

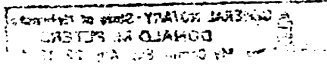
BOOK **712** PAGE **371**
PERMANENT SEWER EASEMENT

PROJECT NO. _____
TRACT NO. _____

KNOW ALL MEN BE THESE PRESENTS:

THAT Bruce Bowling
hereinafter referred to as GRANTOR, (whether one or more) for and in consideration of the sum of
One Dollars (\$ 1.00)
and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and
convey unto the CITY OF OMAHA, NEBRASKA, a Municipal Corporation, hereinafter referred to as
CITY, and to its successors and assigns, an easement for the right to construct, maintain and operate a
Sanitary Sewer,
and appurtenances thereto, in, through, and under the parcel of land described as follows, to-wit:

(See attached Drawing and Legal Description)



TO HAVE AND TO HOLD unto said CITY, its successors and assigns, together with the right of
ingress and egress from said premises for the purpose of constructing, inspecting, maintaining or operating
said Sewer at the will of the CITY. The GRANTOR may, following construction of said Sewer, continue to
use the surface of the easement strip conveyed hereby for other purposes, subject to the right of the CITY
to use the same for the purposes herein expressed.

It is further agreed as follows:

1. That no buildings, improvements, or other structures, shall be placed in, on, over, or across said easement strip by GRANTOR, his or their successors and assigns without express approval of the CITY. Improvements which may be approved by CITY include landscaping or road, street or parking area surfacing or pavement. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by GRANTOR, his heirs, successors or assigns.
2. That CITY will replace or rebuild any and all damage to improvements caused by CITY exercising its rights of inspecting, maintaining or operating said Sewer, except that, damage to, or loss of, trees and shrubbery will not be compensated for by CITY.
3. That CITY shall cause any trench made on said easement strip to be properly refilled and shall cause the premises to be left in a neat and orderly condition. This easement is also for the benefit of any contractor, agent, employee, or representative of the CITY and any of said construction and work.
4. That said GRANTOR for himself or themselves and his or their heirs, executors and administrators does or do confirm with the said CITY and its assigns, that he or they, the GRANTOR 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 to said CITY and its assigns against the lawful claims and demands of all persons. This easement runs with the land.
5. That said easement is granted upon the condition that the CITY will remove or cause to be removed all presently existing improvements thereon, including but not limited to, crops, vines, trees within the easement area as necessary for construction.
6. That this instrument contains the entire agreement of the parties; that there are no other different agreements or understandings, except a Temporary Construction Easement if and as applicable, between the GRANTOR and the CITY or its agents; and that the GRANTOR, in executing and delivering this instrument, has not relied upon any promises, inducements, or representations of the CITY or its agents or employees, except as are set forth herein.

IN WITNESS WHEREOF said GRANTOR has or have hereunto set his or their hand(s) this
13th day of June A.D., 1984.

[Signature]

Name of Corporation
Corporate Seal By _____ President
Attest _____ Secretary

(Acknowledged on reverse side hereof)

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STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

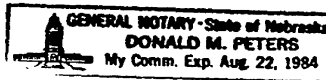
On this 13 day of June, 1984, before me a Notary Public, in and for said County, personally came the aboved named:

Bruce Bowling

who is ~~(are)~~ personally known to me to be the identical person ~~(s)~~ whose name ~~(s)~~ is ~~(are)~~ affixed 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.

Donald M. Peters
Notary Public



My Commission expires _____

STATE OF NEBRASKA) SS
COUNTY OF DOUGLAS)

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for said County, personally came

_____ President of _____

_____ a _____ Corporation,

and _____, Secretary of said Corporation, to me personally known to be the President and Secretary respectively of said Corporation and the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such officers and the voluntary act and deed of said Corporation, and the Corporate Seal of said Corporation to be thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.

Notary Public

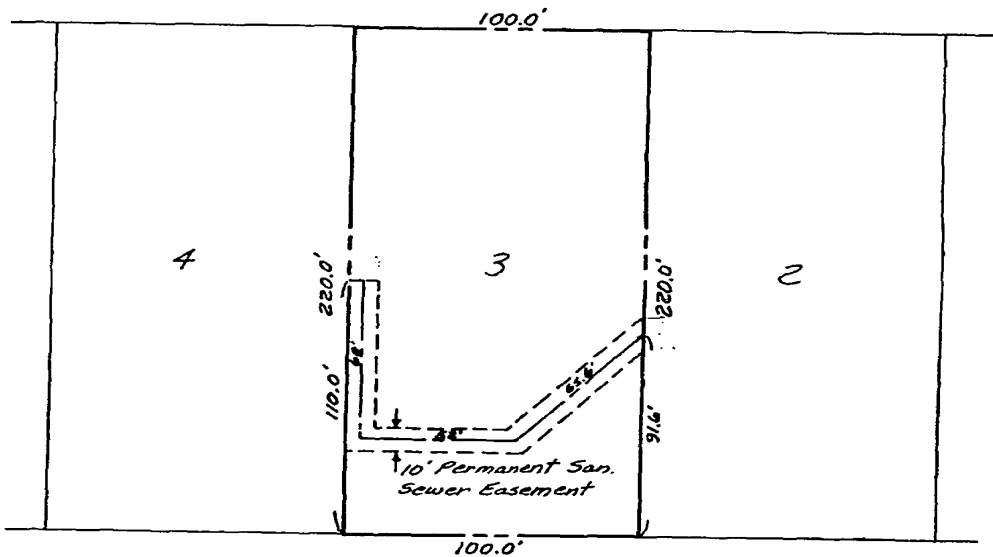
My Commission expires _____

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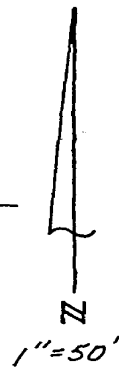
PERMANENT SEWER EASEMENT - LEGAL DESCRIPTION

A permanent sewer easement, 10 feet in width, across Lot 3, Campbellvale, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska, said easement lying 5 feet either side of a line described as follows: Beginning at a point that is 110 feet North of the Southwest corner of said Lot 3 and 5 feet East of the West line of said Lot 3; thence South for 68 feet parallel with and 5 feet East of the West line of said Lot 3; thence East for 52 feet; thence Northeasterly for 65.6 feet to a point on the East line of said Lot 3 that is 91.6 feet North of the Southeast corner of said Lot 3.

Cass Street



Handwritten notes:
110' 220'
110' 220'
110' 220'



Book _____ Page _____ Date _____ Job Number _____

lamp, rynearson & associates, inc.
 architects engineers surveyors planners
 8280 west dodge road omaha, nebraska 68114 402-387-3008
 323 w. koenig street grand island, nebraska 68801 308-382-4077

Handwritten: 9

RECEIVED
1984 JUN 19 PM 4:02

C. HADLEY
REGISTRAR
DOUGLAS COUNTY, NEBR.

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