



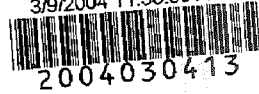
MISC 2004030413



MAR 09 2004 11:53 P 3

East of Lot 643
South of Lots 301

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
3/9/2004 11:53:30 AM



2004030413

PERMANENT SEWER EASEMENT

thru 303.

KNOW ALL MEN BY THESE PRESENTS:

THAT **STEVEN D. GOFTA** and **CYNTHIA A. LEO-GOFTA**, husband and wife, hereinafter referred to as **GRANTOR** (whether one or more) for and in consideration of the sum of **Three Thousand One Hundred Eleven and no/100 Dollars (\$3,111.00)**, and other valuable consideration *{exclusively for Gofta house: (i) credit for interceptor sewer fee of \$947.00; and (ii) credit for front footage fee of \$1,530.00 (50 feet @ \$30.60/foot) - additional interceptor sewer fees and front footage fees will be applicable if property is subdivided in the future}*, the receipt of which is hereby acknowledged, on the property described below; does hereby donate, grant and convey unto the **City of Omaha, Nebraska**, a municipal corporation, hereinafter referred to as **CITY**, and to its successors and assigns, and **Sanitary and Improvement District No. 473 of Douglas County, Nebraska**, a Nebraska political subdivision, hereinafter referred to as **SID**, a permanent easement for the right to construct, maintain and operate sewers (either for storm or sanitary purposes), drainage structures and/or drainage way, and appurtenances thereto, in, through and under the parcel of land described as follows, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO
PERMANENT EASEMENT LEGAL DESCRIPTION**

TO HAVE AND TO HOLD unto **CITY**, its successors and assigns, and **SID** together with the right of ingress and egress from said premises for the purpose of constructing, inspecting, maintaining, operating, repairing or replacing said sewers, drainage structures and/or drainage way at the will of the **CITY**. The **GRANTOR** may, following construction of said sewers, drainage structures and/or drainage way continue to use the surface of the easement strip conveying hereby for other purposes, subject to the right of the **CITY** and **SID** to use the same for the purposes herein expressed.

It is further agreed as follows:

- 1) That no buildings, improvements or other structures, nor any grading, fill or fill material or embankment work, shall be placed in, on, over or across said easement strip by **GRANTOR**, his, her or their heirs, personal representatives, successors and assigns without express approval of the **CITY**. Improvements which may be approved by **CITY** include landscaping, road and/or street surfaces, parking area surfacing and/or pavement. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by **GRANTOR**, his, her or their heirs, personal representatives, successors or assigns.
- 2) That **CITY** or **SID** 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) This permanent sewer easement is also for the benefit of any contractor, agent, employee or representative of the **CITY** and **SID** and any of said construction and work.
- 4) That **CITY** or **SID** 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.

Gaines Pansing & Hogan LLP
10250 Regency Circle, Suite 300
Omaha, NE 68114-3728

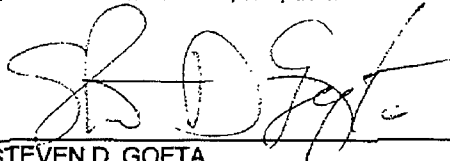
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- 5) That said GRANTOR for himself, herself or themselves and his, her or their heirs, executors and administrators does or do confirm with the said CITY and SID and their assigns, that he, she or they, the GRANTOR is or are well seized in fee of the above-described property and that he, she or they has or have the right to grant and convey this permanent sewer easement in the manner and form aforesaid, and that he, she or they will, and his, her or their heirs, executors and administrators, shall warrant and defend this permanent easement to said CITY or SID and its assigns against the lawful claims and demands of all persons. This permanent sewer easement runs with the land.
- 6) That said permanent sewer easement is granted upon the condition that the CITY or SID may 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.
- 7) The CITY reserves the absolute right to terminate this permanent easement at any time prior to the payment of the above-stated consideration, but in no event later than sixty (60) days after the execution of this Easement Agreement.
- 8) That this instrument contains the entire agreement of the parties; that there are no other or different agreements or understandings, except a Temporary Construction Easement if and as applicable, between the GRANTOR and the CITY or SID or their agents; and that the GRANTOR, in executing and delivering this instrument, has not relied upon any promises, inducements, or representations of the CITY or SID or their agents or employees, except as are set forth herein (if applicable): **NONE**

IN WITNESS WHEREOF said GRANTOR has hereunto set his, her, their or its hand or hands this 31 day of December, 2003.



 STEVEN D. GOFTA

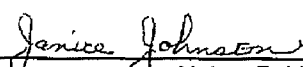


 CYNTHIA A. LEO-GOFTA

Iowa
 STATE OF ~~NEBRASKA~~)
 Harrison) ss.:
 COUNTY OF ~~DOUGLAS~~)

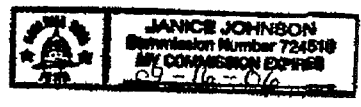
On this 31 day of December, 2003, before me, the undersigned, a Notary Public in and for said County, personally came STEVEN D. GOFTA and CYNTHIA A. LEO-GOFTA, husband and wife, to me personally known to be the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution thereof to be their voluntary act and deed.

WITNESS my hand and Notarial Seal at Missouri Valley in said County the day and year last above written.



 Notary Public

My commission expires: Sept 16, 2006



LEGAL DESCRIPTION

EXHIBIT A

A permanent easement for the construction and maintenance of sanitary sewers over that part of the Southeast Quarter of Section 27, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Beginning at the northeast corner of Lot 643, PINE CREEK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;

Thence North 87°20'47" East (bearings referenced to the Final Plat of PINE CREEK) for 223.18 feet along the south line lots 301, 302, and 303, PINE CREEK to the centerline of 159th Street and the northeast corner of the Northwest Quarter of the Southeast Quarter of Section 27;

Thence North 87°21'54" East for 10.00 feet along the north line of the Northeast Quarter of the Southeast Quarter of Section 27;

Thence South 02°38'06" East for 20.00 feet;

Thence South 87°21'54" West for 10.00 feet parallel with and twenty foot (20') south of the north line of the Northeast Quarter of the Southeast Quarter of Section 27;

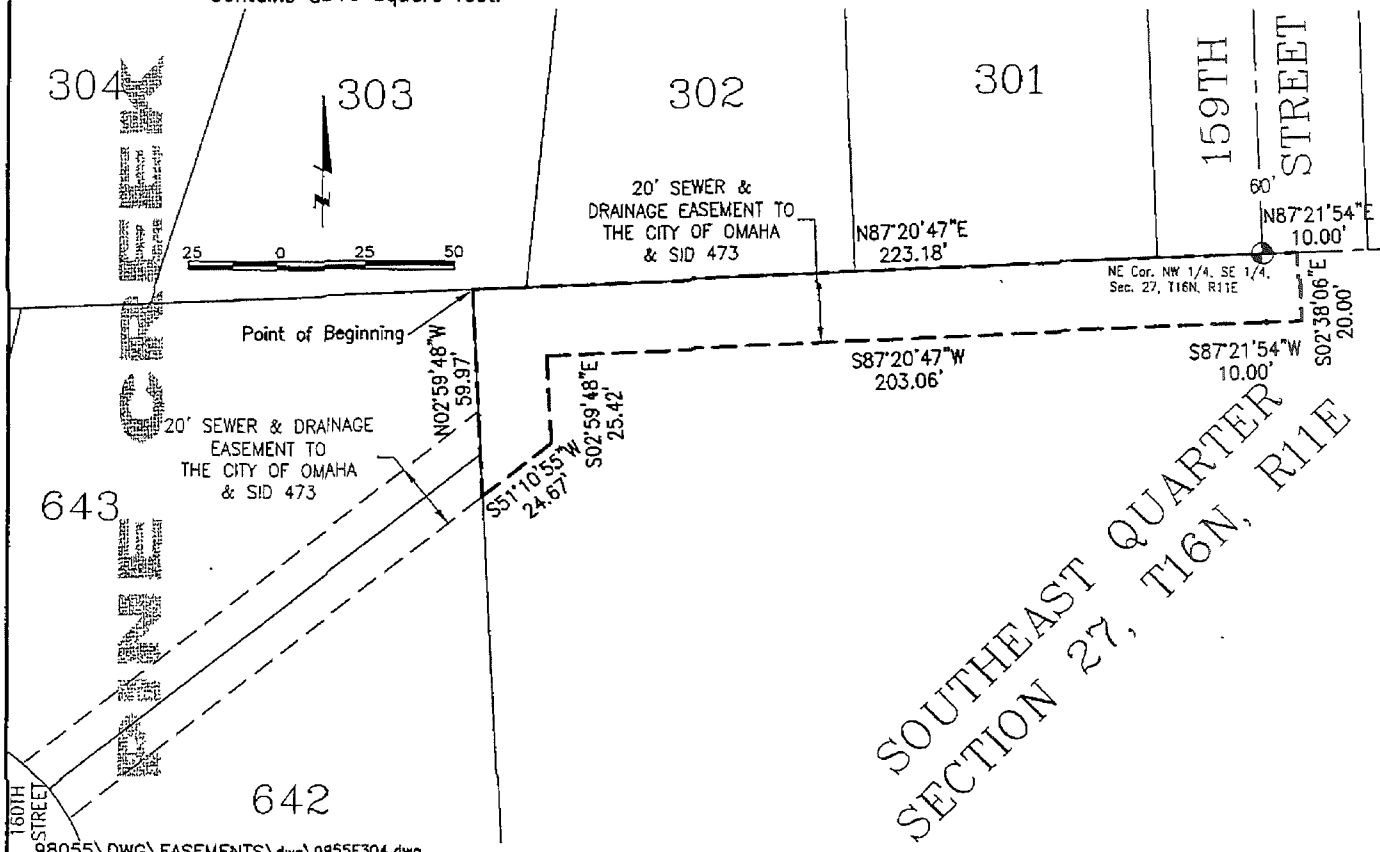
Thence South 87°20'47" West for 203.06 feet parallel with and twenty foot (20') south of the north line of the Northwest Quarter of the Southeast Quarter of Section 27;

Thence South 02°59'48" East for 25.42 feet parallel with and twenty foot (20') east of the east line of Lot 643, PINE CREEK;

Thence South 51°10'55" West for 24.67 feet to the east line of Lot 642, PINE CREEK;

Thence North 02°59'48" West for 59.97 feet along the east line of Lots 642 and 643, PINE CREEK to the Point of Beginning.

Contains 5316 square feet.



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Book 98055 Page _____ Date Sept. 18, 2003 Dwn.By JHVD Job Number 98055.33 / 030

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 Omaha, Nebraska 68154-2027 (Fax) 402.496.2730