



BK 1395 PG 014-016



MISC 2001 12623

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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RECEIVED

PERMANENT SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT **ROGERS BROS., INC.**, hereinafter referred to as GRANTOR (whether one or more) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, 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. 386 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 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, 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.

Gaines, Pansing & Hogan
10050 Regency Circle, Ste 200
Omaha, Nebraska 68114

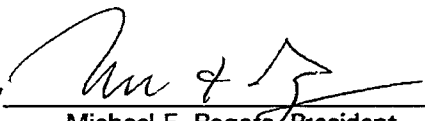
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 BKP 27-16-12 C/O _____ COMP _____
 DEL _____ SCAN UV PV _____

- 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.
- 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 14th day of August, 2001.

ROGERS BROS., INC., a Nebraska corporation

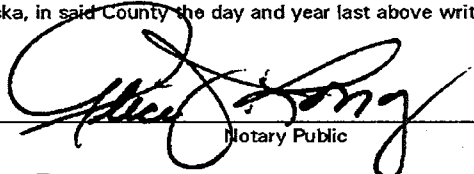
By 
Michael F. Rogers, President

STATE OF NEBRASKA)
) ss.:
COUNTY OF DOUGLAS)

On this 14th day of August, 2001, before me, the undersigned, a Notary Public in and for said County, personally came Michael F. Rogers, President of ROGERS BROS., INC., a Nebraska corporation, to me personally known to be the President of said corporation and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his/her voluntary act and deed as such officer and the voluntary act and deed of said corporation.

WITNESS my hand and Notarial Seal at Omaha, Nebraska, in said County the day and year last above written.

My commission expires: 3/7/05


Notary Public

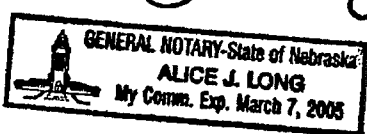


EXHIBIT A

LEGAL DESCRIPTION

A permanent ten foot strip easement for the construction of drainage ways and storm sewers in the Northeast Quarter of Section 27, Township 16 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Beginning at the southwest corner of Lot 408, SOMERSET, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;

Thence South 64°48'27" West for 157.56 feet along the north line of Lots 426 and 427 and Outlot 2, SOMERSET;

Thence South 37°27'01" West for 104.52 feet along the said north line of Outlot 2;

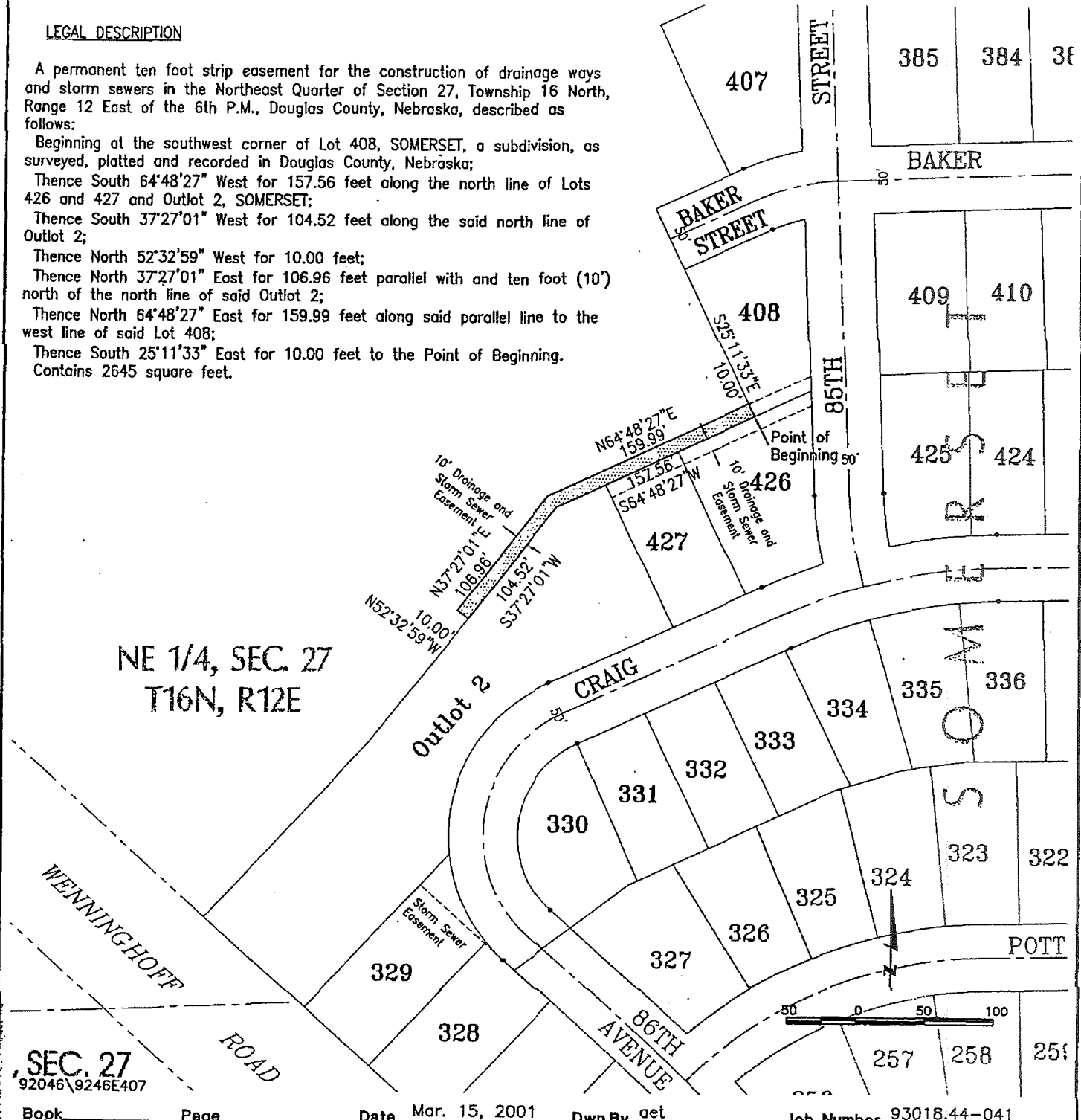
Thence North 52°32'59" West for 10.00 feet;

Thence North 37°27'01" East for 106.96 feet parallel with and ten foot (10') north of the north line of said Outlot 2;

Thence North 64°48'27" East for 159.99 feet along said parallel line to the west line of said Lot 408;

Thence South 25°11'33" East for 10.00 feet to the Point of Beginning.

Contains 2645 square feet.



NE 1/4, SEC. 27
T16N, R12E

SEC. 27
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Book _____ Page _____ Date Mar. 15, 2001 Dwn.By aet Job Number 93018.44-041



lamp, rynearson & associates, inc.

engineers

surveyors

planners

14710 west dodge road, suite 100
omaha, nebraska 68154-2029

ph 402-496-2498
fax 402-496-2730

