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By

RICHARD H TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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RECEIVED

EASEMENT FOR SANITARY SEWER, STORM SEWER AND SURFACE DRAINAGE

This is an Easement dated as of March 7, 2000, by and between MAPLE 144 LLC, a Nebraska limited liability company ("Grantor"), and SANITARY AND IMPROVEMENT DISTRICT NO. 409 OF DOUGLAS COUNTY, NEBRASKA, a Nebraska political subdivision ("Grantee").

Grantor, in consideration of sum of One and no/100 Dollar (\$1.00) and other valuable successors and assigns a perpetual easement for the construction, maintenance and replacement of (i) sanitary sewers and storm sewers under, and (ii) surface drainageways over portions of Lots 1 to 7, inclusive, Hillsborough West Replat, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, which easement areas are more specially depicted and described on Exhibit A attached hereto and incorporated herein.

The Easements granted herein shall remain in perpetuity. Grantor and its grantees, successors and assigns shall be entitled, and do hereby reserve the right, to connect to and make reasonable and customary use of any sanitary sewer line and any storm sewer line installed by Grantee under the terms of this Easement at no charge or expense whatsoever to Grantor and its grantees, successors and assigns. This Easement shall become effective and Grantee's acceptance and approval of terms of this Easement shall be evidenced upon the recordation of this Easement with the Douglas County Register of Deeds. This Easement is granted without any warranty whatsoever, express or implied.

IN WITNESS WHEREOF, the Grantor has caused this Easement to be executed as of the day and year first above written.

MAPLE 144 LLC, a
Nebraska limited liability company,

By: [Signature] 3989
Title: Manager FEE 23.50 FB

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

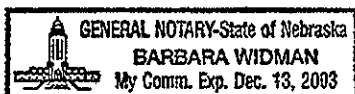
BKP _____ C/O _____ COMP _____
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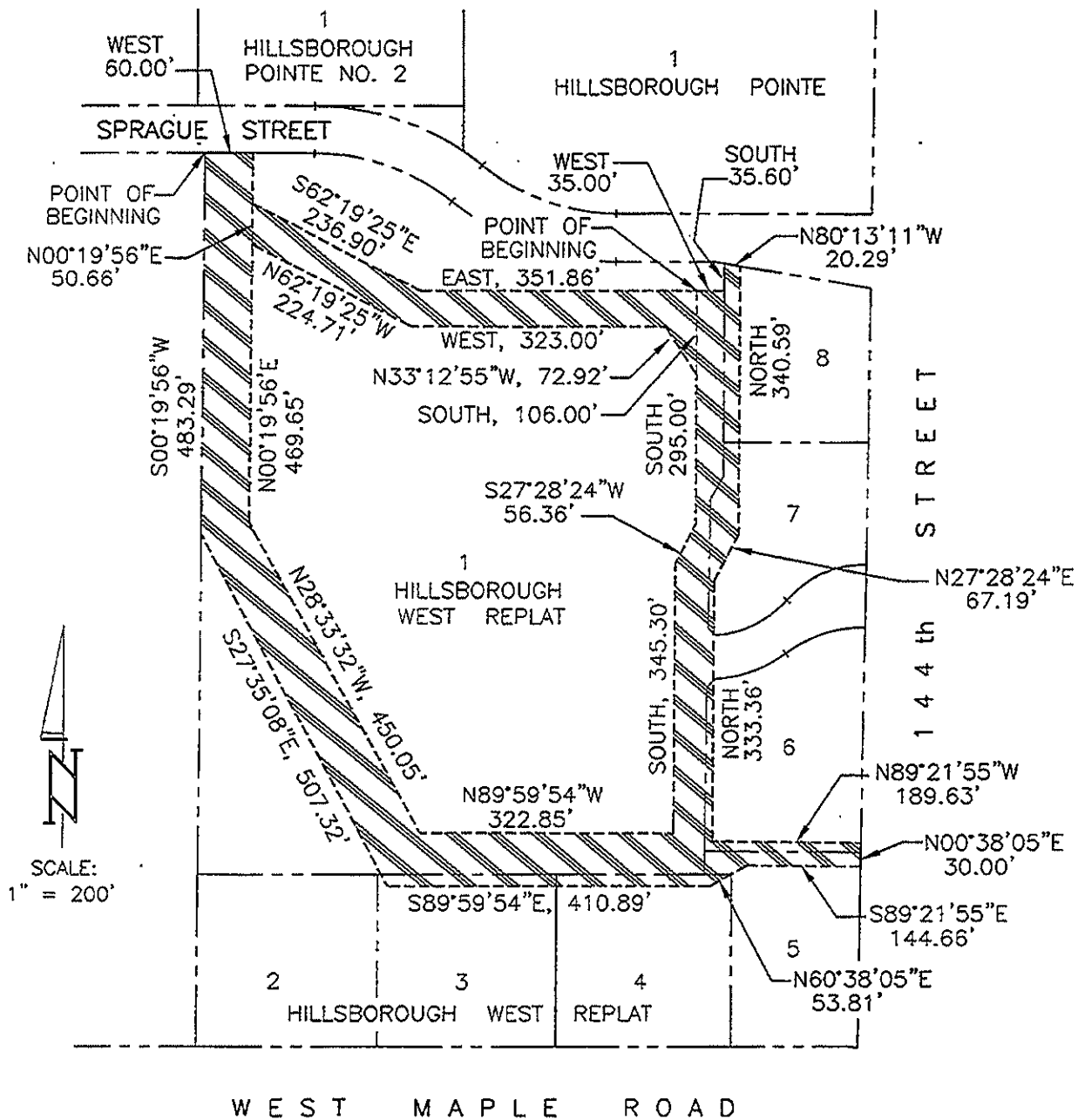
On this 7th day of March, 2000, before me, the undersigned, personally came Jay R. Lerner, Manager of MAPLE 144 LLC, a Nebraska limited liability company, to me personally known to be the person whose name is affixed to the foregoing instrument in that capacity and who acknowledges the same to be the voluntary act and deed of such limited liability company.

PLEASE RETURN TO:

THOMPSON, DREESSEN &
DORNER, INC.
10836 Old Mill Road
Omaha, NE 68154

[Signature]
Notary Public





SHEET 1 OF 3

THE LERNER COMPANY TD2 FILE NO. 738-116-SSSMT. DATE: JAN. 12, 2000
 THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF LOT 1 AND LOTS 3 THRU 8, INCLUSIVE, HILLSBOROUGH WEST REPLAT, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 1;

THENCE S00°19'56"W (ASSUMED BEARING) 483.29 FEET ON THE WEST LINE OF SAID LOT 1;

THENCE S27°35'08"E 507.32 FEET;

THENCE S89°59'54"E 410.89 FEET ON A LINE 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINES OF SAID LOTS 3 AND 4;

THENCE N60°38'05"E 53.81 FEET;

THENCE S89°21'55"E 144.66 FEET ON A LINE 18.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 5 TO THE EAST LINE THEREOF;

THENCE N00°38'05"E 30.00 FEET ON THE EAST LINES OF SAID LOTS 5 AND 6;

THENCE N89°21'55"W 189.63 FEET ON A LINE 12.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6;

THENCE NORTH 333.36 FEET;

THENCE N27°28'24"E 67.19 FEET;

THENCE NORTH 340.59 FEET ON A LINE 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 8 TO THE NORTH LINE THEREOF;

THENCE N80°13'11"W 20.29 FEET ON THE NORTH LINE OF SAID LOT 8 TO THE NE CORNER OF SAID LOT 1;

THENCE SOUTH 35.60 FEET ON THE EAST LINE OF SAID LOT 1;

THENCE WEST 35.00 FEET;

THENCE SOUTH 295.00 FEET ON A LINE 35.00 FEET WEST OF AND PARALLEL WITH THE NORTHERLY PORTION OF THE EAST LINE OF SAID LOT 1;

THENCE S27°28'24"W 56.36 FEET;

THENCE SOUTH 345.30 FEET;

THENCE N89°59'54"W 322.85 FEET ON A LINE 53.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1;

THENCE N28°33'32"W 450.05 FEET;

SHEET 2 OF 3

THE LERNER COMPANY TD2 FILE NO. 738-116-SSSMTA DATE: JAN. 12, 2000
THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

EXHIBIT "A"

LEGAL DESCRIPTION

THENCE N00°19'56"E 469.65 FEET ON A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 1 TO THE NORTH LINE THEREOF;

THENCE WEST 60.00 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING;

TOGETHER WITH

THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID LOT 1;

THENCE SOUTH (ASSUMED BEARING) 35.60 FEET ON THE EAST LINE OF SAID LOT 1;

THENCE WEST 35.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 106.00 FEET ON A LINE 35.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1;

THENCE N33°12'55"W 72.92 FEET;

THENCE WEST 323.00 FEET;

THENCE N62°19'25"W 224.71 FEET;

THENCE N00°19'56"E 50.66 FEET ON A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 1;

THENCE S62°19'25"E 236.90 FEET;

THENCE EAST 351.86 FEET TO THE POINT OF BEGINNING.

SHEET 3 OF 3

THE LERNER COMPANY TD2 FILE NO. 738-116-SSSMTB DATE: JAN. 12, 2000
THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

EXHIBIT "A"