



MISC Inst. # 2017079360, Pg: 1 of 12 Rec Date: 10/03/2017 10:32:42.503

Fee Received: \$76.00 By: MJ

Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

PERMANENT STORM SEWER EASEMENT

When recorded return to:
City of Omaha, Nebraska
Public Works Department
General Services Division
R-O-W Section

KNOW ALL MEN BY THESE PRESENTS:

THAT **DEER CREEK RESERVE, LLC**, a Nebraska limited liability company, hereinafter referred to as "GRANTOR" (whether one or more), for and in consideration of the sum of **One Dollar (\$1.00) and other valuable considerations**, 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, and **SANITARY AND IMPROVEMENT DISTRICT NO. 574 OF DOUGLAS COUNTY, NEBRASKA**, a Nebraska political subdivision (hereinafter referred to as the "SID", and collectively with CITY, the "GRANTEE"), a permanent easement for the right to construct, maintain and operate a sewer (either for storm or sanitary purposes), drainage structure, and/or drainage way, and appurtenances thereto, in, through, and under the parcels of land described as follows, to-wit

**SEE ATTACHED EXHIBITS "A", "B", "C", "D", "E", "F" AND "G"
PERMANENT EASEMENT LEGAL DESCRIPTION**

TO HAVE AND TO HOLD unto said GRANTEE, its successors and assigns, together with the right of ingress and egress from said premises for the purpose of constructing, inspecting, maintaining, operating, repairing or replacing said sewer at the will of the GRANTEE. 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 GRANTEE to use the same for the purposes herein expressed.

It is further agreed as follows:

- 1) That no buildings, improvements, or other structures, nor any grading, fill or fill material, or embankment work, shall be placed in, on, over, or across said easement strip by GRANTOR, its successors and assigns without express approval of the GRANTEE. Improvements which may be approved by GRANTEE include landscaping, road and/or street surfaces, parking area surfacing, and/or pavement. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by GRANTOR, its successors or assigns.

C I T Y

Inst. # 2017079360, Pages: 2 of 12

- 2) That GRANTEE will replace or rebuild any and all damage to improvements caused by GRANTEE 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 GRANTEE.
- 3) That GRANTEE may construct, maintain, repair, reconstruct and operate additional sewer systems within the permanent easement described above.
- 4) This Permanent Storm Sewer Easement is also for the benefit of any contractor, agent, employee, or representative of the GRANTEE and any of said construction and work.
- 5) That GRANTEE 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.
- 6) That said GRANTOR for itself and its successors and assigns does confirm with the said GRANTEE and its assigns, that it, the GRANTOR, is well seized in fee of the above described property and that it has the right to grant and convey this Permanent Storm Sewer Easement in the manner and form aforesaid, and that it will, and its successors and assigns shall warrant and defend this Permanent Storm Sewer Easement to said GRANTEE and its assigns against the lawful claims and demands of all persons. This Permanent Storm Sewer Easement runs with the land.
- 7) That said Permanent Storm Sewer Easement is granted upon the condition that the GRANTEE may remove or cause to be removed all presently existing improvements thereon, including but not limited to, crops, vines, and trees within the easement area as necessary for construction.
- 8) The GRANTEE reserves the absolute right to terminate this Permanent Storm Sewer Easement at any time prior to the payment of the above stated consideration, but in no event later than sixty (60) days after the execution of this Permanent Storm Sewer Easement.
- 9) That this instrument contains the entire agreement of the parties; that there are no other or different agreements or understandings, except a Temporary Construction Easement, if and as applicable, between the GRANTOR and the GRANTEE or its agents; and that the GRANTOR, in executing and delivering this instrument, has not relied upon any promises, inducements, or representations of the GRANTEE or its agents or employees, except as are set forth herein (if applicable).

**[THE BALANCE OF THIS PAGE IS LEFT INTENTIONALLY BLANK –
SIGNATURES APPEAR ON THE FOLLOWING PAGES]**

Inst. # 2017079360, Pages: 3 of 12

IN WITNESS WHEREOF, the GRANTOR has hereunto caused this Permanent Storm Sewer Easement to be signed by its Manager this 29 day of August, 2017.

DEER CREEK RESERVE, LLC, a Nebraska limited liability company

By: *Jana Faller*
Jana Faller, Manager
AUTHORIZED OFFICER

ACKNOWLEDGMENT

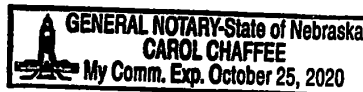
STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 29 day of August, 2017, before me, a Notary Public in and for said County, personally came Jana Faller, Manager of Deer Creek Reserve, LLC, a Nebraska limited liability company, to me personally known to be the Manager of said company and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be her voluntary act and deed as such Manager and the voluntary act and deed of said company.

WITNESS my hand and Notarial Seal the day and year last above written.

Carol Chaffee
NOTARY PUBLIC


Notary Seal:



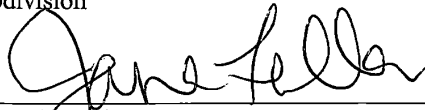
Inst. # 2017079360, Pages: 5 of 12

**SANITARY AND IMPROVEMENT DISTRICT NO. 574
OF DOUGLAS COUNTY, NEBRASKA**, a Nebraska
political subdivision

ATTEST:



Steve Faller, Clerk

By: 

Jana Faller, Chairman

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)
) *Sept. TP*

On this 27 day of ~~October~~, 2017, before me, a Notary Public in and for said County, personally came Jana Faller and Steve Faller, Chairman and Clerk, respectively of Sanitary and Improvement District No. 574 of Douglas County, Nebraska, a Nebraska political subdivision, to me personally known to be the persons whose names are affixed to the foregoing instrument, and acknowledged the execution thereof to be their voluntary act and deed in such capacities and the voluntary act and deed of said District.

WITNESS my hand and Notarial Seal the day and year last above written.

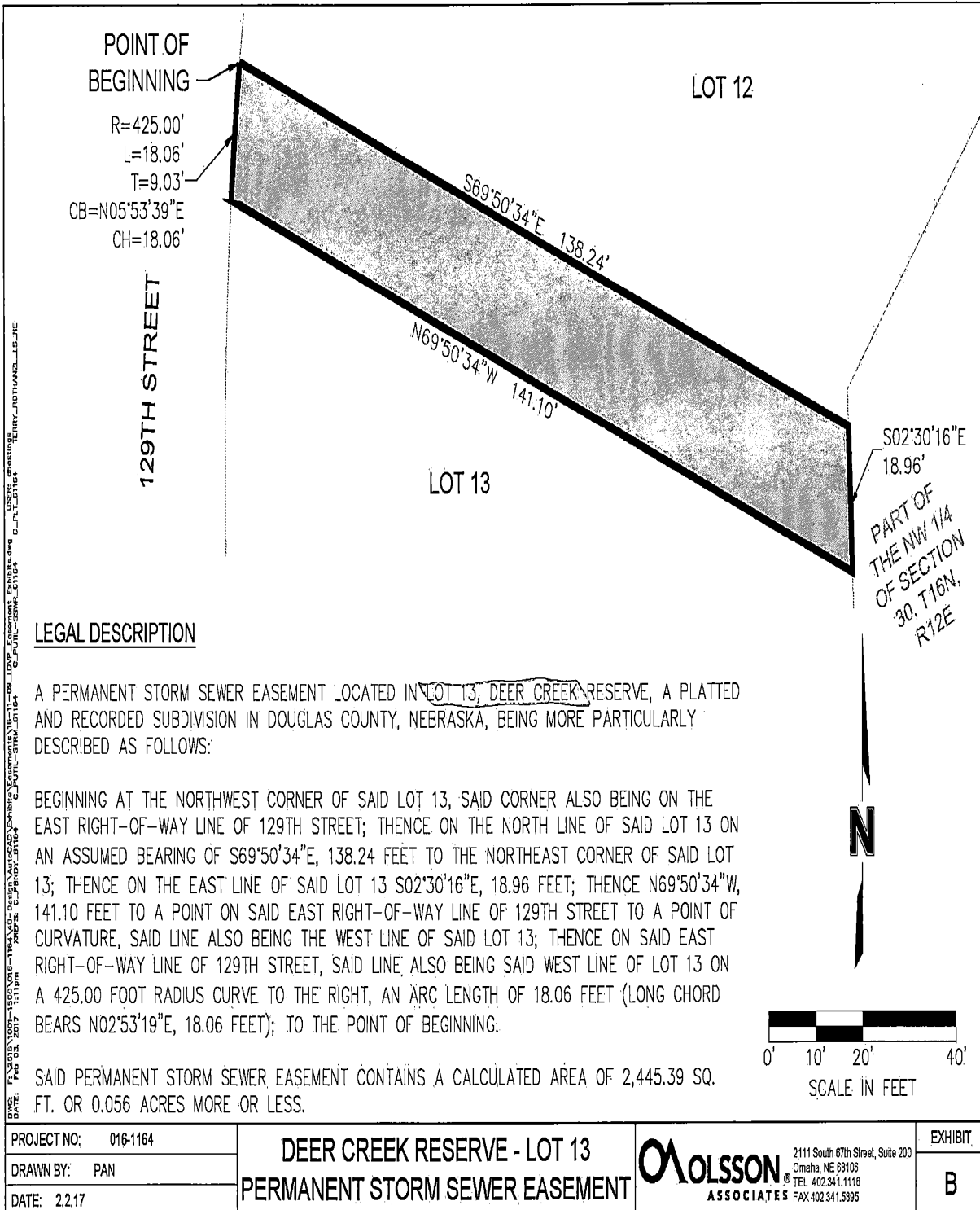




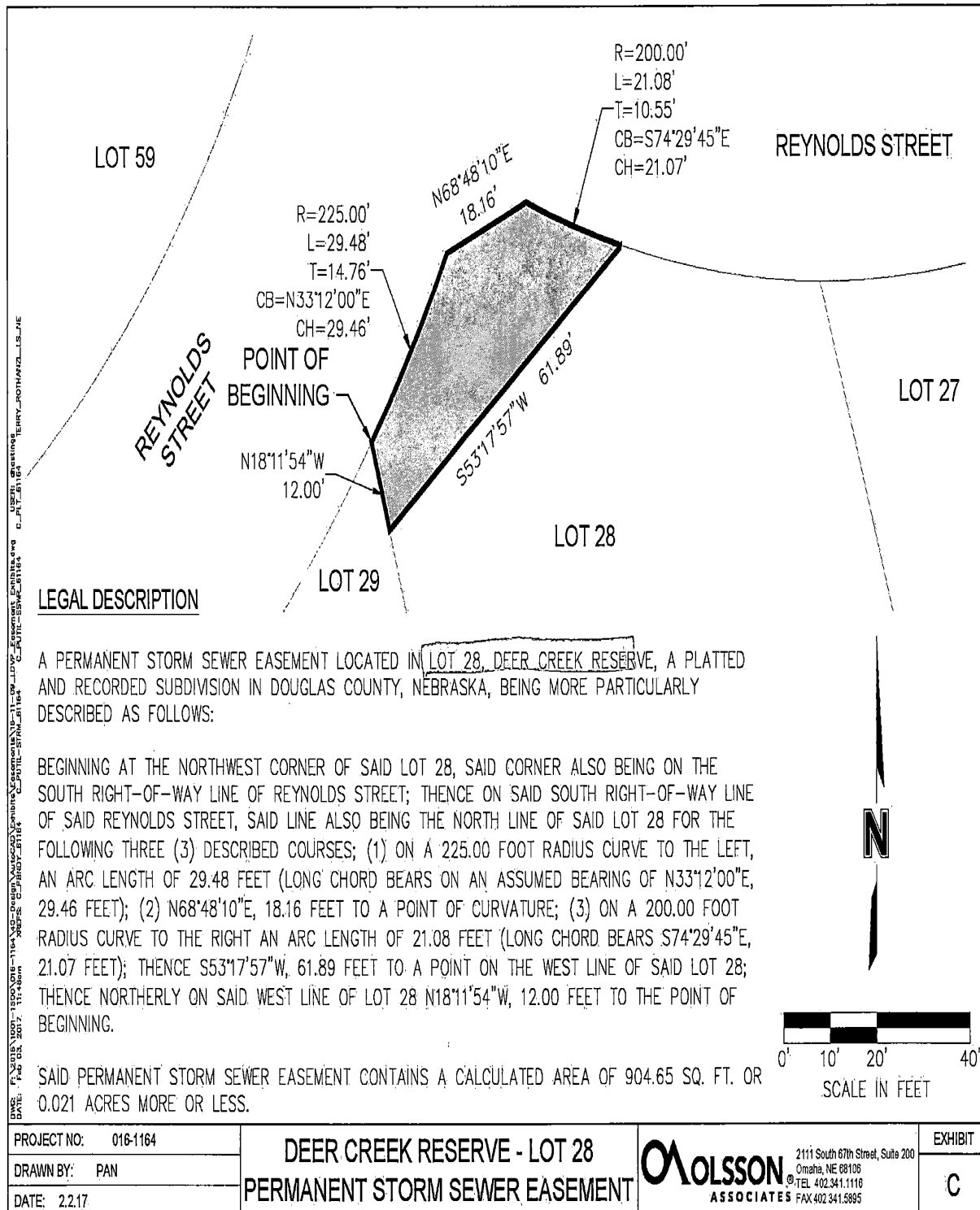
NOTARY PUBLIC

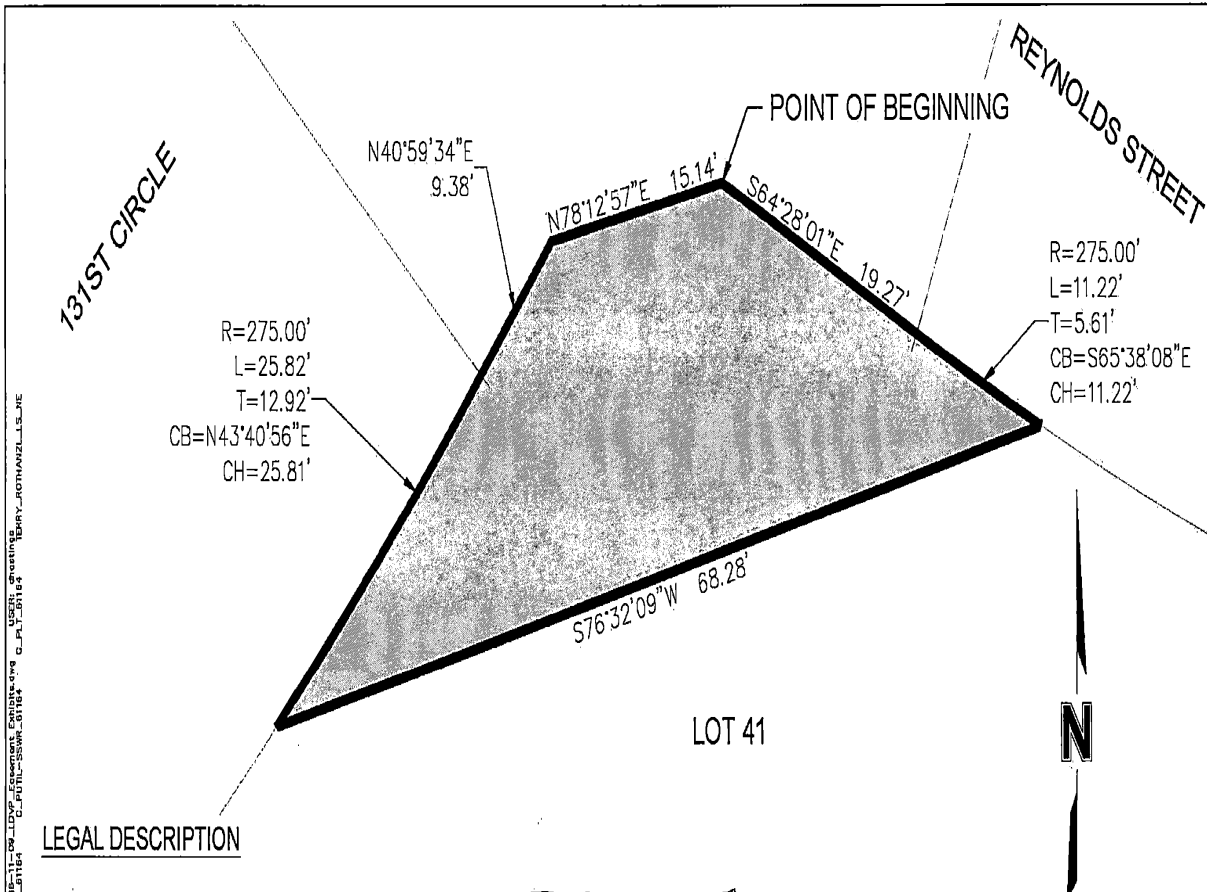
Notary Seal:

Inst. # 2017079360, Pages: 7 of 12



Inst. # 2017079360, Pages: 8 of 12





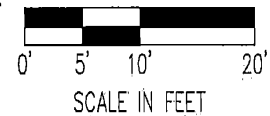
DATE: 2.2.17
 DRAWN BY: PAN
 PROJECT NO: 016-1164
 DEER CREEK RESERVE - LOT 41
 PERMANENT STORM SEWER EASEMENT
 OLSSON ASSOCIATES
 2111 South 67th Street, Suite 200
 Omaha, NE 68106
 TEL: 402.341.1116
 FAX: 402.341.5895

LEGAL DESCRIPTION

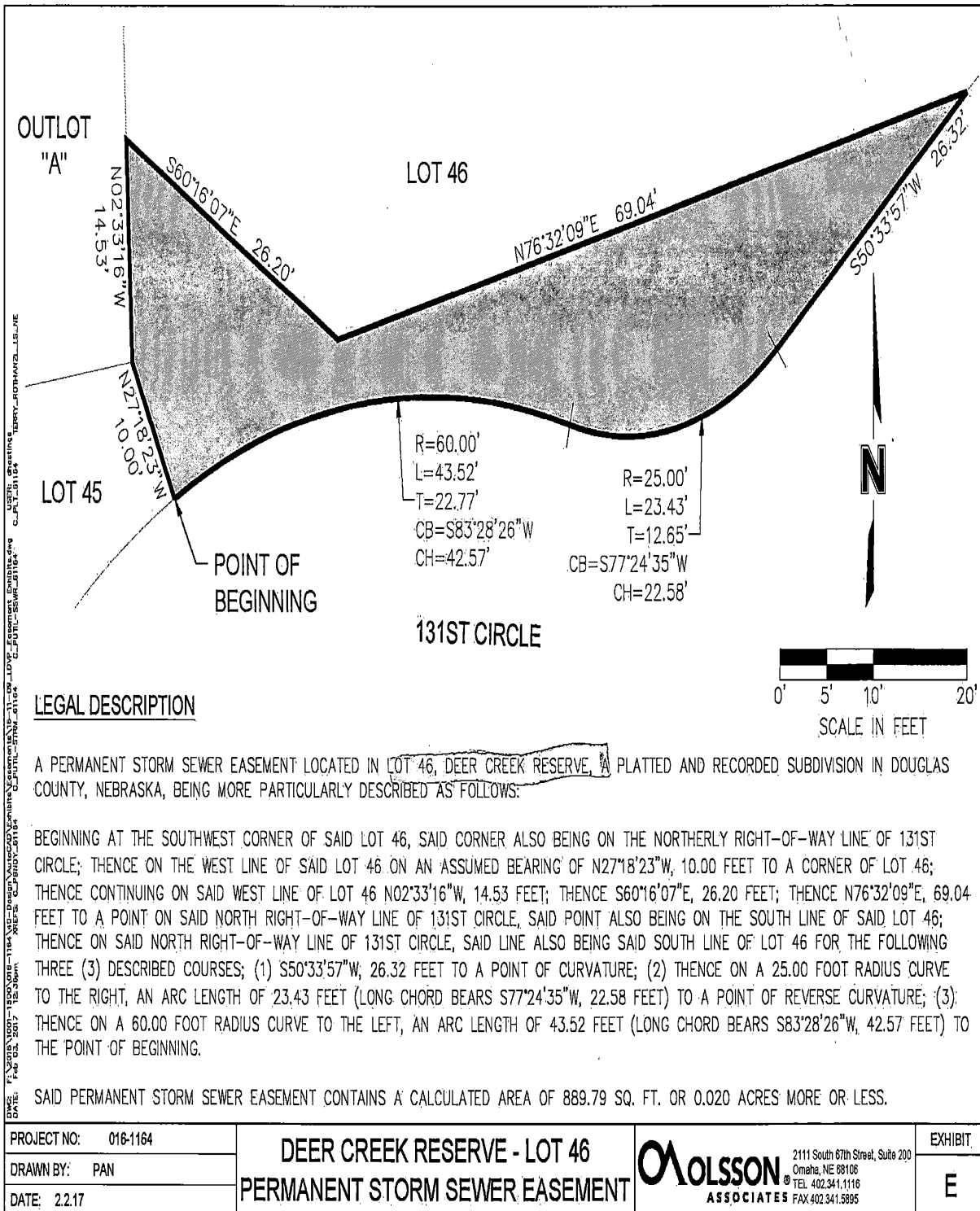
A PERMANENT STORM SEWER EASEMENT LOCATED IN LOT 41, DEER CREEK RESERVE, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

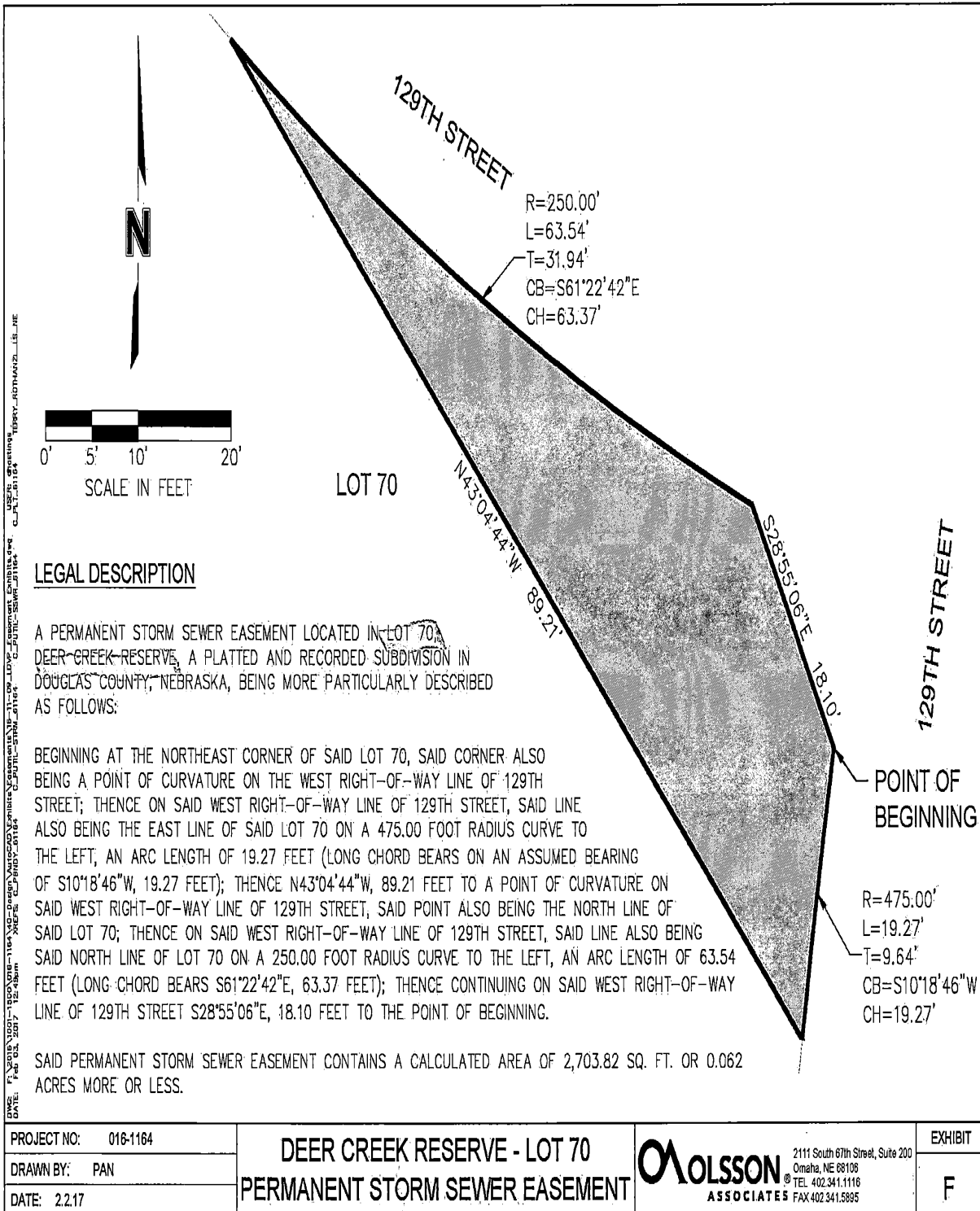
BEGINNING AT THE NORTHERN MOST CORNER OF SAID LOT 41, SAID CORNER ALSO BEING THE INTERSECTING POINT OF THE SOUTH RIGHT-OF-WAY LINE OF REYNOLDS STREET AND ALSO THE SOUTH RIGHT-OF-WAY LINE 131ST CIRCLE; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF REYNOLDS STREET, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 41 FOR THE FOLLOWING TWO (2) DESCRIBED COURSES; (1) ON AN ASSUMED BEARING OF S64°28'01"E, 19.27 FEET TO A POINT OF CURVATURE; (2) ON A 275.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 11.22 FEET (LONG CHORD BEARS S65°38'08"E, 11.22 FEET); THENCE S76°32'09"W, 68.28 FEET TO A POINT OF CURVATURE ON SAID SOUTH RIGHT-OF-WAY LINE OF 131ST CIRCLE, SAID POINT ALSO BEING ON SAID NORTH LINE OF LOT 41; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF 131ST CIRCLE, SAID LINE ALSO BEING SAID NORTH LINE OF LOT 41 FOR THE FOLLOWING THREE (3) DESCRIBED COURSES; (1) ON A 275.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 25.82 FEET (LONG CHORD BEARS N43°40'56"E, 25.81 FEET); (2) N40°59'34"E, 9.38 FEET; (3) N78°12'57"E, 15.14 FEET TO THE POINT OF BEGINNING.

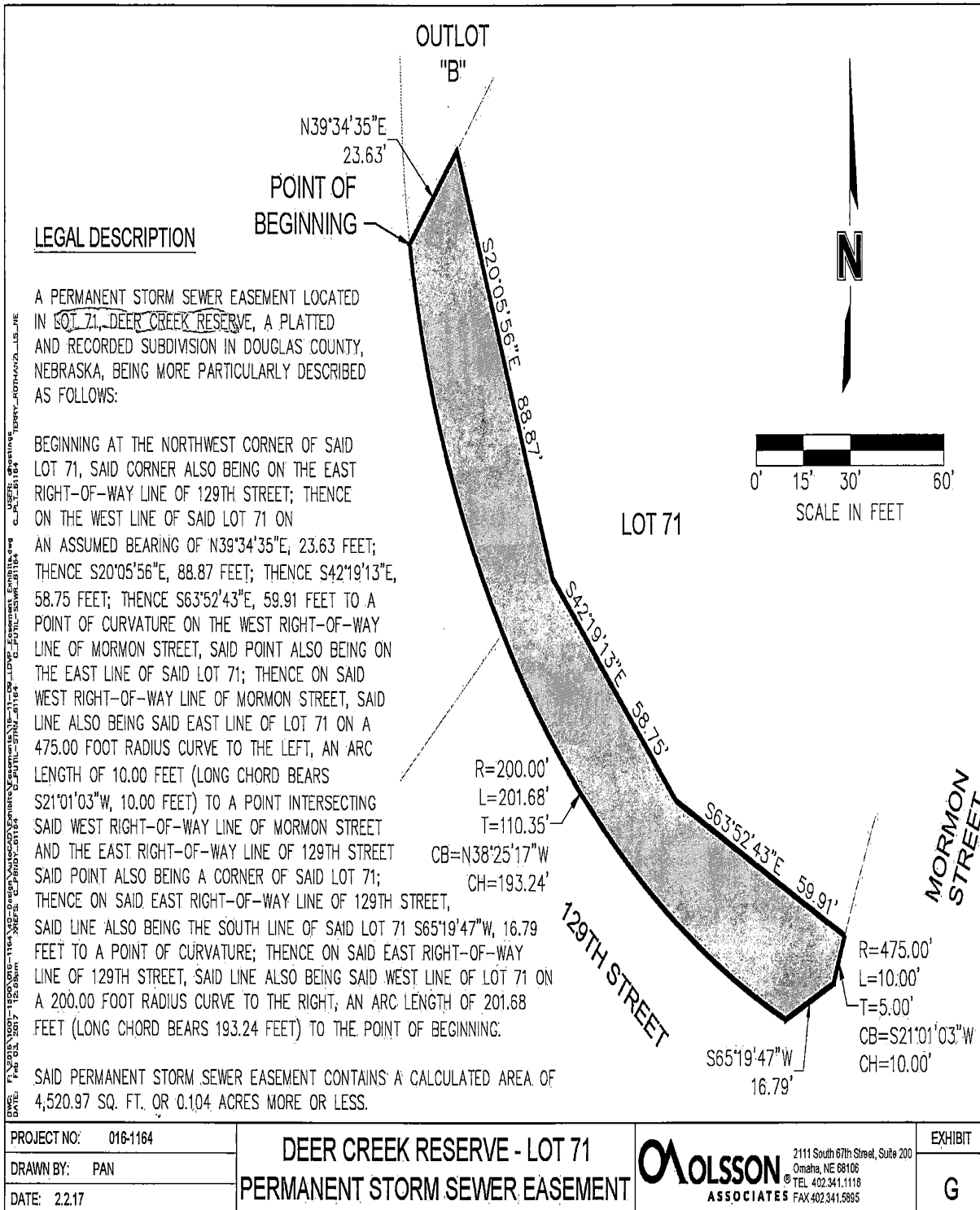
SAID PERMANENT STORM SEWER EASEMENT CONTAINS A CALCULATED AREA OF 789.16 SQ. FT. OR 0.018 ACRES MORE OR LESS.



PROJECT NO: 016-1164	DEER CREEK RESERVE - LOT 41 PERMANENT STORM SEWER EASEMENT	2111 South 67th Street, Suite 200 Omaha, NE 68106 TEL: 402.341.1116 FAX: 402.341.5895	EXHIBIT
DRAWN BY: PAN			D
DATE: 2.2.17			







PROJECT NO: 016-1164	DEER CREEK RESERVE - LOT 71 PERMANENT STORM SEWER EASEMENT	MOLSSON ASSOCIATES 2111 South 67th Street, Suite 200 Omaha, NE 68106 TEL 402.341.1118 FAX 402.341.5895	EXHIBIT
DRAWN BY: PAN			G
DATE: 2.2.17			