

LANCASTER COUNTY, NE.

Don Dalte
REGISTER OF DEEDS

JUL 25 4 06 PM '97

\$15.50

INST. NO 97

029575

BLOCK

CODE

CHECKED

ENTERED

EDITED

Long 10.50

PERMANENT SANITARY SEWER EASEMENT

E.O. 52583

That LAKESIDE PARTNERS, LLC. herein called "GRANTOR", whether one or more, record owner of the real property hereinafter described, for and in consideration of the sum of one dollar (\$1.00), duly paid the receipt whereof is hereby acknowledged, and the further consideration of the performance of the covenants and agreements by Grantee, as hereinafter set out and expressed does hereby GRANT, REMISE, and RELINQUISH unto THE CITY OF LINCOLN, NEBRASKA, a municipal corporation, its successors and assigns, herein called "GRANTEE", the RIGHT, PRIVILEGE and EASEMENT to construct, reconstruct, maintain, operate, and replace sanitary sewer, and appurtenances thereto belonging, over and through the described property, as indicated on Exhibit "A" entitled Permanent Sanitary Sewer Easement (on back side), and as follows:

A Legal description for a Permanent Sanitary Sewer Main Easement Propose, located in the East Half of the Southwest Quarter of Section 21, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska and more particularly described by metes and bounds as follows:

Referring to the Southwest Corner of the Northeast Quarter of the Southwest Quarter of Section 21, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska; Thence N 89°34'57" E, (an assumed bearing), and on the South Line of the Northeast Quarter of the Southwest Quarter of said Section 21, a distance of 336.14 feet to the POINT OF BEGINNING; Thence N 00°25'03" W, a distance of 123.00 feet; Thence N 89°34'57" E, and parallel to the South Line of the Northeast Quarter of the Southwest Quarter of said Section 21, a distance of 234.83 feet to a point on a curve to the right; Thence on a curve to the right, having a radius of 157.48 feet, an arc length of 123.08 feet, and a central angle of 44°46'49", with a chord bearing of N 24°33'35" E, a chord distance of 119.97 feet to the Point of Tangency; Thence N 46°57'00" E, a distance of 254.92 feet; Thence N 75°09'08" E, a distance of 233.98 feet to a point on the Westerly Right-of-way Line of Lakeside Drive; Thence S 47°59'43" E, and on the Westerly Right-of-way Line of said Lakeside Drive, a distance of 23.89 feet; Thence S 75°09'08" W, a distance of 242.02 feet; Thence S 46°57'00" W, a distance of 249.89 feet to the Point of Curvature; Thence on a curve to the left, having a radius of 137.48 feet, an arc length of 126.57 feet and a central angle of 52°44'53", with a chord bearing of S 20°34'33" W, a chord distance of 122.15 feet; Thence S 89°34'57" W, and parallel to the South Line of the Northeast Quarter of the Southwest Quarter of said Section 21, a distance of 235.27 feet; Thence S 00°25'03" E, a distance of 103.00 feet to a point on the South Line of the Northeast Quarter of the Southwest Quarter of said Section 21; Thence S 89°34'57" W, and on the South Line of the Northeast Quarter of the Southwest Quarter of said Section 21, a distance of 20.00 feet to the point of beginning and containing a calculated area of 19,260.79 square feet or 0.442 acres, more or less.

part of Lot 111, I.T.

a portion of Lot 111, IRregular Tract

TO HAVE AND TO HOLD UNTO CITY OF LINCOLN, NEBRASKA, its successors and assigns, so long as such sanitary sewer shall be maintained, together with the right of ingress and egress to said property from the public streets, for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, operating and replacing said sanitary sewer and appurtenances thereto, located thereon, in whole or in part, at the will of Grantee, it being the intention of the parties hereto that Grantor is hereby granting the uses herein specified without divesting Grantor of title and ownership of the rights to use and enjoy the above described property for any purpose except the construction thereon of permanent buildings, subject only to the right of Grantee to use the same for purposes herein expressed, and subject to any prior leases or easements of record heretofore granted to other parties.

THIS INSTRUMENT, and the covenants and agreements herein contained, shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties.

IN WITNESS WHEREOF, we have hereunto set our hands this 18 day of June, 1997.

Craig S. Bauer
Lakeside Partners, LLC

STATE OF Nebraska)
COUNTY OF Lancaster) ss:

On June 18th, 1997, before me, the undersigned a Notary Public duly commissioned for and qualified in said County, personally came Craig S. Bauer, to me known to be the identical person (s), whose name (s) is (are) affixed to the foregoing instrument and acknowledged the execution thereof to be his, her, or their voluntary act and deed.

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

Carey L. Pester
Notary Public

My Commission Expires: 12/9/2000



Return Michelle Real Estate

