

GAINES, MULLEN, PANSING &  
HOGAN  
10050 REGENCY CIRCLE, SUITE 200  
OMAHA, NEBRASKA 68114

RECEIVED

JUN 6 3 16 PM '96

GEORGE J. MULLEN  
REGISTERED CLERK  
DOUGLAS COUNTY



#### SIDEWALK EASEMENT

This indenture made this 29 day of MAY, 1996, by and between FIRST NATIONAL BANK OF OMAHA, and its successors (hereinafter referred to as "Grantor"), and SANITARY AND IMPROVEMENT DISTRICT NO. 396 OF DOUGLAS COUNTY, NEBRASKA, a Nebraska political subdivision, its successors and assigns (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 perpetual easement for the construction and maintenance of sidewalks over that part of Lot 1, First National Business Park, a subdivision, as surveyed, platted and recorded in Douglas 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 such sidewalks as are 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 Douglas County Register of Deeds. This Easement and the license contained herein is given without any warranty whatsoever. This Easement shall run with the land and be binding on this and all future owners of the property described herein.

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

FIRST NATIONAL BANK OF OMAHA,

By

Title

Robert J. Horak  
Vice President

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

On this 29 day of MAY, 1996, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came ROBERT J. HORAK, VICE PRESIDENT of FIRST NATIONAL BANK OF OMAHA, 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 the voluntary act and deed of the bank.

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



Tracy Morrison  
Notary Public

My commission expires the 24 day of DECEMBER, 1999

B 6289 MC-12140  
FEE 15.00 R 100 FB  
DEL. C/O 8 COMP 8  
LEGAL PG 573 SCAN MFV

# EXHIBIT A

## LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of sidewalks over that part of Lot 1, FIRST NATIONAL BUSINESS PARK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

Beginning in the north right of way line of FNB Parkway at the corner common to Lots 1 and 2;

Thence along a curve to the left (having a radius of 350.00 feet and a long chord bearing North 79°54'36" West (bearings referenced to the FIRST NATIONAL BUSINESS PARK Final Plat) for 151.52 feet) for an arc length of 152.73 feet along the north right of way line of FNB Parkway;

Thence South 87°35'20" West for 130.14 feet along the north right of way line of FNB Parkway;

Thence North 84°04'17" East for 130.39 feet;

Thence along a curve to the right (having a radius of 358.00 feet and a long chord bearing South 79°54'36" East for 154.98 feet) for an arc length of 156.22 feet concentric with and eight feet (8.00') north of the north right of way line of FNB Parkway to the line common to Lots 1 and 2;

Thence South 22°35'28" West for 8.00 feet to the Point of Beginning.

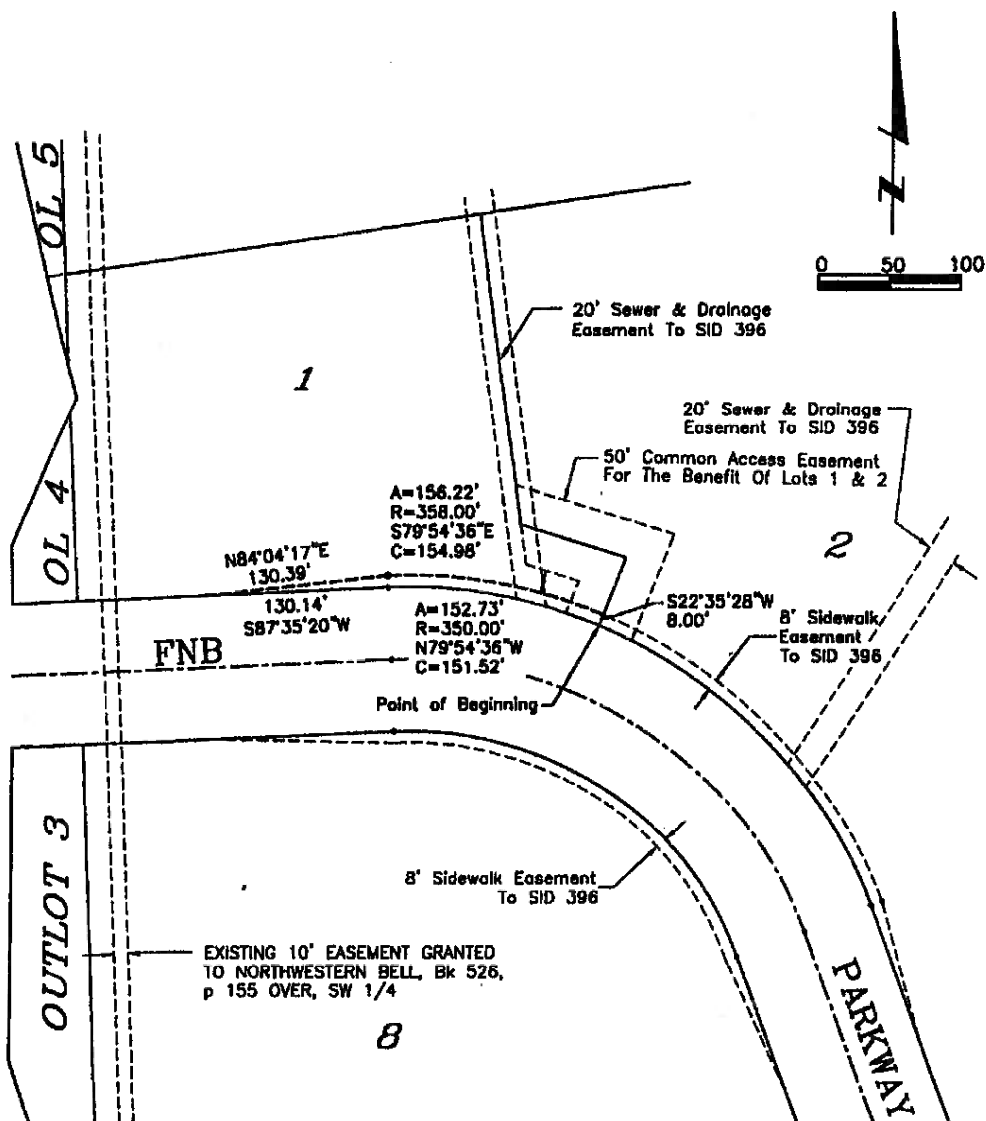
Contains 1756 square feet.

May 3, 1996

LAMP, RYNEARSON & ASSOCIATES, INC.

95910-1283-P1

(Sidewalk Easement on Lot 1)



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**lamp, rynearson & associates, inc.**

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