

ENTERED AS INSTRUMENT NO

201505497

STATE OF NEBRASKA)
COUNTY OF HALL) SS

2015 AUG 13 AM 9 30

Grand Island
ASSAULTOR OF RECORD

CASH 28.00
CHECK _____

REFUNDS:
CASH _____
CHECK _____

NEBRASKA DOCUMENTARY
STAMP TAX
Date <u>8-13-2015</u>
\$ <u>Exempt 23</u> By <u>BE</u>

*PAID: Grand Island Utilities
P.O. Box 1968
Grand Island, NE 68802*



201505497

• THIS SPACE RESERVED FOR REGISTER OF DEEDS •

28.00

PUBLIC UTILITIES EASEMENT

NIEDFELDT PROPERTY MANAGEMENT PREFERRED, a Nebraska Limited Liability Company, herein called the Grantor, in consideration of ONE DOLLAR (\$1.00) and other consideration, receipt of which is hereby acknowledged, hereby grants and conveys unto the

CITY OF GRAND ISLAND, NEBRASKA,

a municipal corporation in Hall County, State of Nebraska, herein called the Grantee, a permanent and perpetual easement to construct, operate, maintain, extend, repair, replace, and remove public utilities, including but not limited to, sanitary sewers, storm sewers, water mains, electric utility poles, overhead and underground power lines, manholes, pipelines, surface markers, and other appurtenances, upon, over, along, across, in, underneath and through a tract of land in part of the Northwest Quarter (NW ¼) of Section Twelve (12), Township Eleven (11) North, Range Ten (10) West of the 6th p.m., City of Grand Island, Hall County, Nebraska and more particularly described as follows:

COMMENCING AT THE SOUTHEAST CORNER OF STERLING ESTATES SECOND SUBDIVISION; THENCE ON AN ASSUMED BEARING OF S00°15'38"W ON THE WEST LINE OF A 90 FOOT GRAND ISLAND DRAINAGE RIGHT-OF-WAY AND TO THE NE CORNER OF OUTLOT B, STERLING ESTATES 4TH SUBDIVISION, A DISTANCE OF 446.24 FEET; THENCE N89°07'20"W ALONG THE SAID NORTH LINE OF

OUTLOT B, A DISTANCE OF 153.95 FEET TO THE NW CORNER OF OUTLOT B AND SAID POINT BEING THE BEGINNING, THENCE CONTINUING N89°07'20"W A DISTANCE OF 60.00 FEET; THENCE N00°52'40"E A DISTANCE OF 200.00 FEET; THENCE ON A 70.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING OF N44°07'20"W AND A CHORD LENGTH OF 98.99 FEET; THENCE N89°07'20"W A DISTANCE OF 837.88 FEET; THENCE N00°52'40"E A DISTANCE OF 60.00 FEET; THENCE S89°07'20"E A DISTANCE OF 408.88 FEET; THENCE N00°52'40"E A DISTANCE OF 117.60 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 STERLING ESTATES 6TH SUBDIVISION; THENCE S89°00'34"E ALONG SAID SOUTH LINE A DISTANCE OF 20.00 FEET; THENCE S00°52'40"W A DISTANCE OF 117.57 FEET; THENCE S89°07'20"E A DISTANCE OF 295.00 FEET; THENCE N00°52'40"E A DISTANCE OF 116.96 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 STERLING ESTATES 2ND SUBDIVISION; THENCE S89°07'20"E ALONG SAID SOUTH LINE A DISTANCE OF 15.00 FEET; THENCE S00°52'40"W A DISTANCE OF 116.96 FEET; THENCE S89°07'20"E A DISTANCE OF 144.56 FEET; THENCE ON A 60.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING OF S44°07'14"E AND A CHORD LENGTH OF 119.43 FEET; THENCE S00°52'40"W A DISTANCE OF 245.55 FEET TO THE POINT OF BEGINNING, CONTAINING 1.89 ACRES MORE OR LESS.

together with the following rights, namely, unrestricted ingress and egress under, over, and across such land for the purpose of exercising the rights herein granted, to excavate and refill ditches and trenches, and the right to clear and keep clear of trees, roots, brush, hedges, undergrowth, and other obstructions from the surface of such tracts interfering with the location, construction, inspection, repair, replacement, removal, and maintenance of such utilities. Any such utilities and appurtenances placed upon, over, and under such tracts of land shall remain the property of the Grantee and may be removed or replaced at any time.

The Grantors, for themselves, their heirs, executors, administrators, successors, and assigns, hereby covenant that no buildings, fences, or structures shall be erected or permitted on said tract and that the easement herein granted shall run with the title to such tract of land and be binding upon the Grantors, their successors and assigns.

DATED: August 10, 2015

GRANTOR:

NIEDFELDT PROPERTY MANAGEMENT PREFERRED, LLC
A Nebraska Limited Liability Company

BY John Niedfelt MANAGER
JOHN NIEDFELT, MANAGER

STATE OF NEBRASKA)
) ss
COUNTY OF HALL)

On this 10th day of August, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOHN NIEDFELT, MANAGER, to me known to be the identical person who signed the foregoing Public Utilities Easement and acknowledges the execution thereof to be his voluntary act and deed for the purpose therein expressed.

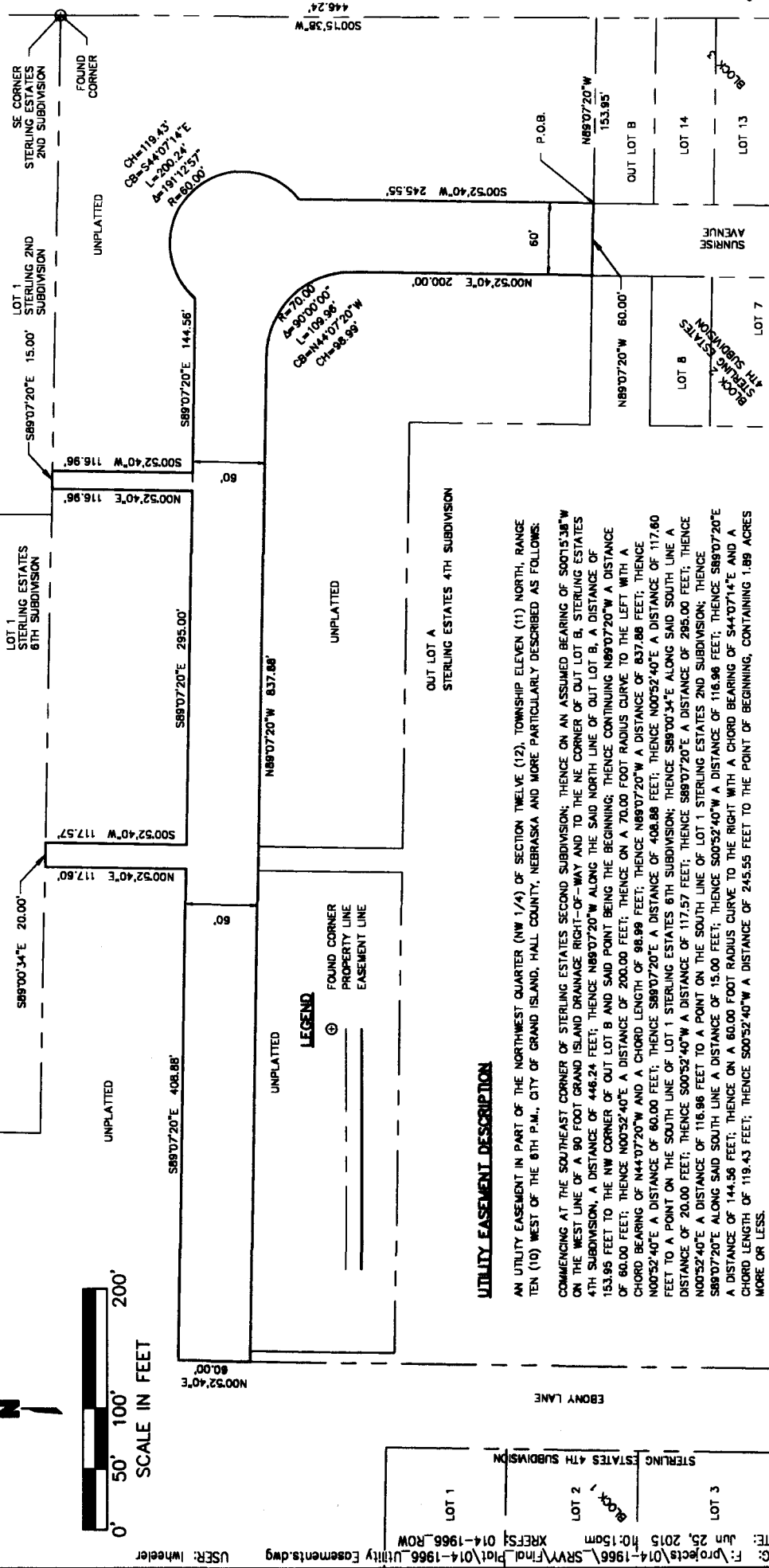
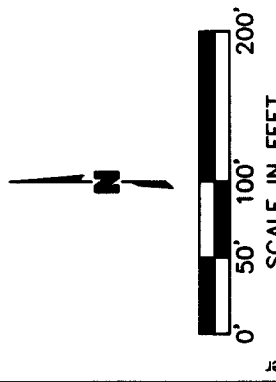
WITNESS my hand and Notarial Seal the date above written.



Christina Kay Dethlefs
Notary Public

UTILITY EASEMENT

CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA



LEGEND

⊕ FOUND CORNER

--- PROPERTY LINE

--- EASEMENT LINE

UTILITY EASEMENT DESCRIPTION

AN UTILITY EASEMENT IN PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE TEN (10) WEST OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF STERLING ESTATES SECOND SUBDIVISION; THENCE ON AN ASSUMED BEARING OF S00°15'38"W ON THE WEST LINE OF A 90 FOOT GRAND ISLAND DRAINAGE RIGHT-OF-WAY AND TO THE NE CORNER OF OUT LOT B, STERLING ESTATES 4TH SUBDIVISION, A DISTANCE OF 446.24 FEET; THENCE N89°07'20"W ALONG THE SAID NORTH LINE OF OUT LOT B, A DISTANCE OF 153.95 FEET TO THE NW CORNER OF OUT LOT B AND SAID POINT BEING THE BEGINNING; THENCE CONTINUING N89°07'20"W A DISTANCE OF 60.00 FEET; THENCE N00°52'40"E A DISTANCE OF 200.00 FEET; THENCE ON A 70.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING OF N44°07'20"W AND A CHORD LENGTH OF 98.99 FEET; THENCE N89°07'20"W A DISTANCE OF 837.86 FEET; THENCE N00°52'40"E A DISTANCE OF 80.00 FEET; THENCE S89°07'20"E A DISTANCE OF 408.88 FEET; THENCE N00°52'40"E A DISTANCE OF 117.80 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 STERLING ESTATES 6TH SUBDIVISION; THENCE S89°00'34"E ALONG SAID SOUTH LINE A DISTANCE OF 20.00 FEET; THENCE S00°52'40"W A DISTANCE OF 117.57 FEET; THENCE S89°07'20"E A DISTANCE OF 295.00 FEET; THENCE N00°52'40"E A DISTANCE OF 116.96 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 STERLING ESTATES 2ND SUBDIVISION; THENCE S89°07'20"E ALONG SAID SOUTH LINE A DISTANCE OF 15.00 FEET; THENCE S00°52'40"W A DISTANCE OF 116.96 FEET; THENCE S89°07'20"E A DISTANCE OF 144.56 FEET; THENCE ON A 60.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING OF S44°07'14"E AND A CHORD LENGTH OF 119.43 FEET; THENCE S00°52'40"W A DISTANCE OF 245.55 FEET TO THE POINT OF BEGINNING, CONTAINING 1.89 ACRES MORE OR LESS.

201505497

PROJECT NO: 2014-1966	EXHIBIT 1
DRAWN BY: RAS	
DATE: 06.06.2015	
A UTILITY EASEMENT LOCATED IN PART OF THE NW1/4, SECTION 12, T11N, R10W OF THE 6TH P.M., CITY OF GRAND ISLAND, HALL COUNTY, NEBRASKA	
OLSSON ASSOCIATES	
<small>701 4th Ave, Suite 2C P.O. Box 888 Hall County, NE 68844-0888 TEL 308.386.8788 FAX 308.386.8821</small>	

DWG: F:\Projects\014-1966\SRV\Final\Plat\014-1966_Utility Easements.dwg USER: wheeler

DATE: Jun 25, 2015 10:15am XREFS: 014-1966_ROW