

\$2100

BLOCK 1

Dan Galta

REGISTERED RECORDS
2001 APR 17 P 11:53

LANCASTER COUNTY, NEB.

REPT. NO. 2001
018996

PICAHESO

ENTERED

EDITED X

EASEMENT

E.O. 61639

KNOW ALL MEN BY THESE PRESENTS:

That **Ridge Development Company**, a Nebraska corporation and **Southview, Inc.**, a Nebraska corporation, 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) and other good and valuable consideration, 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 a sanitary sewer, and appurtenances thereto belonging, over and through and the following described real property, to-wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD UNTO THE 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 8th day of March, 2001.

RIDGE DEVELOPMENT COMPANY, a Nebraska corporation

By: *Thomas E. White*
Thomas E. White
President of Development

By: *John C. Brager*
John C. Brager
President of Construction

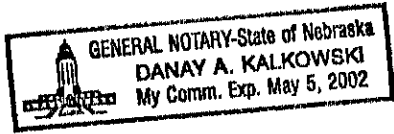
SOUTHVIEW, INC., a Nebraska corporation

By: *Gerald L. Schleich*
Gerald L. Schleich, President

Return Michelle
Real Estate

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

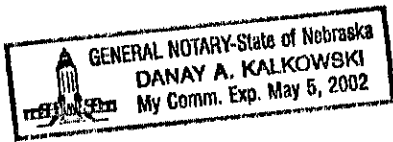
The foregoing was acknowledged before me this 8th day of March, 2001, by Thomas E. White, President of Development of **Ridge Development Company**, a Nebraska corporation, on behalf of the corporation.



Danay A. Kalkowski
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

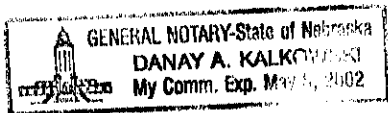
The foregoing was acknowledged before me this 8th day of March, 2001, by John C. Brager, President of Construction of **Ridge Development Company**, a Nebraska corporation, on behalf of the corporation.



Danay A. Kalkowski
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 8th day of March, 2001, by Gerald L. Schleich, President of **Southview, Inc.**, a Nebraska corporation, on behalf of the corporation.



Danay A. Kalkowski
Notary Public



**LEGAL DESCRIPTION
PARCEL "C"
SANITARY SEWER EASEMENT**

A LEGAL DESCRIPTION FOR SANITARY SEWER EASEMENT PURPOSES, FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 30 I.T., AND A PORTION OF OUTLOT "C" PINE LAKE HEIGHTS SOUTH ADDITION, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 02 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 760.63 FEET TO A POINT, THENCE NORTH 89 DEGREES 57 MINUTES 51 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 30 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 02 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 30 I.T., A DISTANCE OF 80.00 FEET TO A POINT, THENCE NORTH 89 DEGREES 57 MINUTES 52 SECONDS EAST, A DISTANCE OF 492.91 FEET TO A POINT, THENCE NORTH 00 DEGREES 02 MINUTES 08 SECONDS WEST, A DISTANCE OF 416.87 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 560.00 FEET, ARC LENGTH OF 75.31 FEET, DELTA ANGLE OF 07 DEGREES 42 MINUTES 18 SECONDS, A CHORD BEARING OF NORTH 03 DEGREES 53 MINUTES 17 SECONDS WEST, AND A CHORD LENGTH OF 75.25 FEET TO A POINT OF TANGENCY, THENCE NORTH 07 DEGREES 44 MINUTES 26 SECONDS WEST, A DISTANCE OF 72.30 FEET TO A POINT, THENCE NORTH 06 DEGREES 14 MINUTES 52 SECONDS WEST, A DISTANCE OF 35.50 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 1500.00 FEET, ARC LENGTH OF 79.08 FEET, DELTA ANGLE OF 03 DEGREES 01 MINUTES 15 SECONDS, A CHORD BEARING OF NORTH 82 DEGREES 14 MINUTES 30 SECONDS EAST, AND A CHORD LENGTH OF 79.08 FEET TO A POINT, THENCE SOUTH 07 DEGREES 44 MINUTES 26 SECONDS EAST, A DISTANCE OF 107.81 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 640.00 FEET, ARC LENGTH OF 86.07 FEET, DELTA ANGLE OF 07 DEGREES 42 MINUTES 18 SECONDS, A CHORD BEARING OF SOUTH 03 DEGREES 53 MINUTES 17 SECONDS EAST, AND A CHORD LENGTH OF 86.00 FEET TO A POINT OF TANGENCY, THENCE SOUTH 00 DEGREES 02 MINUTES 08 SECONDS EAST, A DISTANCE OF 496.87 FEET TO A POINT, THENCE SOUTH 89 DEGREES 57 MINUTES 52 SECONDS WEST, A DISTANCE OF 572.91 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 2.16 ACRES, OR 94,217.39 SQUARE FEET MORE OR LESS.

Lot 30 NKA Lot 32

S. 27TH STREET



SCALE: 1"=100'

EXISTING UTILITY EASEMENT
OUTLOT "C"
PINE LAKE HEIGHTS
SOUTH ADDITION

$\Delta=03^{\circ}01'15''$
R=1500.00
L=79.08
T=39.55
C=79.08
CB=N82 $^{\circ}$ 14'30"E

35.50'
N06 $^{\circ}$ 14'52"W
72.30'
N07 $^{\circ}$ 44'26"W
PARCEL "C"
S07 $^{\circ}$ 44'26"E
107.81'
 $\Delta=07^{\circ}42'18''$
R=560.00
L=75.31
T=37.71
C=75.25
CB=N03 $^{\circ}$ 53'17"W

$\Delta=07^{\circ}42'18''$
R=640.00
L=86.07
T=43.10
C=86.00
CB=S03 $^{\circ}$ 53'17"E

PROPOSED SANITARY SEWER EASEMENT

492.91'
N89 $^{\circ}$ 57'52"E
PARCEL "C"
572.91'
S89 $^{\circ}$ 57'52"W

416.87'
N00 $^{\circ}$ 02'08"W
496.87'
S00 $^{\circ}$ 02'08"E

80.00'
S00 $^{\circ}$ 02'09"E

80.00'
W.60.20.00.00

LOT 30 I.T.

YANKEE HILL ROAD

SE CORNER SE1/4
SEC. 24-T09N-R06E

