

FILED SARP CO. NE
INSTRUMENT NUMBER
92-04516

92-04516

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92 MAR 16 AM 9:17 **SANITARY AND STORM SEWER EASEMENT**

Case The undersigned, HHC Limited Partnership, a Nebraska limited partnership, herein "Grantor" for good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does grant and convey unto Sanitary and Improvement District No. 154 of Sarpy County, Nebraska, its successors and assigns, a permanent easement for the transmission of storm sewer waters over and the construction of a sanitary sewer line through, under and across the property described as follows:

See Exhibit "A"

sometimes referred as the "subservient estate".

To have and to hold the above described easement unto the Grantee, its successors and assigns forever, however, Grantee warrants and represents that upon the diversion of storm sewer waters and/or the construction of a sanitary sewer line, the same shall be constructed in such a manner that if the subservient estate is developed to connect such sanitary sewer line so as to connect the sanitary sewer line of the subservient estate and to channel storm sewer waters in accordance with the storm drainage plans and/or sewers of said subservient estate. Grantee also warrants and represents that prior to any construction of a sanitary sewer line and/or diversion of storm sewer waters, that it shall consult with Grantor to determine the best course and location for said sanitary sewer line and/or storm sewer plan and that at such time this easement shall be reduced to the as built area. *Provided however, the location of storm sewer and sanitary sewer lines shall be subject to Grantor's prior approval which shall not be unreasonably withheld.*

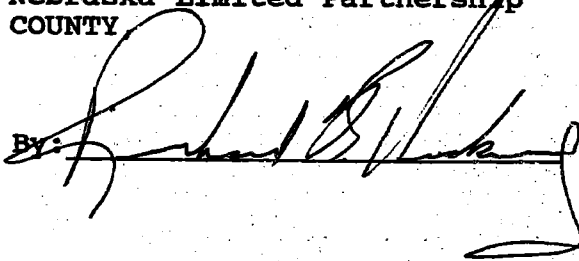
Grantee shall, at all times, have the further right to enter upon the easement property for the purpose of repair, reconstruction and maintenance and that such subsequent as-built easement shall be of such size as to permit reasonable access.

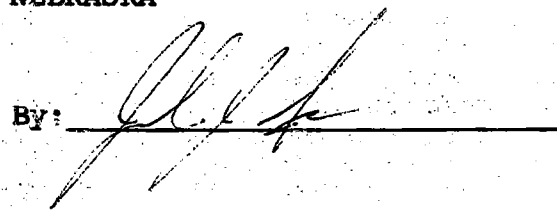
All provisions of this instrument, including the benefits and burdens shall run with the land and are binding upon and inure to the benefit of the Grantor and Grantee herein and to their respective successors and assigns.

IN WITNESS WHEREOF, the undersigned have caused this easement to be signed and delivered this 13th day of MARCH, 1992.

GRANTOR:
HHC LIMITED PARTNERSHIP, a
Nebraska Limited Partnership
COUNTY

GRANTEE:
SANITARY AND IMPROVEMENT
DISTRICT NO. 154 OF SARP
NEBRASKA

By: 

By: 

04516

S. Chy.

92-04516B

EXHIBIT "A"

Part of Tax Lot 12, in the N 1/2 of the SW 1/4 of Section 9, Township 13, North, Range 13, East of the 6th P. M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said SW 1/4 of Section 9, said point also being the Southeast corner of Lot 32, Lookingglass Heights II, a subdivision located in the NW 1/4 of said Section 9 and said point also being the Northeast corner of said Tax Lot 12; thence $S00^{\circ}14'04''$ E (assumed bearing) along the East Line of said SW 1/4 of Section 9, said line also being the East Line of said Tax Lot 12, a distance of 1322.49 feet to a point on the South Line of said N 1/2 of the SW 1/4 of Section 9, said point also being the Southeast corner of said Tax Lot 12; thence $S89^{\circ}55'16''$ W along said South Line of the N 1/2 of the SW 1/4 of Section 9, said line also being the South Line of said Tax Lot 12, a distance of 957.16 feet; thence $N03^{\circ}40'02''$ W, a distance of 1323.92 feet to a point on the South line of Lookingglass Heights II, said line also being the North Line of said Tax Lot 12; thence $N89^{\circ}51'26''$ E along said North Line of Tax Lot 12 and said South line of Lookingglass Heights II, a distance of 1036.43 feet to the point of beginning.