

78 - 174A

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PROJECT NO. SD1511
TRACT NO.

PERMANENT SEWER EASEMENT

KNOW ALL MEN BE THESE PRESENTS:

THAT BURTON CHRISTOPHERSON and PEARL M. CHRISTOPHERSON, Husband & Wife hereinafter referred to as GRANTOR, (whether one or more) for and in consideration of the sum of One thousand Dollars (\$ 1,000) and other valuable consideration, 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, an easement for the right to construct, maintain and operate a Sanitary Sewer Sewer, and appurtenances thereto, in, through, and under the parcel of land described as follows, to-wit:

A rectangular piece of land located in the Northeast corner of Lot one (1), Fort Crest Commercial Plaza, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, and more particularly described as follows:

Beginning at a point, said point being the Northeast corner of Lot one (1), Fort Crest Commercial Plaza, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska; thence South along the East property line of said Lot one (1), a distance of 10 feet; thence West a distance of 12.5 feet; thence North a distance of 10 feet; thence East a distance of 12.5 feet to the point of beginning.

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

It is further agreed as follows:

1. That no buildings, improvements, or other structures, shall be placed in, on, over, or across said easement strip by GRANTOR, his or their successors and assigns without express approval of the CITY. Improvements which may be approved by CITY include landscaping or road, street or parking area surfacing or pavement. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by GRANTOR, his heirs, successors or assigns.
2. That CITY will replace or rebuild any and all damage to improvements caused by CITY 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 CITY.
3. That CITY 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. This easement is also for the benefit of any contractor, agent, employee, or representative of the CITY and any of said construction and work.
4. That said GRANTOR for himself or themselves and his or their heirs, executors and administrators does or do confirm with the said CITY and its assigns, that he or they, the GRANTOR is or are well seized in fee of the above described property and that he or they has or have the right to grant and convey this easement in the manner and form aforesaid, and that he or they will, and his or their heirs, executors, and administrators, shall warrant, and defend this easement to said CITY and its assigns against the lawful claims and demands of all persons. This easement runs with the land.
5. That said easement is granted upon the condition that the CITY will remove or cause to be removed all presently existing improvements thereon, including but not limited to, crops, vines, trees within the easement area as necessary for construction.
6. That this instrument contains the entire agreement of the parties; that there are no other different agreements or understandings, except a Temporary Construction Easement if and as applicable, between the GRANTOR and the CITY or its agents; and that the GRANTOR, in executing and delivering this instrument, has not relied upon any promises, inducements, or representations of the CITY or its agents or employees, except as are set forth herein.

IN WITNESS WHEREOF said GRANTOR has or have hereunto set his or their hand(s) this

5 day of Feb A.D., 1976

Burton Christopherson
Pearl M. Christopherson

Name of Corporation

Corporate Seal

By _____ President

Attest _____ Secretary

(Acknowledged on reverse side hereof)

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STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

On this 5 day of Dec, 1926, before me a Notary Public, in and for said County, personally came the above named:

Beata & Carl Christensen

who is (are) personally known to me to be the identical person(s) whose name(s) is (are) affixed to the above instrument and acknowledged the instrument to be his, her (their) voluntary act and deed for the purpose therein stated.

WITNESS my hand and Notarial Seal the date aforesaid.

Ferdinand J. Billy
Notary Public

My Commission expires
FERDINAND J. BILLY
GENERAL NOTARY State of Nebr.
My Commission Expires Feb. 23, 1927

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

On this ___ day of ___, 19___, before me, the undersigned, a Notary Public in and for said County, personally came

___ President of ___
a ___ Corporation,

and ___, Secretary of said Corporation, to me personally known to be the President and Secretary respectively of said Corporation and the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such officers and the voluntary act and deed of said Corporation, and the Corporate Seal of said Corporation to be thereto affixed by its authority.

By: [Signature] Deputy
MAIL [Signature]
N 78-1944 G.P.A.N.B.C.
Compared Fee 25

THE STATE OF NEBRASKA
Douglas County
Entered in Numerical Index and filed for Record in the office of the Register of Deeds of said County and recorded in Book 561 of Vol 81
E. Harold Oster
REGISTER OF DEEDS

RECEIVED
1926 FEB -5 PM 1:58
C. KATHA OSTLER
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.
Miss
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