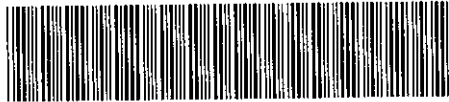




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RICHARD W. TAKECIN  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

00 MAR 27 PM 2:00

RECEIVED

GRANT OF EASEMENT

PERMANENT TRAIL EASEMENT

This Grant of Easement made this 13 th day of March, ~~1999~~ <sup>2000</sup>, between CELEBRITY HOMES, INC. hereinafter referred to as "Grantor", in favor of the general public, Sanitary and Improvement District No. 415, hereinafter referred to as "SID" and its successors and assigns, and the City of Omaha, Nebraska.

THAT, said Grantor in consideration of the sum of Two dollars (\$ 2.00), and other valuable consideration, the following grants and agreements are made:

1. Grantor does hereby grant and confirm unto SID and its successors and assigns, the right to use the parcel of land described as follows, to-wit:

**SEE ATTACHED EXHIBIT "A"**

2. Grantor does hereby grant and confirm unto SID, its successors and assigns, together with the right of ingress and egress from said premises for the purpose of constructing(including grading), inspecting and maintaining or operating a public concrete recreational trail and associated appurtenances at the will of the SID and with approval of the Papio - Missouri River Natural Resources District (P-MRNRD) which is entitled by easement agreemnt to own and operate a flowage easement for Dam Structure D-18 on the described property.
3. That no grading, fill or fill material, embankment work, buildings, improvements, or other structures shall be placed in, on, over or across said easement strip by Grantor, his successors and assigns, without express approval of the SID and P-MRNRD. Improvements which may be approved by SID and P-MRNRD include landscaping, grading for additional trails or approaches, and drainage structures. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by Grantor, his successors or assigns.
4. SID shall cause any disturbance of grade made on said easement to be properly refilled and shall cause the premises to be left in a neat and orderly condition. This easement is also for the benefit of any contractor, agent, employee or representative of the SID and any of said construction work.
5. That said Grantor for himself and his successors and assigns, do confirm with the SID and its assigns, that he the Grantor is well seized in fee of the above-described property and that he has the right to grant and convey this easement in the manner and form aforesaid, and that he will, and his successors and assigns, shall warrant and defend this easement to SID and its assigns against the lawful claims and demands of all persons. This easement runs with the land.
6. That this instrument contains the entire agreement of the parties; that there are no other different agreements or understandings between the Grantor and the SID or its agents; and that the Grantor, in executing and delivering this instrument, has not relied upon any promises, inducements or representations of the SID or its agents or employees except as are set forth herein.

IN WITNESS WHEREOF, said Grantor has executed this easement on the date first written above.

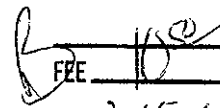
CELEBRITY HOMES, INC.  
GALE L. LARSEN, PRESIDENT

  
GALE LARSEN, PRESIDENT, CELEBRITY HOMES, INC.

STATE OF NEBRASKA )

)SS

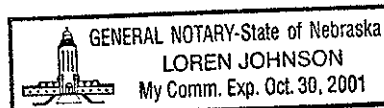
COUNTY OF DOUGLAS)



FEE 10 FB 01-60000  
BKP 2-15-11 C/O \_\_\_\_\_ COMP \_\_\_\_\_  
DEL \_\_\_\_\_ SCAN dc FV \_\_\_\_\_

On this 13 th day of March, ~~1999~~ <sup>2000</sup>, before me, a Notary Public in and for said County and State, personally appeared Mr. Gale Larsen President, Celebrity Homes, Inc., who executed the above and foregoing easement acknowledged the execution thereof to be their voluntary act and deed.

  
NOTARY PUBLIC



My Commission expires Oct. 30, 2001

60664

LEGAL DESCRIPTION

A 20.00-foot wide pedestrian trail easement located in part of the North half of Section 2, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, the centerline of said 20.00-foot wide pedestrian trail easement, more particularly described as follows:

Commencing at the Southwest corner of Lot 2, Westin Hills Replat Seventeen, a subdivision located in said NE 1/4 of Section 2; thence N63°08'36"W (assumed bearing) along the North right-of-way line of Fowler Avenue, a distance of 18.88 feet to the point of beginning; thence along the centerline of said 20-foot pedestrian trail easement on the following described courses; thence N26°51'24"E, a distance of 5.78 feet; thence Northerly on a curve to the left with a radius of 100.00 feet, a distance of 41.56 feet, said curve having a long chord which bears N14°57'07"E, a distance of 41.26 feet; thence N03°02'50"E, a distance of 43.98 feet; thence Northerly on a curve to the left with a radius of 200.00 feet, a distance of 34.99 feet, said curve having a long chord which bears N01°57'53"W, a distance of 34.94 feet; thence N06°58'35"W, a distance of 203.77 feet; thence Northerly on a curve to the right with a radius of 300.00 feet, a distance of 14.89 feet, said curve having a long chord which bears N05°33'18"W, a distance of 14.88 feet; thence N04°08'01"W, a distance of 339.60 feet; thence Northerly on a curve to the left with a radius of 200.00 feet, a distance of 35.81 feet, said curve having a long chord which bears N09°15'46"W, a distance of 35.76 feet; thence N14°23'31"W, a distance of 37.32 feet; thence Northerly on a curve to the left with a radius of 300.00 feet, a distance of 140.67 feet, said curve having a long chord which bears N27°49'30"W, a distance of 139.38 feet; thence N41°15'29"W, a distance of 103.47 feet; thence Northwesterly on a curve to the left with a radius of 100.00 feet, a distance of 94.83 feet, said curve having a long chord which bears N68°25'25"W, a distance of 91.31 feet; thence S84°24'38"W, a distance of 73.36 feet; thence Southwesterly on a curve to the left with a radius of 250.00 feet, a distance of 110.86 feet, said curve having a long chord which bears S71°42'25"W, a distance of 109.96 feet; thence Westerly on a curve to the right with a radius of 50.00 feet, a distance of 50.90 feet, said curve having a long chord which bears S88°10'03"W, a distance of 48.73 feet; thence N62°40'05"W, a distance of 65.04 feet; thence Northwesterly on a curve to the left with a radius of 300.00 feet, a distance of 60.33 feet, said curve having a long chord which bears N68°25'47"W, a distance of 60.23 feet; thence N74°11'29"W, a distance of 85.61 feet; thence Westerly on a curve to the left with a radius of 200.00 feet, a distance of 114.48 feet, said curve having a long chord which bears S89°24'39"W, a distance of 112.92 feet; thence S73°00'47"W, a distance of 96.53 feet; thence Southwesterly on a curve to the right with a radius of 250.00 feet, a distance of 43.79 feet, said curve having a long chord which bears S78°01'52"W, a distance of 43.73 feet; thence S83°02'57"W, a distance of 150.78 feet; thence Westerly on a curve to the right with a radius of 300.00 feet, a distance of 36.39 feet, said curve having a long chord which bears S86°31'29"W, a distance of 36.67 feet; thence N90°00'00"W, a distance of 229.50 feet to the point of termination of said pedestrian trail centerline, said point of termination of pedestrian trail centerline being N89°59'01"W, a distance of 2261.81 feet to a point on the West line of said NW 1/4 of Section 2; thence N00°00'51"E along said West line of the NW 1/4 of Section 2, a distance of 976.65 feet to the Northwest corner of said Section 2.

