

Copy to:
James E. Lang
11306 Davenport Street
Omaha, NE 68154

RECEIVED

DEC 24 10 53 AM '96

GEORGE J. DUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE



14722
New #
66-38312
DEL C/O COMP
LEGAL PG SIGN FV

GRANT OF EASEMENT

Permanent Sidewalk Easement

IN CONSIDERATION of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, THE RESERVE, L.L.C., a Nebraska limited liability company, hereinafter referred to as "Grantor", hereby grants and conveys to itself, the City of Omaha, Nebraska ("Omaha"), for its use and the use of the public, The Reserve Homeowners Association ("Homeowners Association"), all present and future owners of property within Lots 1 through 30, inclusive, The Reserve, a subdivision in Douglas County, Nebraska, and the lessees, invitees, representatives, successors, and assigns of such owners, hereinafter collectively referred to as "Grantees", a permanent sidewalk easement, in, through, over and under the parcel of land described as follows:

See Exhibit "A" attached hereto and by this reference made a part of this Easement for the legal description of the easement area (hereinafter the "Easement Area"),

for the construction, reconstruction, repair and maintenance of sidewalks within the Easement Area and for ingress and egress of pedestrians on and over the sidewalks within the Easement Area to the adjoining properties. The Grantor shall install the sidewalks, and thereafter, the adjoining property owners shall be responsible for the repair and maintenance of the sidewalks.

Except as otherwise provided herein, no other building, improvement or other structure shall be placed over the Easement Area by the Grantees, their successor or assigns, without the express written approval of the Grantor.

The Grantor does hereby warrant and confirm to the Grantees that it is the owner of the Easement Area and that it has the right to grant and convey this Easement in the manner aforesaid and that it shall warrant and defend this Easement to the Grantees, their successors and assigns, against any lawful claims and demands of all persons.

This easement runs with the land and shall run in favor of and be binding upon the respective assigns, successors, agents, lessees, invitees and representatives of the Grantor and Grantees.

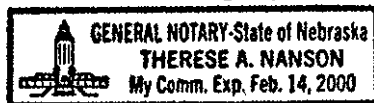
DATED this 13th day of September, 1996.

THE RESERVE, L.L.C., a Nebraska
limited liability company

By: James R. Linder
James R. Linder, a Member

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

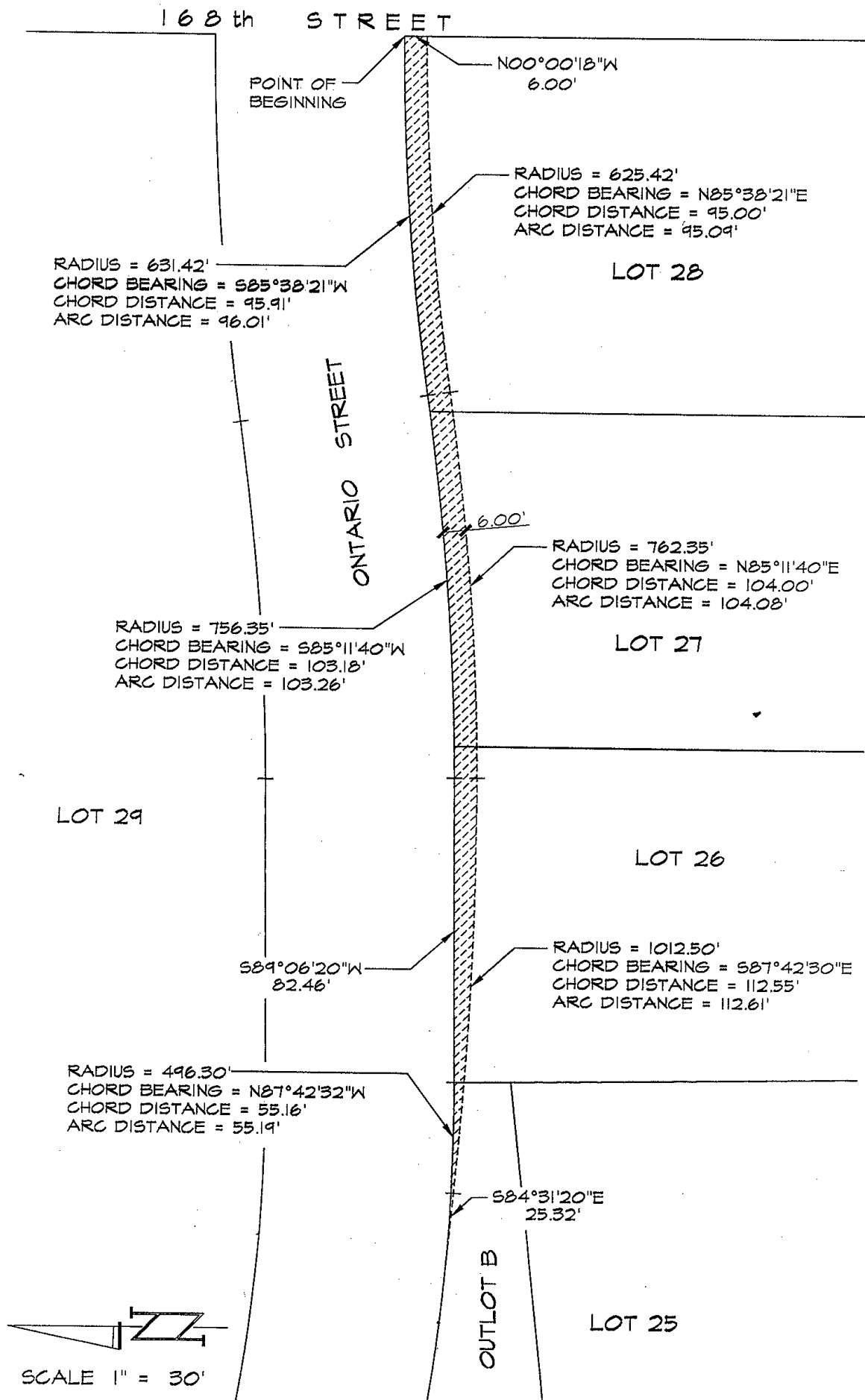
The foregoing instrument was acknowledged before me on this 13th day of September, 1996, by JAMES R. LINDER, a member of THE RESERVE, L.L.C., a Nebraska limited liability company.



Therese A. Nanson
Notary Public

F:\AGREES\REAL\EASEMT\RESERVE.WLK

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS



LEGAL DESCRIPTION

PART OF LOTS 26, 27 AND 28, TOGETHER WITH PART OF OUTLOT B, ALL IN THE RESERVE, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 28; THENCE SOUTHWESTERLY ON THE NORTHERLY LINE OF SAID LOT 28 AND ON A 631.42 FOOT RADIUS CURVE TO LEFT, CHORD BEARING S85°38'21"W (ASSUMED BEARING), CHORD DISTANCE 95.91 FEET, AN ARC DISTANCE OF 96.01 FEET; THENCE SOUTHWESTERLY ON THE NORTHERLY LINE OF SAID LOTS 28, 27 AND 26 AND ON A 756.35 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S85°11'40"W, CHORD DISTANCE 103.18 FEET, AN ARC DISTANCE OF 103.26 FEET; THENCE S89°06'20"W 82.46 FEET ON THE NORTHERLY LINE OF SAID LOT 26; THENCE NORTHWESTERLY ON THE NORTHERLY LINE OF SAID OUTLOT B AND ON A 496.30 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N87°42'32"W, CHORD DISTANCE 55.16 FEET, AN ARC DISTANCE OF 55.19 FEET; THENCE S84°31'20"E 25.32 FEET ON A NONTANGENT LINE; THENCE SOUTHEASTERLY ON A 1012.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S87°42'30"E, CHORD DISTANCE 112.55 FEET, AN ARC DISTANCE OF 112.61 FEET; THENCE NORTHEASTERLY ON A LINE 6.00 FEET SOUTHERLY OF AND CONCENTRIC WITH THE NORTHERLY LINE OF SAID LOTS 26, 27 AND 28 AND ON A 762.35 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N85°11'40"E, CHORD DISTANCE 104.00 FEET, AN ARC DISTANCE OF 104.08 FEET; THENCE NORTHEASTERLY ON A LINE 6.00 FEET SOUTHERLY OF AND CONCENTRIC WITH THE NORTHERLY LINE OF SAID LOT 28 AND ON A 625.42 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N85°38'21"E, CHORD DISTANCE 95.00 FEET, AN ARC DISTANCE OF 95.09 FEET; THENCE N00°00'18"W 6.00 FEET ON THE EAST LINE OF SAID LOT 28 TO THE POINT OF BEGINNING.

CONTAINING 0.04 ACRES MORE OR LESS.

SHEET 2 OF 2