

AFFECTS
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Return to: *GM*
GAINES, MULLEN, PANSING
& HOGAN
10050 Regency Circle, Suite 200
Omaha, NE 68114-3773

94-15028

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INSTRUMENT NUMBER
94-15028
94 JUN 30 PM 3:32
Carol A. Davis
REGISTER OF DEEDS

EASEMENT FOR STORM SEWER AND DRAINAGE

This indenture made this 27 day of June, 1994, by and between WESTGATE PLAZA, INC., a Nebraska corporation (hereinafter referred to as "Grantor"), and SANITARY AND IMPROVEMENT DISTRICT NO. 143 OF SARPY COUNTY, NEBRASKA (hereinafter referred to as "Grantee").

WITNESSETH:

That Grantor, in consideration of the sum of One and no/100 Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to Grantee, its successors and assigns, a permanent easement for the construction and maintenance of storm sewers and drainage over that part of the East Half of Section 25, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more specifically located and described on Exhibit A attached hereto which is hereby incorporated in and made a part of this Easement by reference.

To have and to hold said Easement and right-of-way unto the said Grantee, its successors and assigns, in perpetuity. Grantor, its successors and assigns, shall be entitled to and do hereby reserve the right, to connect to and make reasonable and customary use of any storm sewer and drainage installed and maintained by Grantee under the terms of this Easement at no expense whatsoever. The approval of this term by Grantor and its successors and assigns shall be shown by recording this document with the Sarpy County Register of Deeds. This Easement and the license contained herein is given without any warranty whatsoever.

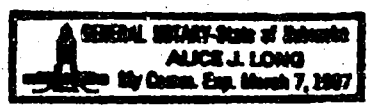
IN WITNESS WHEREOF, the Grantor has caused this Easement to be signed on the day and year first above written.

WESTGATE PLAZA, INC., a Nebraska corporation,
By *Michael F. Rogers*
President

STATE OF NEBRASKA)
) ss.:
COUNTY OF DOUGLAS)

On this 27 day of June, 1994, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came Michael F. Rogers, President of WESTGATE PLAZA, INC., a Nebraska corporation, to me personally known to be the person whose name is affixed to the foregoing instrument in that capacity and who acknowledge the same to be his voluntary act and deed as President of the corporation.

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



Alice J. Long
Notary Public

My commission expires the 7th day of March, 1997

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EXHIBIT A

LEGAL DESCRIPTION

A permanent easement for construction and maintenance of storm sewers and drainage over that part of the East Half of Section 25, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

Beginning at the south corner of Lot 172, EAGLE RIDGE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska:

Thence South $63^{\circ}02'03''$ East (bearings referenced to the EAGLE RIDGE Final Plat) for 50.00 feet along the southwest line of Eagle Ridge Drive to the west corner of Lot 171, EAGLE RIDGE;

Thence South $26^{\circ}57'57''$ West for 15.43 feet;

Thence South $49^{\circ}59'59''$ East for 198.33 feet;

Thence along a curve to the right (having a radius of 350.00 feet and a long chord bearing South $31^{\circ}01'01''$ East for 227.70 feet) for an arc length of 231.92 feet;

Thence South $12^{\circ}02'02''$ East for 714.35 feet to the north right of way line of the former Union Pacific Railroad;

Thence North $76^{\circ}38'22''$ West for 110.70 feet along said north ROW line;

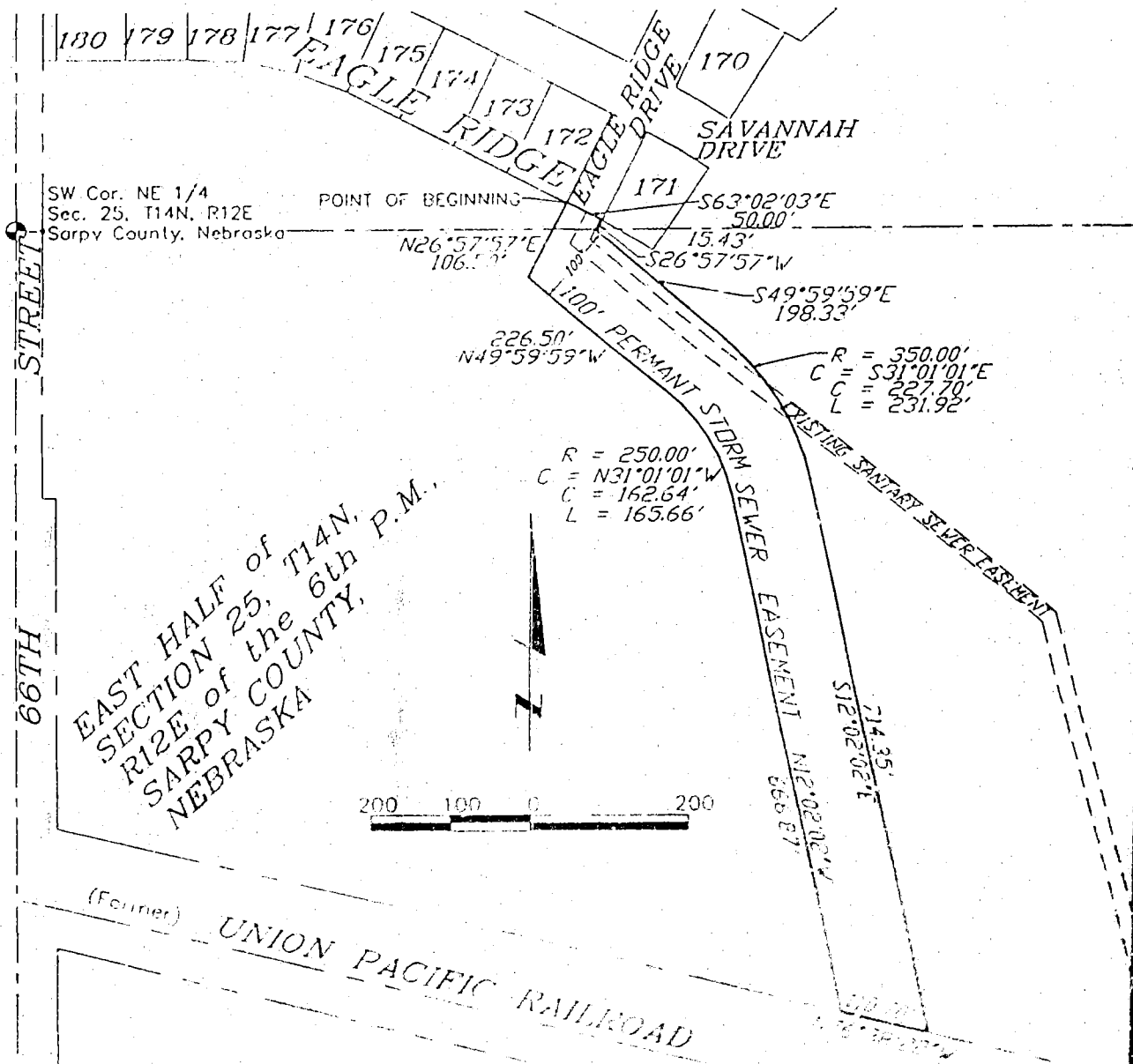
Thence North $12^{\circ}02'02''$ West for 666.87 feet;

Thence along a curve to the left (having a radius of 250.00 feet and a long chord bearing North $31^{\circ}01'01''$ West for 162.64 feet) for an arc length of 165.66 feet;

Thence North $49^{\circ}59'59''$ West for 226.50 feet;

Thence North $26^{\circ}57'5''$ East for 106.50 feet to the Point of Beginning.

Contains 2.60 acres.



Book

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Date March 4, 1994

Job Number 87962-4241



lamp, ryneanson & associates, inc.

engineers surveyors planners

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