



MISC 2004096788



JUL 21 2004 14:59 P 2

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
7/21/2004 14:59:54.59
2004096788

WAT
FEE 10.00 FB 260282.2
BKP _____ C/O _____ COMPR _____
DEL _____ SCAN _____

SEWER AND DRAINAGE EASEMENT

COMES NOW Bemis Company, Inc., a Missouri Corporation having one of its principle places of business in the City of Omaha, State of Nebraska, herein referred to as "Owner," and being the owner of land legally described as Lot one (1), Bemis Campus, a subdivision in Douglas County, Nebraska, hereinafter collectively described as the "Burdened Estate," does, in consideration of one Dollar (\$1.00) and other good and valuable consideration, receipt of which is acknowledged, hereby grant, bargain, sell, and convey to the City of Omaha, Douglas County, Nebraska, hereinafter referred to as "Grantee," a perpetual sewer and drainage easement over that portion of the Burdened Estate legally described as set for on Exhibit "A" attached hereto and by this reference incorporated herein.

With respect to said easement, the Grantee shall have the right to such access as shall be reasonably required for the installation, repair, construction, and maintenance of any such sewer or drainage system as may now or hereafter be installed within said easement.

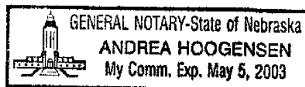
IN WITNESS WHEREOF, I have hereunto set my hand this 12TH day of NOVEMBER, 2002.

Bemis Company, Inc.,
A Missouri Corporation

By: Craig R Swenson
Craig R. Swenson, Plant Manager

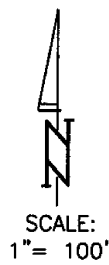
STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS) s.s.

The foregoing dedication was acknowledged before me this 12th day of November, 2002, by Craig R. Swenson, Plant Manager of Bemis Company, Inc., a Missouri Corporation, on behalf of said corporation.

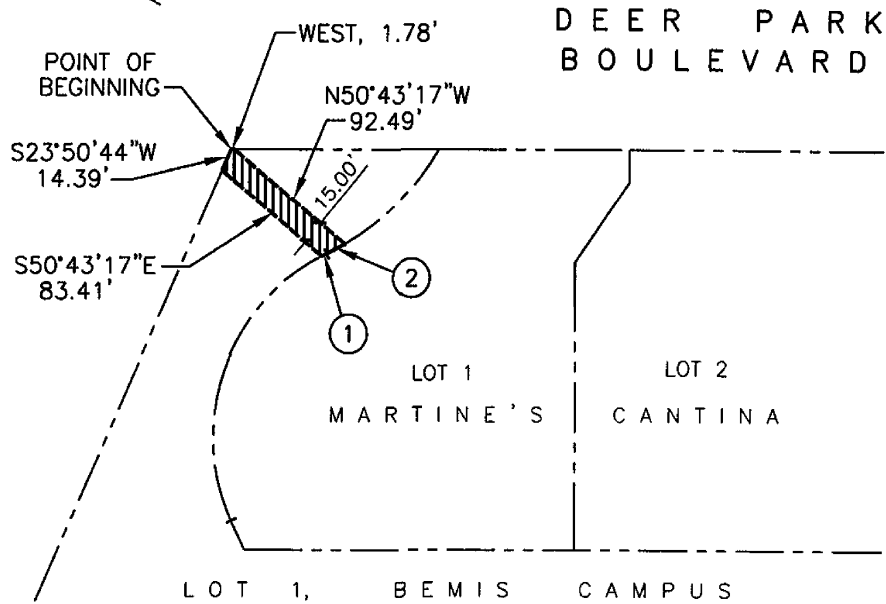
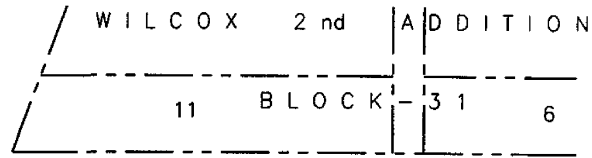


Andrea Hoogensen
Notary Public

Return To:
Thompson, Dreesen & Dorner, Inc.
10836 Old Mill Road
Omaha, Nebraska 68154



UNION PACIFIC
RAILROAD RIGHT-OF-WAY



① RADIUS = 125.00'
CHORD BEARING = N64°22'28"E
CHORD DISTANCE = 3.08'
ARC DISTANCE = 3.08'

② RADIUS = 169.00'
CHORD BEARING = N62°49'17"E
CHORD DISTANCE = 13.32'
ARC DISTANCE = 13.32'

LEGAL DESCRIPTION

THAT PART OF LOT 1, BEMIS CAMPUS, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 1; THENCE S23°50'44"W (ASSUMED BEARING) 14.39 FEET ON THE WEST LINE OF SAID LOT 1; THENCE S50°43'17"E 83.41 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTHEASTERLY ON THE EAST LINE OF SAID LOT 1 ON A 125.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N64°22'28"E, CHORD DISTANCE 3.08 FEET, AN ARC DISTANCE OF 3.08 FEET; THENCE NORTHEASTERLY ON THE EAST LINE OF SAID LOT 1 ON A 169.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N62°49'17"E, CHORD DISTANCE 13.32 FEET, AN ARC DISTANCE OF 13.32 FEET; THENCE N50°43'17"W 92.49 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE WEST 1.78 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

EXHIBIT "A"

VILLAGE REALTY TD2 FILE NO.: 1008-111-4E2 DATE: OCTOBER 13, 2002
THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860