



MISC 2004056876



MAY 04 2004 14:15 P 3

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FEE 15.50 FB 01-6000
BKP 161511 C/O _____ COMP _____
DEL _____ SCAN _____

in Blondo + OLS → Camden Grove Rep. 1

Received - RICHARD TAKECHI
Registrar of Deeds, Douglas County, NE
5/4/2004 14:15:41.66



2004056876

PERMANENT
AND
TEMPORARY CONSTRUCTION
EASEMENTS AND RIGHTS-OF-WAY

THIS INDENTURE, made this 26 day of April, 2004 between DELTEN ANDRESEN, a married person, ("Grantor"), and METROPOLITAN UTILITIES DISTRICT OF OMAHA, a Municipal Corporation and Political Subdivision, ("Grantee"),

WITNESS:

That Grantor, in consideration of the sum of Two Dollars (\$2.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to Metropolitan Utilities District of Omaha, its successors and assigns, a permanent easement and right-of-way to lay, maintain, operate, repair, relay and remove, at any time, pipelines for the transportation of water and all appurtenances thereto, together with the right of ingress and egress on, over, under and through lands described as follows:

Unplatted tracts of land in the NE ¼ of the NW ¼ of Section 16, T15N, R11E in Douglas County, Nebraska and being described as follows:

PERMANENT EASEMENT

The southerly seventeen feet (17.00') of the northerly fifty feet (50.00') of the easterly four hundred eighty feet (480.00') of the NE ¼ of the NW ¼ of Section 16-15-11.

This permanent easement contains 0.187 of an acre, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

TEMPORARY EASEMENT

The southerly thirty feet (30.00') of the northerly eighty feet (80.00') of the easterly four hundred eighty feet (480.00') of the NE ¼ of the NW ¼ of Section 16-15-11.

This temporary easement contains 0.331 of an acre, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD said Permanent and Temporary Construction Easements and Rights-of-Way to Grantee, Metropolitan Utilities District of Omaha, its successors and assigns.

1. The Grantor and his successors and assigns shall not at any time erect, construct or place on or below the surface of the permanent easement any building or structure, except pavement or a similar covering, and shall not permit anyone else to do so, and, with respect to the temporary construction easement, the same prohibitions apply during the effective period of this temporary conveyance, which effective period

Please Return To: Justin Cooper
MUD Legal Dept.
1723 Harney
Omaha, NE 68102

shall commence upon the date of execution hereof and cease after completion of the project and restoration work contemplated herein.

2. The Grantee shall restore the retaining wall and 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. The Grantee shall pay the fair and reasonable value for crop damage, if any, which may arise in connection with the Grantee exercising the easement rights granted herein. Specifically, crop damage will only be paid in a year where the Grantee digs or excavates or where Grantee's actual use or maintenance of the easement site and such activity results in crop damage.

4. Nothing herein shall be construed to waive any right of Grantor or duty and power of Grantee respecting the ownership, use, operations, extensions and connections to any pipeline constructed and maintained hereunder.

5. The Grantor is the lawful possessor of this real estate; has good, right and lawful authority to make such conveyance; and Grantor and his 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.

IN WITNESS WHEREOF, Grantor executes these Permanent and Temporary Easements and Rights-of-Way to be signed on the above date.

DELTEN ANDRESEN, a married person,
Grantor

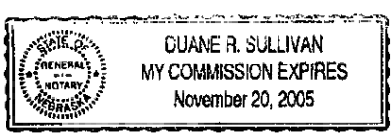
Delten W. Andresen
Delten Andresen

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on APRIL 26, 2004, by Delten Andresen, a married person.

Quane R. Sullivan
Notary Public



**METROPOLITAN
UTILITIES
DISTRICT**
OMAHA, NEBRASKA

**EASEMENT
ACQUISITION**

FOR **WCP 9762**

LAND OWNER

William J. Andresen Etal TR
2216 S 186th Street
Omaha, NE 68130

TOTAL ACRE _____
PERMANENT 0.187 ±
TOTAL ACRE _____
TEMPORARY 0.331 ±

LEGEND

PERMANENT EASEMENT 

TEMPORARY EASEMENT 

PAGE 1 OF 1

DRAWN BY TAA

DATE 2-17-04

CHECKED BY _____

DATE _____

APPROVED BY _____

DATE _____

REVISED BY _____

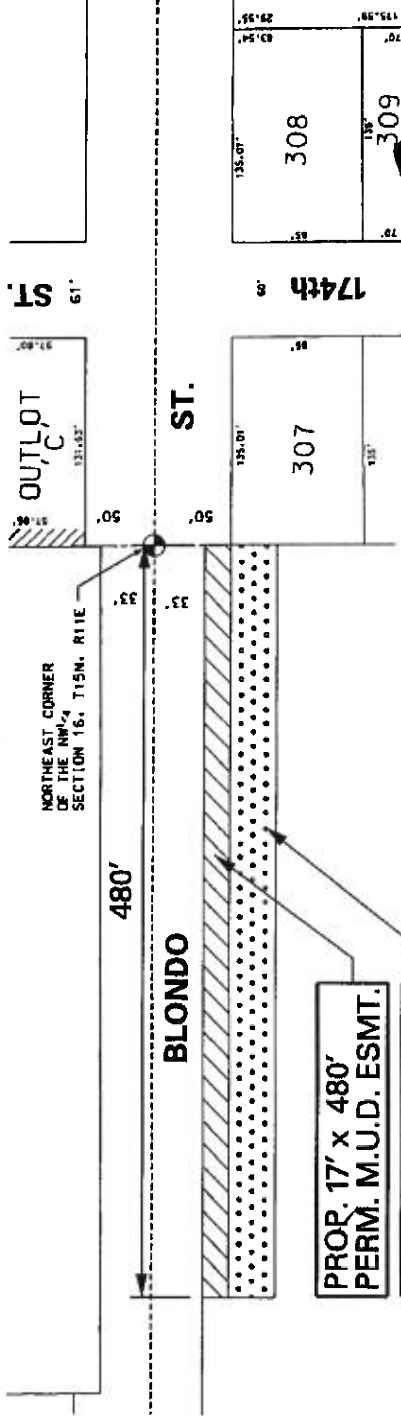
DATE _____

REV. CHK'D. BY _____

DATE _____

REV. APPROV. BY _____

DATE _____



PROP. 17' x 480'
PERM. M.U.D. ESMT.

PROP. 30' x 480'
TEMP. M.U.D. ESMT.

**BRIAR
HILLS**

NO SCALE
MANCHESTER RIDGE
175th ST. & BLONDO ST.