

BK 1478 PG 500-508



MISC 2002 30181

MOHARD N. TAKEOM MEGISTER OF DEEDS MEGLAS COURTY, NO

2002 DEC -6 AM 10: 47

HECEIVED

EASEMENT AND RIGHT-OF-WAY

THIS INDENTURE, made this Handle day of November 1, 2002, between THE VENTEICHER LIMITED LIABILITY COMPANY, a Nebraska Limited Liability Company and KVT NO. 2, a NEBRASKA LIMITED PARTNERSHIP ("Grantors"), and METROPOLITAN UTILITIES DISTRICT OF OMAHA, a Political Subdivision, ("Grantee"),

WITNESS:

That Grantors, in consideration of the sum of Two Dollars (\$2.00) and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to Metropolitan Utilities District of Omaha, its successors and assigns, easement and right-of-ways to lay, maintain, operate, repair, relay and remove, at any time, pipelines for the transportation of gas and water and all appurtenances thereto, including but not limited to fire hydrants and valve boxes, together with the right of ingress and egress on, over, under and through lands described as follows:

PERMANENT EASEMENT

Tracts of land in Lots 5, 6, 7, 8, and 10 of the West Point Replat 1, a subdivision surveyed, platted and recorded in Douglas County, Nebraska and described as follows:

LOT 5

Beginning at the Southwest corner of said Lot 5, thence N00°00'00"E a distance of 49.73' on the west line of said Lot 5; thence easterly on a 202.39' radius curve to the right, 76.08' (long chord bears S57°30'48"E, 75.63'); thence S46°29'11"E a distance of 46.29' to the east line of said Lot 5; thence S43°29'10"W a distance of 53.87' on said east line of Lot 5; thence N46°29'11"W a distance of 26.71'; thence N00°13'52"W a distance of 23.02' to the south line of said Lot 5; thence S89°50'08"W a distance of 53.14' on said south line of Lot 5 to the point of beginning.

Said permanent easement tract contains 0.07 acres more or less and is shown on the attached drawing.

LOT 6

Beginning at the southwest corner of said Lot 6, thence N00°00'00"E a distance of 64.58' on the west line of said Lot 6; thence S90°00'00"E a distance of 92.06'; thence easterly on a 202.39' radius curve to the right, 76.76' (long chord bears S79°08'52"E, 76.30') to the east line of said Lot 2; thence S00°00'00"E a distance of 49.73' on said east line of Lot 6 to the south line of said Lot 6; thence S89°50'08"W a distance of 167.00' on said south line of Lot 6 to the point of beginning.

RETURN: JUSTIN Cooper LAW DEPT. MUD 1723 HARNEY OMAMA, NE 68102

Said permanent easement tract contains 0.24 acres more or less and is shown on the attached drawing.

LOT 7

Beginning at the southwest corner of said Lot 7, thence N43°48'61"E a distance of 30.46' on the west line of said Lot 7; thence S46°29'11"E a distance of 75.16' to the east line of said Lot 7; thence S00°00'01"E a distance of 42.00' on said east line to the south line of said Lot 7; thence N46°29'14"W a distance of 104.07' on said south line of Lot 7 to the point of beginning.

Said permanent easement contains 0.05 acres more or less and is shown on the attached drawing.

LOT 8

Beginning at the southeast corner of said Lot 8, thence S89°59'59"W a distance of 192.45' on the south line of said Lot 8; thence continuing westerly on the south line of said Lot 8 on a 202.27' radius curve to the right, 7.42' (long chord bears N88°48'52"W, 7.41'); thence continuing westerly on the south line of said Lot 8 on a 100.00' radius curve to the right, 68.53' (long chord bears N67°11'35"W, 67.20'); thence continuing westerly on the south line of said Lot 8, N46°32'16"W a distance of 17.72' to the west line of said Lot 8; thence N00°00'01"E a distance of 42.00' on said west line of Lot 8; thence S46°29'11"E a distance of 44.77'; thence easterly on a 69.25' radius curve to the left, 53.08' (long chord bears S67°39'34"E, 51.79'); thence N89°47'04"E a distance of 194.30' to the east line of said Lot 8; thence S00°00'02"E a distance of 30.62' on said east line to the point of beginning.

Said permanent easement contains 0.20 acres more or less and is shown on the attached drawing.

LOT 10

Beginning at the northeast corner of said Lot 10, thence S00°13'52"E a distance of 31.27' on the east line of said Lot 10; thence S89°46'08"W a distance of 5.78'; thence westerly on a 134.50' radius curve to the right, 93.01' chord bears N65°01'10"W, 91.17'); thence N46°29'36"W a distance of 116.38' to the west line of said Lot 10: thence N00°13'52"W a distance of 42,29' on said west line of Lot 10 to the north line of said Lot 10; thence S46°29'11"E a distance of 132.65' on said north line of Lot 10; thence continuing easterly S46°32'16"E a distance of 19.59' on said north line of Lot 10; thence continuing easterly on a 100.00' radius curve to the left, 68.53' (long chord bears S67°11'35"E, 67.20') on said north line of Lot 10; thence continuing easterly on a 202.27' radius curve to the left, 1.87' (long chord bears S88°01'47"E, 1.87') on said north line of Lot 10 to the point of beginning.

Said permanent easement contains 0.15 acres more or less and is shown on the attached drawing.

TOTAL ACREAGE

Said permanent gas and water easements contain a total of 0.73 of an acre, more or less, and are shown

on the drawing attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD said Easement and Right-of-Way to Grantee, Metropolitan Utilities District of Omaha, its successors and assigns.

- 1. The Grantors and their successors and assigns shall not at any time erect, construct or place on or below the surface of the easement tracts any building or structure, except pavement and similar covering, and shall not permit anyone else to do so.
- 2. The Grantee shall restore the surface of any soil excavated for any purpose hereunder, as nearly as is reasonably possible to its original contour within a reasonable time after the work is performed.
- 3. Nothing herein shall be construed to waive any right of Grantors or duty and power of Grantee respecting the ownership, use, operations, extensions and connections to any pipeline constructed and maintained hereunder.
- 4. The Grantors are lawful possessors of this real estate; have good, right and lawful authority to make such conveyance; and Grantors and their successors and assigns shall warrant and defend this conveyance and shall indemnify and hold harmless Grantee forever against claims of all persons asserting any right, title or interest prior to or contrary to this conveyance.
- 5. The persons executing these instruments represent that they have authority to execute it on behalf of the entity they represent.

IN WITNESS WHEREOF, Grantors execute these Easement and Rightof-Ways to be signed on the above date.

COMPANY, a Nebraska Limited Liability
Company, Grantor //
By: Dengele) (a) by chel
By: (senfle (Infactor)
Title: MANAGING Member
LOT NO O A NEDDACKA LIMITED
KVT NO. 2, A NEBRASKA LIMITED
PARTNERSHIP, Granter
By: There Wenterlos
By: I ffreig Worksway
THE C. D.
Title: Gen. Portner

THE VENTEICHER LIMITED LIABILITY

<u>ACKNOWLEDGMENT</u>

STATE OF NEBRASKA)	
	•	SS
COUNTY OF DOUGLAS)	

This instrument was acknowledged before me on Vov. 19
2002, by George W. Venteider, mented of The Venteicher Limited Liability Company, on behalf of the limited liability company.

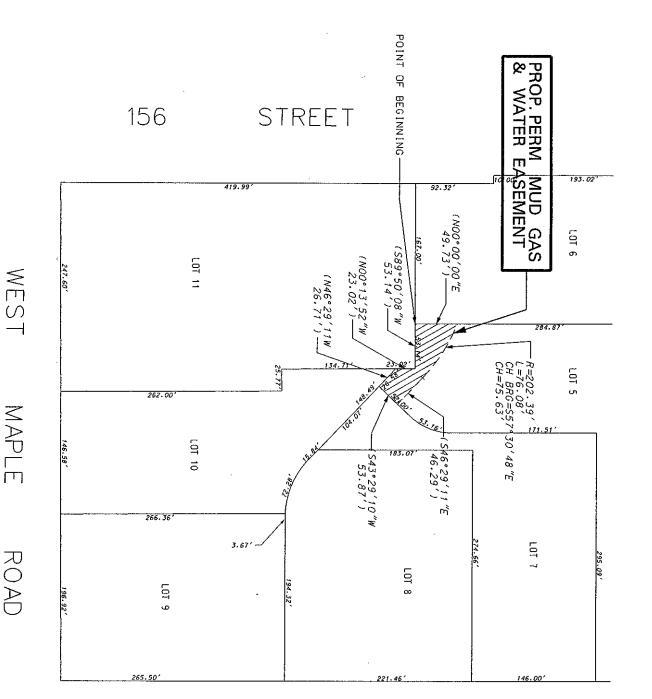


Notary Public D

ACKNOWLEDGMENT

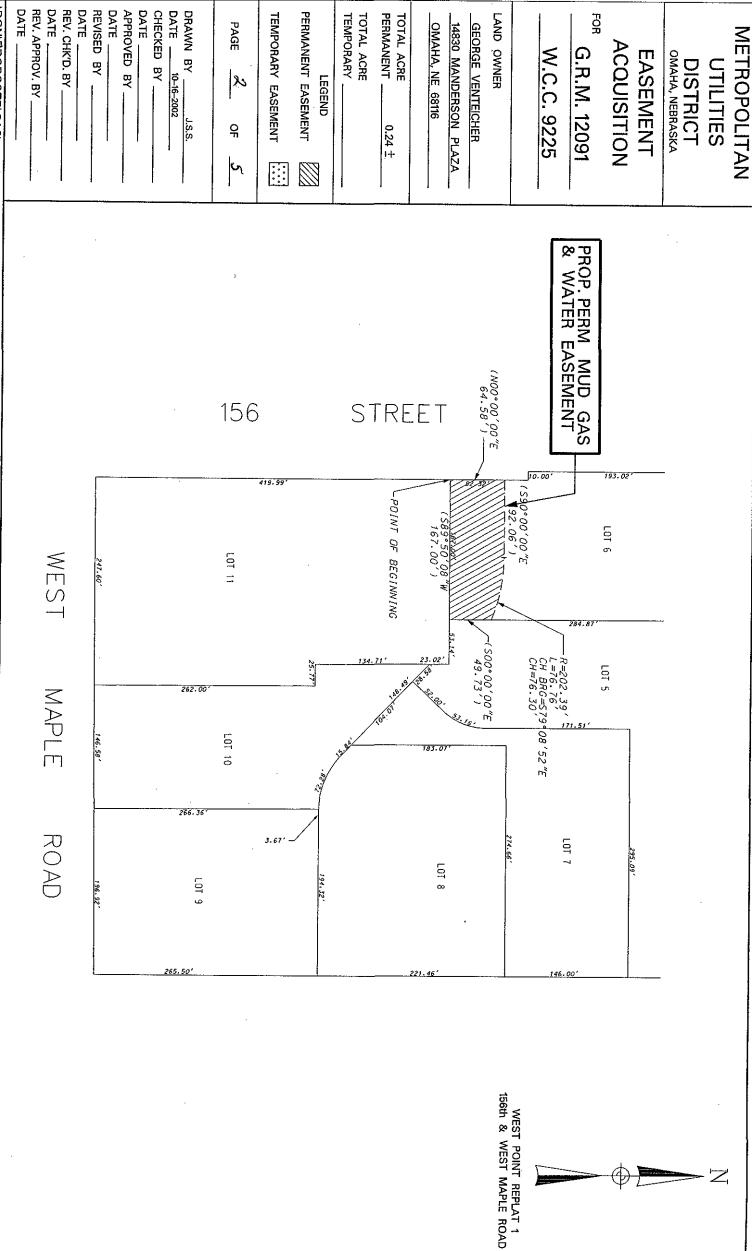
STATE OF NEBRASKA	
COUNTY OF DOUGLAS) ss)
This instrument was 2002, by <u>Corre Wilow</u> NEBRASKA LIMITED PAR	acknowledged before me on \(\subseteq \cdot \). I \(\\ \\ \text{lenter} \), \(\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\
FRANK H	KULIG Notary Public Notary Public

TOTAL ACRE PERMANENT _ DATE _ REVISED BY APPROVED BY CHECKED BY _ FOR REV. CHK'D. BY DATE _ REV. APPROV. BY DRAWN BY _ PERMANENT EASEMENT TOTAL ACRE LAND OWNER DATE . TEMPORARY TEMPORARY EASEMENT GEORGE VENTEICHER PAGE OMAHA, NE 68116 14830 MANDERSON PLAZA METROPOLITAN **ACQUISITION** G.R.M. 12091 DISTRICT OMAHA, NEBRASKA W.C.C. 9225 **EASEMENT** UTILITIES 9-25-2002 LEGEND 유 0.07 ±



WEST POINT REPLAT 1
156th & WEST MAPLE ROAD

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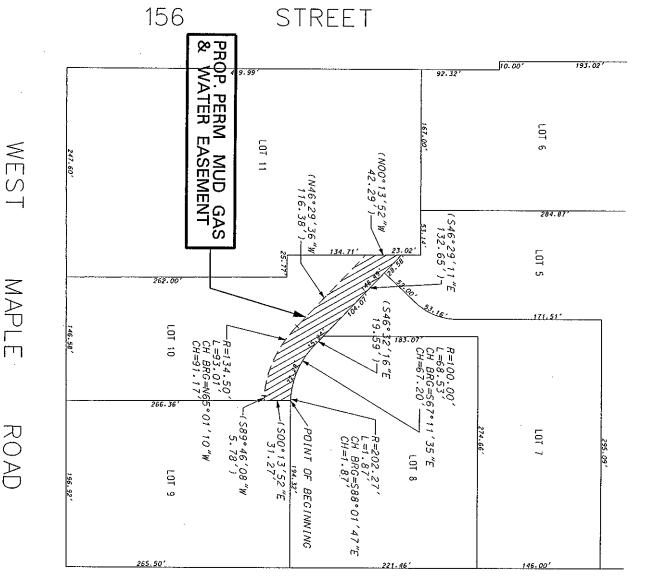
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gn 10/14/2002 11:20:18 AM	-	45.0						
		156	419.95	REET POINT OF	92. 32'	10.00°	193.02	
	——————————————————————————————————————	262.00'	25.77	BEGINNING 23.02	(N43°48'61 30,46')		871	
	MAPLE	266.36	10 10	75.16') "E		_171.5	1,	
	ROAD	265.50'	3.67'	E LOT 8	PROP. PERM MUD GAS & WATER EASEMENT	146.00		245, 00'
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WEST POINT REPLAT 1

WEST POINT REPLAT 1 156th & WEST MAPLE ROAD

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gn 10/14/2002 03:23:41 PM			156		STR	EET					
				419.99'			92) io. (00'	193.02	_
	WEST	247.60'	107 11		N)	, NO!	167.00′ 53.1		COT 60	,	
	MAPLE	7.46, 58'	262.00' LOT 10	R=100.00' L=68.53' CN BR.C=N67°11'35"W CN=67.20'	(N46 32'16"W	00 00 1	23.02		LOT 5		
	ROAD	196.92'	266.36 ⁷	R=20; L=7 CH BB CH=7.	194.30')	R=69.25', L=53.08', CH BRG=S67°39'34"E CH=51.79'	/S46°29'11"E 44.77') LOT 8	274.66'	LOT 7	295.09	
		265	5.50'	W POINT OF BEGINNING	(\$00°00'02"E 30.62')	PROP. PERM MUD GAS & WATER EASEMENT		WEST POINT REPLAT 1 156th & WEST MAPLE ROAD	146.00'	→	<u> </u>

REV. APPROV. BY REV. CHK'D. BY REVISED BY CHECKED BY TOTAL ACRE TOTAL ACRE APPROVED BY FOR DATE _ DATE _ DRAWN BY PERMANENT EASEMENT LAND OWNER TEMPORARY EASEMENT PAGE OMAHA, NE 68116 14830 MANDERSON PLAZA GEORGE VENTEICHER METROPOLITAN ACQUISITION DISTRICT OMAHA, NEBRASKA W.C.C. 9225 G.R.M. 12091 **EASEMENT** UTILITIES 10-16-2002 47 LEGEND J.S.S. 읶 0.15 + Ų,



WEST POINT REPLAT 1 156th & WEST MAPLE ROAD

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