

99-28729

FILED SARPY CO. NE.

INSTRUMENT NUMBER

99-028729

99 SEP 13 PM 3:41

Bruce M. Bowling

REGISTER OF DEEDS

Counter *am*
Verify *m*
D.E. *a*
Proof *NK*
Fees *4050*
Ck ☒ Cash ☐ Ong ☐

GRANT OF EASEMENT FOR UTILITY PURPOSES

LaVista Multi-Family Limited Partnership III, being the owner of all of Lot 118A, Parkview Heights IV, an addition to the City of LaVista in Sarpy County, Nebraska, as surveyed, platted and recorded, which consists of Lots 118A1 and 118A2, in consideration of good and valuable consideration, the receipt of which is hereby acknowledged, does grant, reserve and retain for itself as the owner of Lot 118A2, Parkview Heights IV, and to any subsequent successor and assign of said LaVista Multi-Family Limited Partnership III, an easement in perpetuity for utility purposes over and under the westerly 10.00 feet of Lot 118A1, Parkview Heights IV, which is described on Exhibit "A" attached hereto, and that surveys and legal descriptions of said Lots 118A and 118A1 are attached to said Exhibit "A" and marked Attachment "A" and Attachment "B-1" and by this reference made a part hereof. LaVista Multi-Family Limited Partnership III retains for itself, its successors and assigns the right to install in said utility easement any storm sewers, sanitary sewers, telephone lines, electric lines, water, gas, power lines, or conduits, and does retain the right to repair, alter and maintain said utilities in said easement, and does retain the right of ingress and egress to excavate in said easement for installation and repair purposes and shall promptly backfill any trenches made and restore the surface of said easement to its original condition prior to excavation. That no structure shall be placed on said easement as to impede or interfere with the right and access to said easement.

That the 10.00 foot utility easement which is retained shall only be for the benefit of LaVista Multi-Family Limited Partnership III, or to its successors and assigns as the owner of Lot 118A2, Parkview Heights IV. That attached hereto and marked Attachment "B-2" and by this reference made a part hereof is a survey and legal description of said Lot 118A2.

IN WITNESS WHEREOF, LaVista Multi-Family Limited Partnership III has caused this grant of easement for utility purposes to be signed by its general partner, WBD Associates, Inc., this 13th day of SEPTEMBER, 1999.

LaVista Multi-Family Limited
Partnership III By WBD Associates,
Inc., A Nebraska Corporation,
General Partner

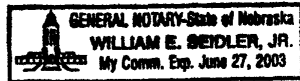
By: *Bruce M. Bowling*
Bruce M. Bowling
Vice President

028729

99.28729A

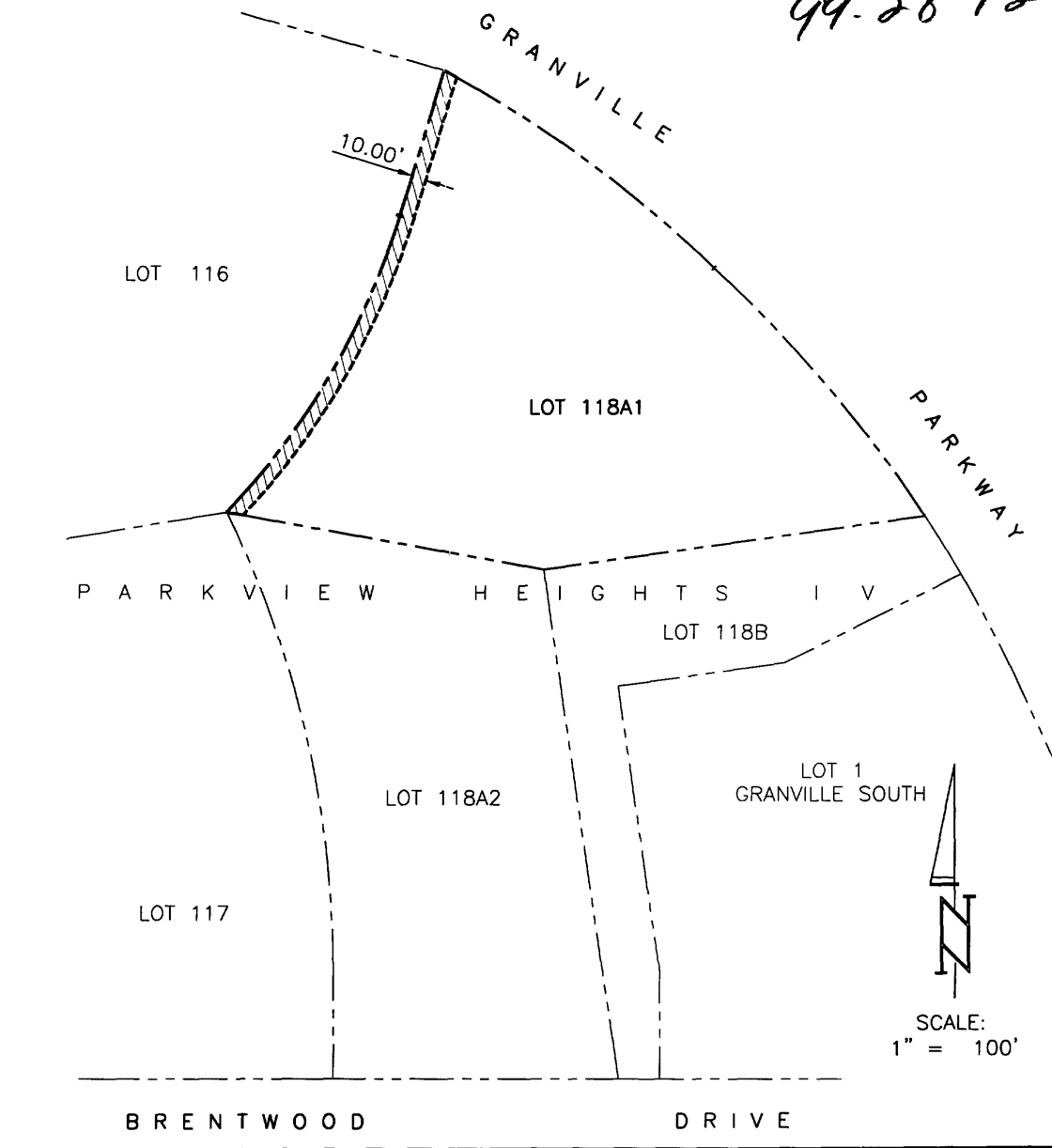
STATE OF NEBRASKA)
) ss:
COUNTY OF DOUGLAS)

On this 13th day of September, 1999, before me, the undersigned Notary Public in and for said County and State, personally appeared Bruce M. Bowling, known to me to be the Vice President of WBD Associates, Inc. and acknowledged the execution and delivery of the foregoing Grant of Easement to be his voluntary act and deed and the voluntary act and deed of said WBD Associates, Inc. and LaVista Multi-Family Limited Partnership III.



William E. Seydler, Jr.
Notary Public

99-28729B



LEGAL DESCRIPTION

THE WESTERLY 10.00 FEET IN WIDTH OF LOT 118A1, PARKVIEW HEIGHTS IV, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.

PETERSON BROS. REALTY, INC. TD2 FILE NO. 200-262-80E DATE: SEPT. 13, 1999
THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

EXHIBIT "A"

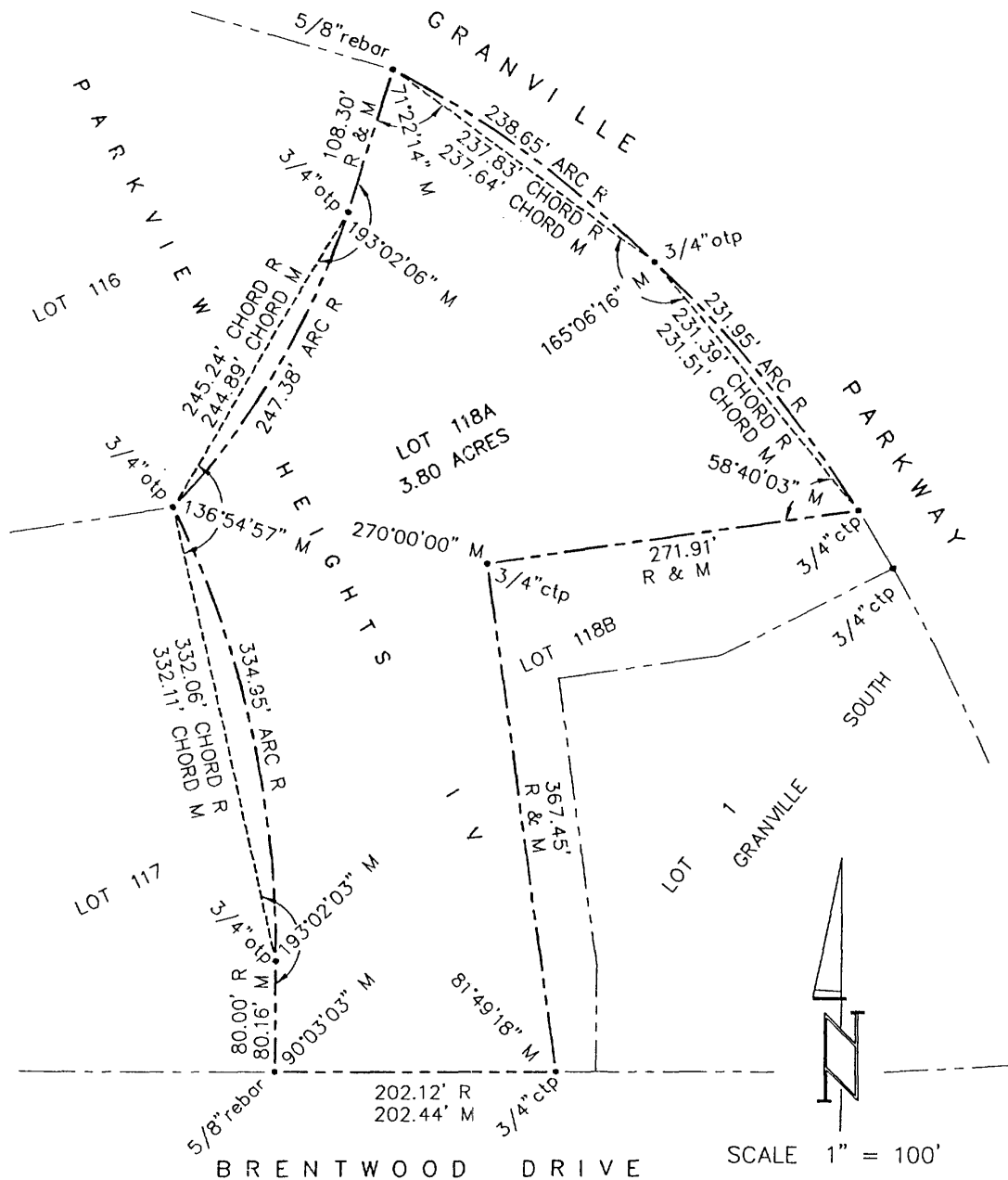
99.28729c

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

LEGAL DESCRIPTION

LOT 118-A, PARKVIEW HEIGHTS IV, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA.



ADDRESS _____ BUILDING PERMIT NO. _____

Date: June 10, 1996 Reg. No. 475
 Revised: June 14, 1996 to show area



LEGEND

- corners found
- R recorded distance
- M measured distance
- otp open top pipe
- ctp closed top pipe

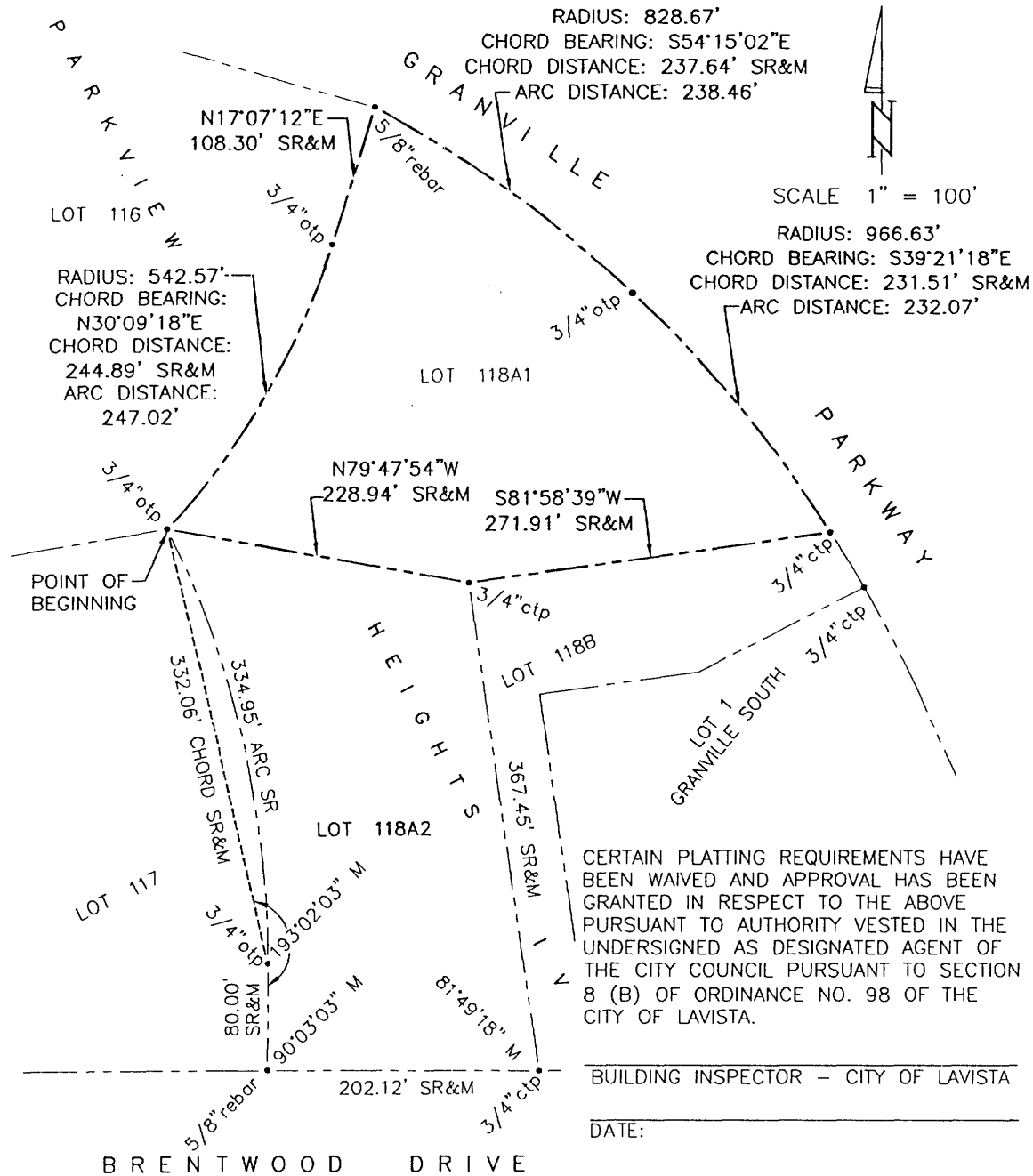
TD2 FILE NO. 200-262-80-A
 BOOK: 96-25 PAGES: 14 & 15

ATTACHMENT "A"

99.28729D

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.



ADDRESS _____

BUILDING PERMIT NO. _____

Date: August 30, 1999 Reg. No. 475



LEGEND

- corners found
- R recorded distance
- M measured distance
- otp open top pipe
- ctp closed top pipe
- SR distance shown on a survey made by Thompson, Dreessen & Dörner, Inc. Dated June 10, 1996.

SHEET 1 OF 2

ATTACHMENT "B-1"

TD2 FILE NO. 200-262-80-B1

BOOK: 96-25 PAGES: 14 & 15

99-28729E

LEGAL DESCRIPTION LOT 118A1

THAT PART OF LOT 118A, PARKVIEW HEIGHTS IV, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT 117, SAID PARKVIEW HEIGHTS IV;

THENCE NORTHEASTERLY ON THE EASTERLY LINE OF LOT 116, SAID PARKVIEW HEIGHTS IV, ON A 542.57 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N30°09'18"E (ASSUMED BEARING), CHORD DISTANCE 244.89 FEET, AN ARC DISTANCE OF 247.02 FEET;

THENCE N17°07'12"E 108.30 FEET ON THE EASTERLY LINE OF SAID LOT 116 TO THE NE CORNER THEREOF;

THENCE SOUTHEASTERLY ON THE NORTHEASTERLY LINE OF SAID LOT 118A ON AN 828.67 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S54°15'02"E, CHORD DISTANCE 237.64 FEET, AN ARC DISTANCE OF 238.46 FEET;

THENCE SOUTHEASTERLY ON THE NORTHEASTERLY LINE OF SAID LOT 118A ON A 966.63 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S39°21'18"E, CHORD DISTANCE 231.51 FEET, AN ARC DISTANCE OF 232.07 FEET TO THE NE CORNER OF LOT 118B, SAID PARKVIEW HEIGHTS IV;

THENCE S81°58'39"W 271.91 FEET ON THE NORTHERLY LINE OF SAID LOT 118B TO THE NW CORNER THEREOF;

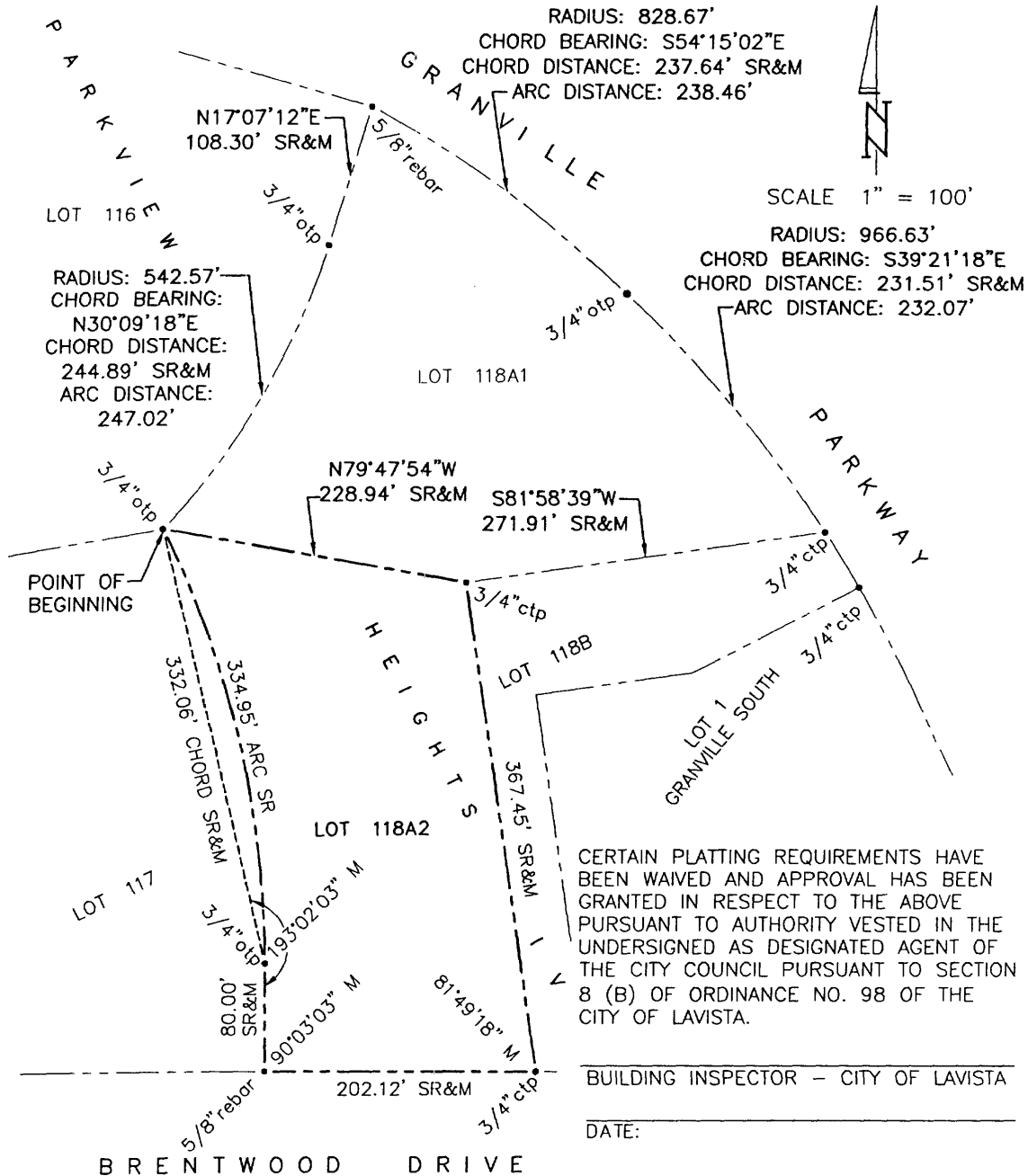
THENCE N79°47'54"W 228.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 92,114 SQUARE FEET.

99-28729F

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.



ADDRESS _____

BUILDING PERMIT NO. _____

Date: August 30, 1999 Reg. No. 475

LEGEND

- corners found
- M measured distance
- otp open top pipe
- ctp closed top pipe
- SR distance shown on a survey made by Thompson Dreessen & Dornier, Inc. Dated June 10, 1996

SHEET 1 OF 2

TD2 FILE NO. 200-262-80-B2

ATTACHMENT "B-2"

BOOK: 96-25 PAGES: 14 & 15

THOMPSON, DREESSEN AND DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

99-287296

LEGAL DESCRIPTION LOT 118A2

LOT 118A, PARKVIEW HEIGHTS IV, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT 117, SAID PARKVIEW HEIGHTS IV;

THENCE NORTHEASTERLY ON THE EASTERLY LINE OF LOT 116, SAID PARKVIEW HEIGHTS IV, ON A 542.57 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N30°09'18"E (ASSUMED BEARING), CHORD DISTANCE 244.89 FEET, AN ARC DISTANCE OF 247.02 FEET;

THENCE N17°07'12"E 108.30 FEET ON THE EASTERLY LINE OF SAID LOT 116 TO THE NE CORNER THEREOF;

THENCE SOUTHEASTERLY ON THE NORTHEASTERLY LINE OF SAID LOT 118A ON AN 828.67 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S54°15'02"E, CHORD DISTANCE 237.64 FEET, AN ARC DISTANCE OF 238.46 FEET;

THENCE SOUTHEASTERLY ON THE NORTHEASTERLY LINE OF SAID LOT 118A ON A 966.63 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S39°21'18"E, CHORD DISTANCE 231.51 FEET, AN ARC DISTANCE OF 232.07 FEET TO THE NE CORNER OF LOT 118B, SAID PARKVIEW HEIGHTS IV;

THENCE S81°58'39"W 271.91 FEET ON THE NORTHERLY LINE OF SAID LOT 118B TO THE NW CORNER THEREOF;

THENCE N79°47'54"W 228.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 73,592 SQUARE FEET.