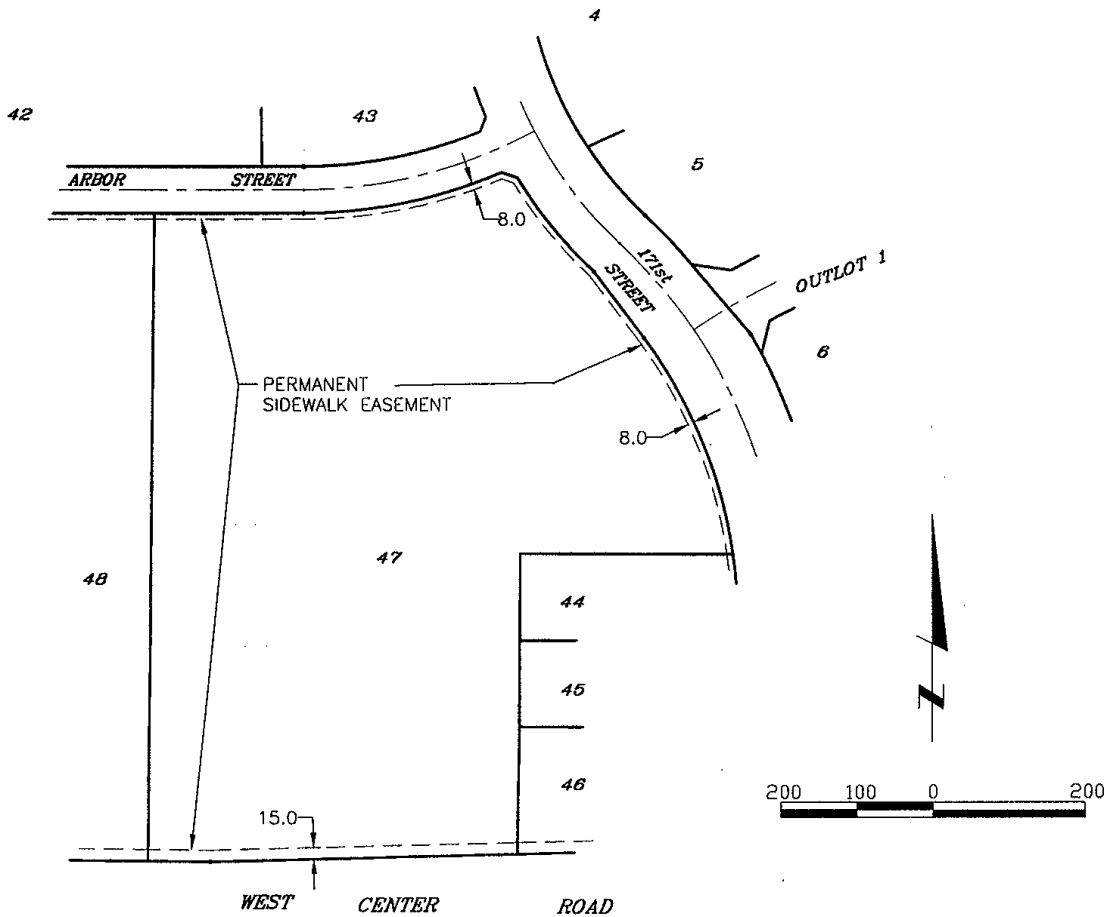
Contains 3037 square feet.

JUNE 24, 1997
LAMP, RYNEARSON & ASSOCIATES, INC.
89014-6718 (Sidewalk Easement over L39)

EXHIBIT "F"

LEGAL DESCRIPTION

A permanent sidewalk easement over the North eight foot (8') abutting Arbor Street AND over the East eight foot (8') abutting 171st Street AND ALSO over the South fifteen foot (15') abutting West Center Road of Lot 47, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.



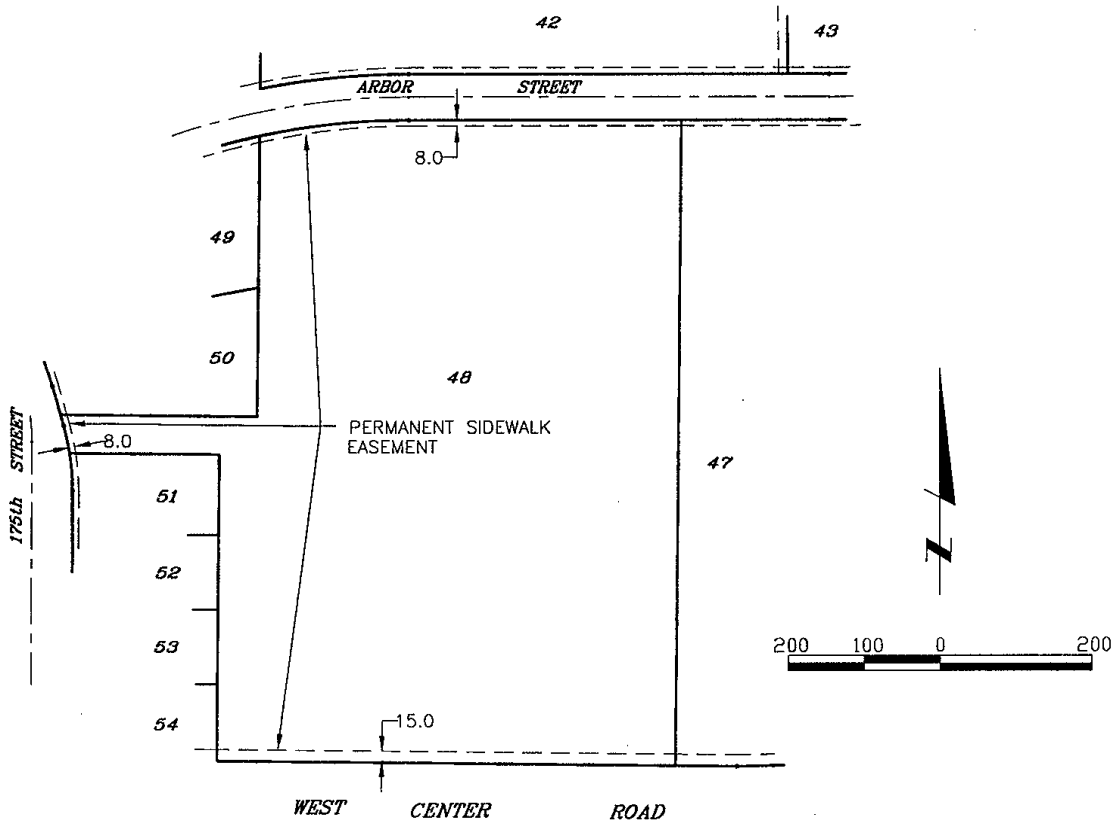
89014\8914ESW5 LOT47

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 **lamp, rynearson & associates, inc.**
engineers surveyors planners
14747 california street omaha, nebraska 68154-1979 402-496-2498
EXHIBIT "F" FAX 402-496-2730

LEGAL DESCRIPTION

A permanent sidewalk easement over the North eight foot (8') abutting Arbor Street AND over the South fifteen foot (15') abutting West Center Road AND ALSO over the West eight foot lying east of and abutting the revised east right of way line of 175th Street of Lot 48, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.



89014\8914ESW5 LOT48

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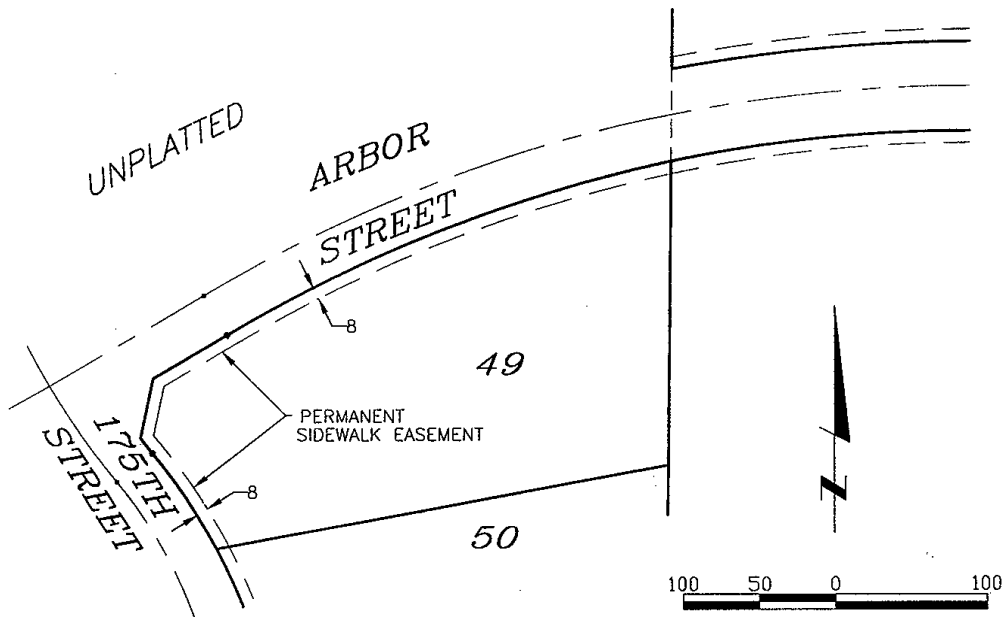
 **lamp, rynearson & associates, inc.**
engineers surveyors planners

14747 california street omaha, nebraska 68154-1979 402-496-2498
EXHIBIT "G" FAX 402-496-2730

EXHIBIT "H"

LEGAL DESCRIPTION

A permanent sidewalk easement over the North eight foot (8') AND over the West eight foot (8') of Lot 49, LAKESIDE HILLS, a subdivision, as surveyed, plotted and recorded in Douglas County, Nebraska.



89014\8914EWS5 LOT49

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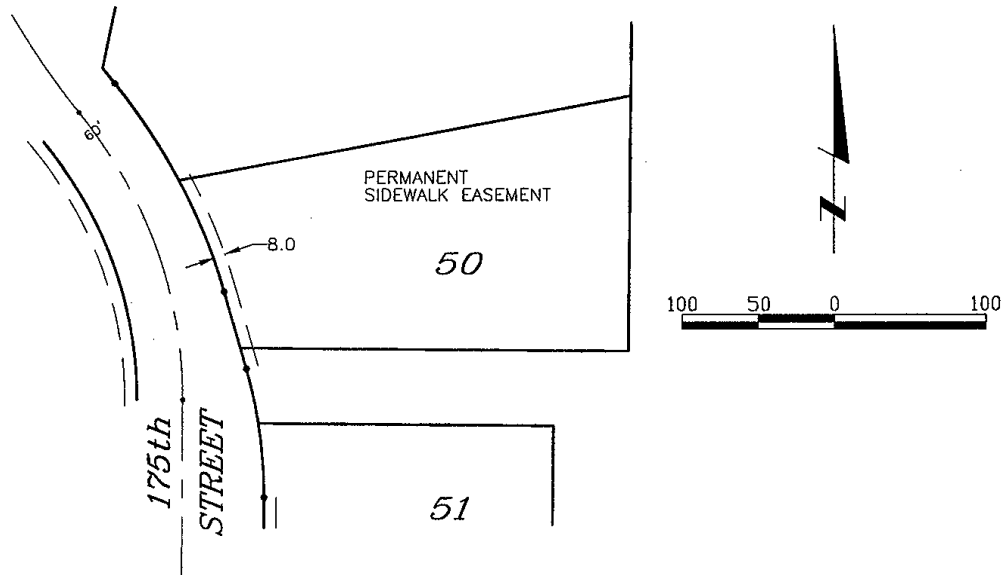
	lamp, rynearson & associates, inc.		
	engineers	surveyors	
14747 california street	omaha, nebraska 68154-1979	402-496-2498	
		FAX 402-496-2730	

EXHIBIT "H"

EXHIBIT "I"

LEGAL DESCRIPTION

A permanent sidewalk easement over the West eight foot (8') lying east of and abutting the revised east right of way line of 175th Street of Lot 50, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.



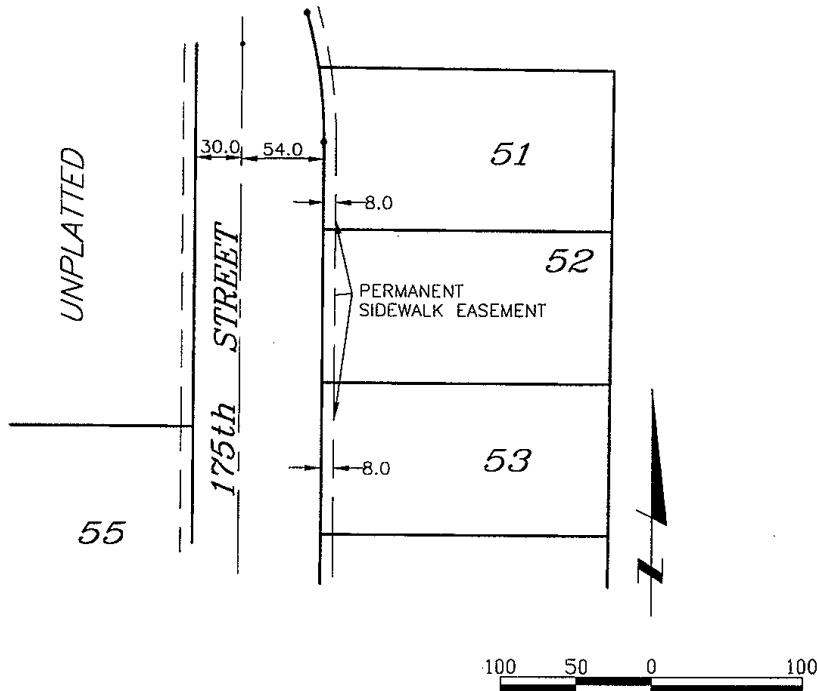
89014\8914ESW6 LOT50

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	lamp, rynearson & associates, inc.	
	engineers surveyors planners	
14747 california street	omaha, nebraska 68154-1979	402-496-2498 FAX 402-496-2730
EXHIBIT "I"		

LEGAL DESCRIPTION

A permanent sidewalk easement over the West eight foot lying east of and abutting the revised east right of way line of 175th Street of Lots 51, 52, and 53, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.



89014\8914ESW6 LOT51-53

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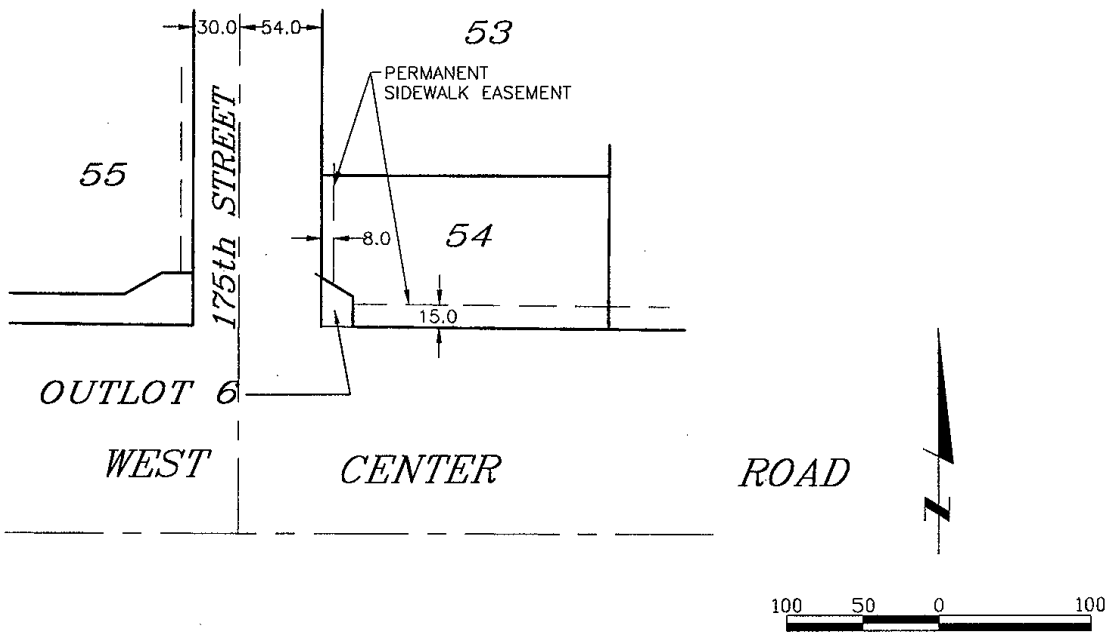
 **lamp, rynearson & associates, inc.**
engineers surveyors planners
14747 california street omaha, nebraska 68154-1979 402-496-2488
FAX 402-496-2730

EXHIBIT "J"

EXHIBIT "K"

LEGAL DESCRIPTION

A permanent sidewalk easement over the West eight foot (8') lying east of and abutting the east right of way line of 175th Street AND over the South fifteen foot (15') abutting West Center Road of Lot 54, LAKESIDE HILLS, a subdivision, as surveyed, plotted and recorded in Douglas County, Nebraska.



89014\8914ESW6 LOT54

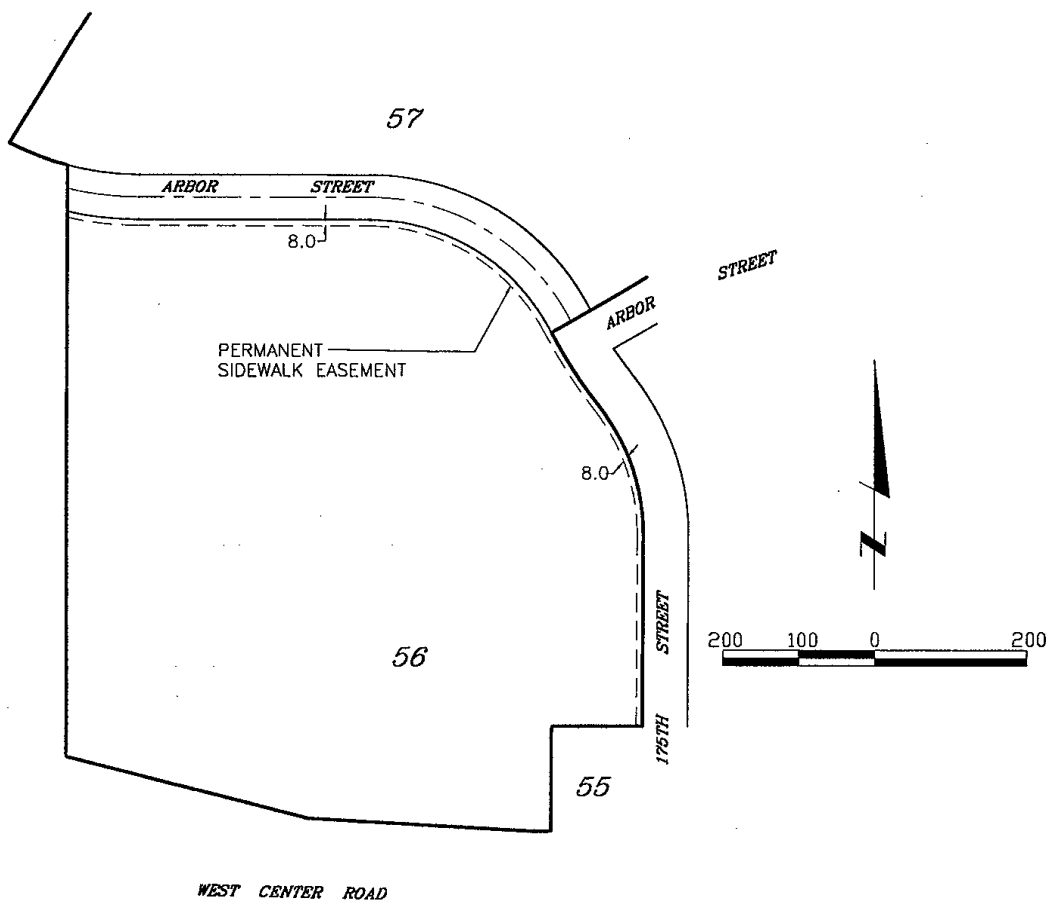
Book _____ Page _____ Date JUNE 24, 1997 Dwn.By AET Job Number 89014-6718

	lamp, ryneason & associates, inc.		
	engineers	surveyors	planners
14747 california street	omaha, nebraska 68154-1979	402-498-2498	FAX 402-498-2730
EXHIBIT "K"			

EXHIBIT "L"

LEGAL DESCRIPTION

A permanent sidewalk easement over the north eight foot (8') abutting Arbor Street AND over the east eight foot (8') abutting 175th Street of Lot 56, LAKESIDE HILLS, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska



89014\8914ESW6 LOT 56

Book _____ Page _____ Date JUNE 24, 1997 Dwn.By AET Job Number 89014-6718



lamp, rynearson & associates, inc.
engineers surveyors planners

14747 california street

omaha, nebraska 68154-1979

402-498-2498

FAX 402-498-2730

EXHIBIT "L"