

Inst # 2020047098 Tue Sep 15 12:14:04 CDT 2020  
Filing Fee: \$28.00  
Lancaster County, NE Assessor/Register of Deeds  
CPOCKG Office EASE  
Pages 4



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705296  
93<sup>rd</sup> & A Roundabout, 802873  
Tracts 14, 17, 20 & 25

## EASEMENT

### KNOW ALL MEN BY THESE PRESENTS:

That HERITAGE LAKES, LLC, a Nebraska limited liability company, 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 AND OTHER VALUABLE CONSIDERATION, (\$1.00 & OVC)**, 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 **storm sewer/drainage**, and appurtenances thereto belonging, over and through the following described real property, to-wit:

#### Tract 14:

A portion of Outlot G, Hillcrest CC 1<sup>st</sup> Addition, Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of Outlot G; thence on an assumed bearing of South 02°53'28" West along the East line of said Outlot G also being the West Right-of-Way line of South 93rd Street, a distance of 5.00 feet to a point of curvature; thence West on a 480.00 foot radius curve to the left, a distance of 14.58 feet along the East line of said Outlot G also being the North Right-of-Way line of Triana Lane, said curve has a chord bearing of South 79°00'01" West, a distance of 14.58 feet; thence North 40°20'45" West, a distance of 19.08 feet; thence North 49°39'15" East, a distance of 2.29 feet to the North line of said Outlot G also being a point of curvature; thence East on a 1482.68 foot radius curve to the left, a distance of 26.50 feet along the North line of said Outlot G, said curve has a chord bearing of South 71°51'43" East, a distance of 26.50 feet to the Point of Beginning, containing a calculated area of 213.63 square feet, more or less.

#### Tract 17:

A portion of Outlot C, Hillcrest CC Addition, Lincoln, Lancaster County, Nebraska, more particularly described as follows:

To Hillcrest

To Hillcrest

CHARGE TO PUU, RETURN  
TO JENNIE, REAL ESTATE

Beginning at the Southwest corner of Outlot C; thence Northwest on a 73.47 foot radius curve to the right, a distance of 9.42 feet along the West line of said Outlot C also being the East Right-of-Way line of South 93rd Street, said curve has a chord bearing of North 21°07'19" West, a distance of 9.41 feet to a point of compound curvature; thence North on a 365.70 foot radius curve to the right, a distance of 29.35 feet along the West line of said Outlot C also being the East Right-of-Way line of South 93rd Street, said curve has a chord bearing of North 15°08'56" West, a distance of 29.35 feet; thence South 89°06'10" East, a distance of 25.79 feet to the East line of said Outlot C also being a point of curvature; thence South on a 340.71 foot radius curve to the left, a distance of 21.22 feet along the East line of said Outlot C, said curve has a chord bearing of South 15°39'51" East, a distance of 21.21 feet to a point of compound curvature; thence South on a 48.47 foot radius curve to the left, a distance of 6.24 feet along the East line of said Outlot C, said curve has a chord bearing of South 21°08'13" East, a distance of 6.24 feet to the Southeast corner of said Outlot C; thence South 65°15'46" West along the South line of said Outlot C, a distance of 25.00 feet to the Point of Beginning, containing a calculated area of 827.98 square feet, more or less. **And, also:**

**Tract 20:**

A portion of Outlot D, Hillcrest CC Addition, Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of Outlot D; thence on an assumed bearing of North 49°50'16" West along the West line of said Outlot D also being the East Right-of-Way line of South 93rd Street, a distance of 15.71 feet to a point of curvature; thence Northwest on a 73.47 foot radius curve to the right, a distance of 1.08 feet along the West line of said Outlot D also being the East Right-of-Way line of South 93rd Street, said curve has a chord bearing of North 49°20'08" West, a distance of 1.08 feet to a point of curvature also being the Point of Beginning; thence continuing Northwest on a 73.47 foot radius curve to the right, a distance of 30.93 feet along the West line of said Outlot D also being the East Right-of-Way line of South 93rd Street, said curve has a chord bearing of North 36°51'19" West, a distance of 30.70 feet to a point on the West line of said Outlot D; thence North 65°15'46" East along the West line of said Outlot D, a distance of 25.00 feet to a point of curvature; thence Northwest on a 48.47 foot radius curve to the right, a distance of 6.24 feet along the West line of said Outlot D, said curve has a chord bearing of North 21°08'13" West, a distance of 6.24 feet to a point of compound curvature; thence North on a 340.71 foot radius curve to the right, a distance of 21.22 feet along the West line of said Outlot D, said curve has a chord bearing of North 15°39'51" West, a distance of 21.21 feet; thence South 89°06'10" East, a distance of 51.78 feet; thence South 00°37'26" West, a distance of 31.21 feet; thence North 89°06'10" West, a distance of 17.08 feet; thence South 05°17'57" East, a distance of 26.55 feet; thence South 84°42'03" West, a distance of 33.27 feet to the Point of Beginning, containing a calculated area of 2,731.78 square feet, more or less. **And, also:**

Commencing at the Southeast corner of Outlot D; thence on an assumed bearing of North 89°24'41" West along the South line of said Outlot D also being the North Right-of-Way line of 'A' Street, a distance of 162.39 feet to the Point of Beginning; thence continuing North 89°24'41" West along the South line of said Outlot D also being the North Right-of-Way line of 'A' Street, a distance of 49.52 feet; thence

North 52°07'34" West, a distance of 15.53 feet; thence North 84°49'08" West, a distance of 15.81 feet; thence North 05°10'52" East, a distance of 30.00 feet; thence South 84°49'08" East, a distance of 24.61 feet; thence South 52°07'34" East, a distance of 63.73 feet to the Point of Beginning, containing a calculated area of 1,795.30 square feet, more or less. **And, also:**

**Tract 25:**

A portion of Outlot C, Hillcrest CC 1<sup>st</sup> Addition, Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of Outlot C; thence on an assumed bearing of North 89°24'41" West along the South line of said Outlot C, a distance of 132.64 feet; thence North 75°58'47" West along the South line of said Outlot C, a distance of 5.41 feet to the Point of Beginning; thence continuing North 75°58'47" West along the South line of said Outlot C, a distance of 30.60 feet; thence North 02°41'55" East, a distance of 10.26 feet; thence South 87°18'05" East, a distance of 30.00 feet; thence South 02°41'55" West, a distance of 16.26 feet to the Point of Beginning, containing a calculated area of 397.85 square feet, more or less.

TO HAVE AND TO HOLD UNTO THE CITY OF LINCOLN, NEBRASKA, its successors and assigns, so long as such **storm sewer/drainage** 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 **storm sewer/drainage** 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 day of August 17<sup>th</sup>, 2020.

HERITAGE LAKES, LLC, a Nebraska limited liability company

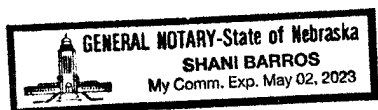
By: HB II, Inc., a Nebraska corporation  
Manager

Gerald L. Kort  
By: Gerald L. Kort, President

STATE OF NEBRASKA                    )  
  ) ss:  
COUNTY OF LANCASTER            )

The foregoing instrument was acknowledged before me on the 17<sup>th</sup> day of August, 2020, by Gerald L. Kort, as President on behalf of HB II, Inc., a Nebraska corporation, Manager of Heritage Lakes, LLC, a Nebraska limited liability company.

(SEAL)



*Shani Barros*  
Notary Public