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James E. Lang  
11306 Davenport Street  
Omaha, NE 68154

DEC 24 10 53 AM '96

GEORGE J. BULFERN  
REGISTER OF DEEDS  
DOUGLAS COUNTY



1196 542 MISC



14723 96 542-545

New #  
66-38312

14723	FB	
DEL.	C/O	COMP
LEGAL PG	SCAN	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, EDWARD J. VANBUREN, JR. and DORIS D. VANBUREN, husband and wife, hereinafter referred to as "Grantor", hereby grants and conveys to itself, The Reserve L.L.C., a Nebraska limited liability company("The Reserve"), 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 real 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 Reserve 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, or their successors and assigns.

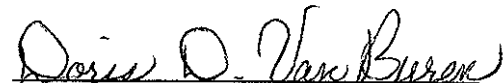
The Grantor does hereby warrant and confirm to the Grantees that they are the owners of the Easement Area and that they have the right to grant and convey this Easement in the manner aforesaid and that they shall warrant and defend this Easement to the Grantees, their successors and assigns, against 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 22nd day of October, 1996.

GRANTORS:

  
Edward J. VanBuren

  
Davis D. VanBuren  
Doris

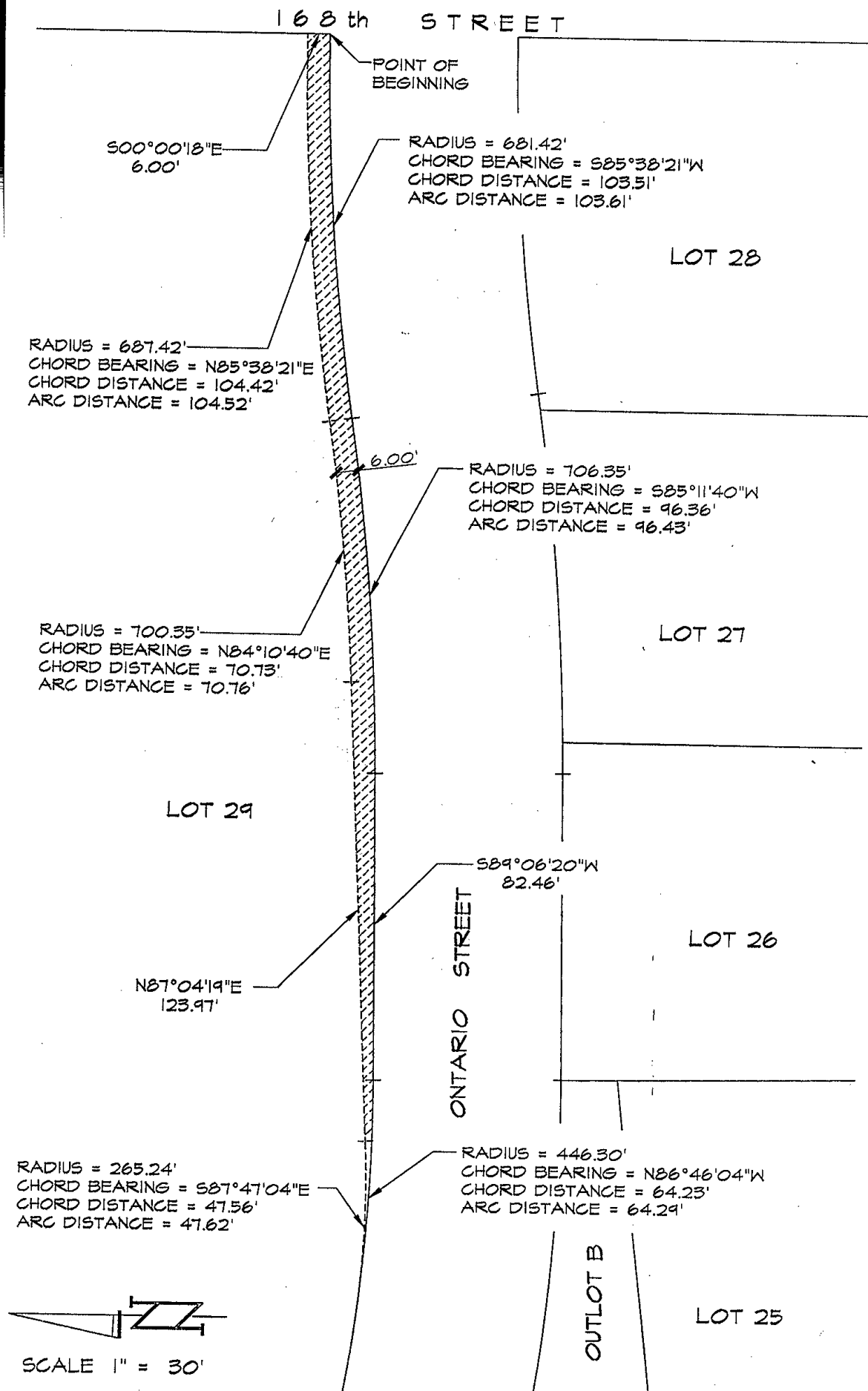
STATE OF NEBRASKA     )  
COUNTY OF DOUGLAS    ) SS.

The foregoing instrument was acknowledged before me on this 22nd day of October, 1996, by Edward J. VanBuren and Davis D. VanBuren, husband and wife..

  
Notary Public



NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS



SHEET 1 OF 2

## LEGAL DESCRIPTION

THAT PART OF LOT 29, THE RESERVE, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID LOT 29; THENCE SOUTHWESTERLY ON THE SOUTHERLY LINE OF SAID LOT 29 AND ON A 681.42 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S85°38'21"W (ASSUMED BEARING), CHORD DISTANCE 103.51 FEET, AN ARC DISTANCE OF 103.61 FEET; THENCE SOUTHWESTERLY ON THE SOUTHERLY LINE OF SAID LOT 29 AND ON A 706.35 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S85°11'40"W, CHORD DISTANCE 96.36 FEET, AN ARC DISTANCE OF 96.43 FEET; THENCE S89°06'20"W 82.46 FEET ON THE SOUTHERLY LINE OF SAID LOT 29; THENCE NORTHWESTERLY ON THE SOUTHERLY LINE OF SAID LOT 29 AND ON A 446.30 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N86°46'04"W, CHORD DISTANCE 64.23 FEET, AN ARC DISTANCE OF 64.29 FEET; THENCE SOUTHEASTERLY ON A NONTANGENT 265.24 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S87°47'04"E, CHORD DISTANCE 47.56 FEET, AN ARC DISTANCE OF 47.62 FEET; THENCE N87°04'19"E 123.97 FEET; THENCE NORTHEASTERLY ON A LINE 6.00 FEET NORTHERLY OF AND CONCENTRIC WITH THE SOUTHERLY LINE OF SAID LOT 29 AND ON A 700.35 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N84°10'40"E, CHORD DISTANCE 70.73 FEET, AN ARC DISTANCE OF 70.76 FEET; THENCE NORTHEASTERLY ON A LINE 6.00 FEET NORTHERLY OF AND CONCENTRIC WITH THE SOUTHERLY LINE OF SAID LOT 29 AND ON A 687.42 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N85°38'21"E, CHORD DISTANCE 104.42 FEET, AN ARC DISTANCE OF 104.52 FEET; THENCE S00°00'18"E 6.00 FEET ON THE EAST LINE OF SAID LOT 29 TO THE POINT OF BEGINNING.

CONTAINING 0.04 ACRES MORE OR LESS.