

2017-11012

05/17/2017 10:20:30 AM

Clay J. Douding

REGISTER OF DEEDS



COUNTER P C.E. P
VERIFY P D.E. P
PROOF aw
FEES \$ 34.00
CHECK# 13201
CHG _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

TEMPORARY CONSTRUCTION EASEMENT

This indenture made this 11th day of April 2017, by and between Jahn Farms, Inc., a Nebraska corporation, (the "Grantor"), and Sanitary & Improvement District No. 299, Sarpy County, Nebraska its successors and assigns (the "Grantee").

WITNESSETH:

That Grantor, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to Sanitary & Improvement District No. 299, Sarpy County, Nebraska, its successors and assigns, a temporary construction easement over, upon, across and under part of the Northwest Quarter of Section 29, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

See legal description attached hereto as Exhibit "A"

(the "Property") for the installation of a sanitary sewer system for the District. Said easement is depicted on the survey attached hereto as Exhibit "B".

That Grantor covenants and agrees that they are the owners in fee of the above described Property; that they have legal right and lawful authority to convey the same; that said Property is free and clear of liens and encumbrances; and that they will warrant and defend the title thereto against the claims and demands of all persons whomsoever.

Grantee shall restore the Property, as near as possible, to the condition as existing on the date it commences its construction activities on the Property, except for grading and other changes authorized herein.

In exercising its rights hereunder, including in connection with the construction of any improvements contemplated hereunder, Grantee shall comply, or shall cause its contractors, employees or agents to comply, with any and all applicable federal, state and local laws, rules, regulations, statutes, codes, orders and ordinances, including, but not limited to, those governing the prevention, abatement and elimination of pollution, the discharge of storm water and /or protection of the environment and the employment of its workers.

Record & Return to: Adams & Sullivan, P.C., L.L.O., 1246 Golden Gate Dr., Suite 1, Papillion, NE 6804

A

Except as herein specifically provided, no rights, privileges or immunities of any party hereto shall inure to the benefit of any third party, nor shall any third party be deemed to be a beneficiary of any of the provisions contained in this Easement.

The temporary easement herein granted shall be for a term of one (1) year from the date of acceptance by Grantee or thirty (30) days after the improvements are completed whichever is earlier. Notwithstanding the foregoing, upon entry upon the easement for construction, Grantee shall complete its work within sixty (60) days of such entry. This easement shall run with the land and shall be binding upon Grantor's heirs, successor and assigns.

In witness whereof the Grantors have caused this temporary easement to be executed the day and year first above written.

Jahn Farms, Inc., a Nebraska
Corporation, Grantor

By:

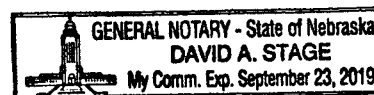
George E. Jahn
George E. Jahn, President

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

On this 11th day of April 2017, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came George E. Jahn, President of Jahn Farms, Inc., a Nebraska corporation, to me personally known to be the identical person whose name is affixed to the foregoing instrument and who acknowledged the same to be his voluntary act and deed on behalf of the corporation.

Witness my hand notarial seal on this 11th day of April 2017.

David A. Stage
Notary Public

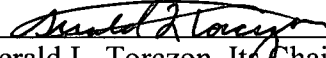


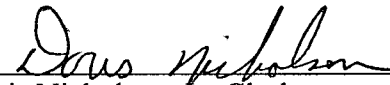
B

ACCEPTANCE

The Grantee herein accepts the conveyance herein and agrees to abide by the terms herein.

Sanitary and Improvement District No. 299,
Sarpy Co., Nebraska, Grantee

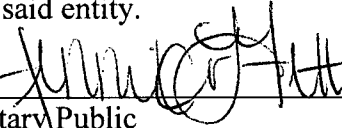
By: 
Gerald L. Torczon, Its Chairperson

By: 
Doris Nicholson, Its Clerk

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

The forgoing instrument was acknowledged before me on April 20 2017,
by Gerald L. Torczon, as Chairperson, and Doris Nicholson, as Clerk of Sanitary Improvement
District No. 299, Sarpy County, Nebraska, on behalf of said entity.

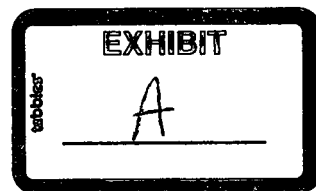



Notary Public

C

EASEMENT EXHIBIT

TEMPORARY CONSTRUCTION SANITARY SEWER EASEMENT



LEGAL DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT FOR SANITARY SEWER OVER THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA,

THENCE NORTH 02°47'23" WEST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE NAD83) FOR 38.50 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH 87°19'57" WEST FOR 877.56 FEET;

THENCE NORTH 02°40'03" WEST FOR 283.50 FEET;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 800.00 FEET AND A LONG CHORD BEARING NORTH 20°47'45" WEST FOR 497.83 FEET) FOR AN ARC LENGTH OF 506.24 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 51°04'41" WEST FOR 25.00 FEET;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 495.00 FEET AND A LONG CHORD BEARING NORTH 33°24'34" WEST FOR 95.14 FEET) FOR AN ARC LENGTH OF 95.29 FEET;

THENCE SOUTH 65°00'02" WEST FOR 154.53 FEET;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 262.50 FEET AND A LONG CHORD BEARING SOUTH 76°09'59" WEST FOR 101.67 FEET) FOR AN ARC LENGTH OF 102.31 FEET;

THENCE SOUTH 87°19'57" WEST FOR 316.56 FEET;

THENCE NORTH 20°18'09" EAST FOR 54.31 FEET;

THENCE NORTH 87°19'57" EAST FOR 295.37 FEET;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 212.50 FEET AND A LONG CHORD BEARING NORTH 76°09'59" EAST FOR 82.30 FEET) FOR AN ARC LENGTH OF 82.83 FEET;

THENCE NORTH 65°00'02" EAST FOR 154.53 FEET;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 495.00 FEET AND A LONG CHORD BEARING NORTH 18°20'30" WEST FOR 64.97 FEET) FOR AN ARC LENGTH OF 65.02 FEET;

THENCE NORTH 75°25'17" EAST FOR 50.00 FEET;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 445.00 FEET AND A LONG CHORD BEARING SOUTH 26°45'05" EAST FOR 187.67 FEET) FOR AN ARC LENGTH OF 189.09 FEET;

THENCE SOUTH 51°04'41" WEST FOR 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 37,618 SQUARE FEET.

PAGE 2 OF 2



**LAMP RYNEARSON
& ASSOCIATES**

14710 West Dodge Road, Suite 100 402.496.2498 | P
Omaha, Nebraska 68154-2027 402.496.2730 | F
www.LRA-Inc.com

DRAWN BY
EAM

DESIGNED BY

REVIEWED BY
WEK

PROJECT - TASK NUMBER
0115019.11-030

DATE
2-15-17

BOOK AND PAGE

REVISIONS

PATH\FILENAME L:\Engineering\0115019\SURVEY\DRAWINGS\RECORD\0115019-EAS-SAN-02.dwg

2017-11012A

EXHIBIT

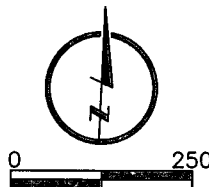
B

EASEMENT EXHIBIT**TEMPORARY CONSTRUCTION SANITARY SEWER EASEMENT****LEGAL DESCRIPTION**

A TEMPORARY CONSTRUCTION EASEMENT FOR SANITARY SEWER OVER THAT PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: (SEE ATTACHED SHEET FOR COMPLETE LEGAL DESCRIPTION.)

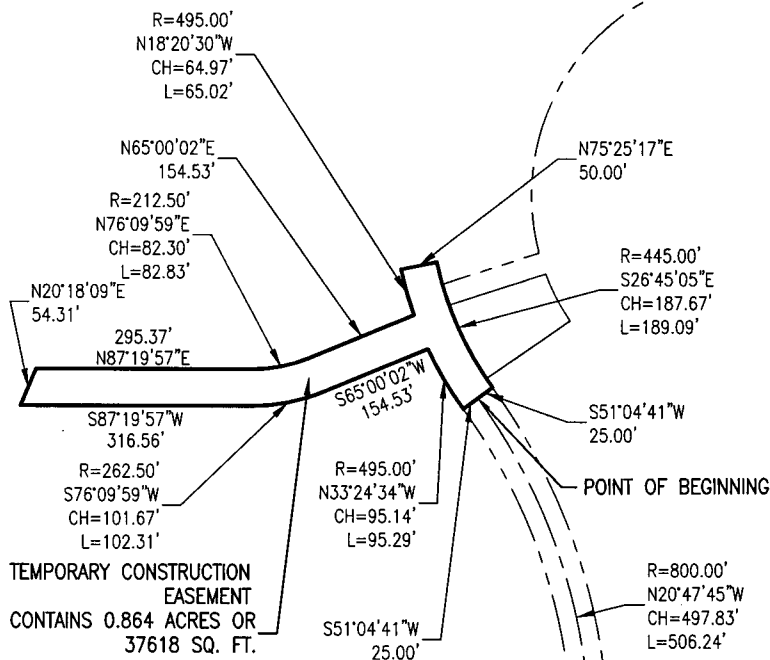
LEGEND

- SECTION LINE
 ⊕ SECTION CORNER
 - - - - - EXISTING BOUNDARY LINE
 ——— EASEMENT LINE



TL 4

PT. NW 1/4 SECTION 29, T14N, R11E

N 1/2 NE 1/4
SEC. 29, T14N, R11E

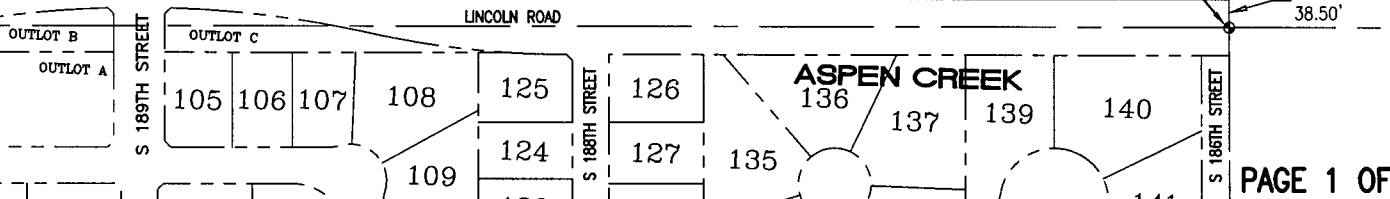
PT. NW 1/4 SECTION 29, T14N, R11E

S 1/2 NE 1/4 SECTION 29, T14N, R11E

TL 4

PT. NW 1/4 SECTION 29, T14N, R11E

TEMPORARY CONSTRUCTION
EASEMENT
CONTAINS 0.864 ACRES OR
37618 SQ. FT.



PAGE 1 OF 2



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& ASSOCIATES**

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DRAWN BY
EAM

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WEKPROJECT - TASK NUMBER
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