MISC 2006086843

AUG 01 2006 11:07 P 4

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
8/1/2006 11:07:48.52
2006086843

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FEE 20.00 FB 01-60000

BKP 7-14-1 COMP

DEL SCAN FV

PROJECT NO. C-28(404)
TRACT NO. 2

PERMANENT EASEMENT

THIS INDENTURE, made this 20 day of July, 2006

between Dial Harrison, L.L.C., A Nebraska Limited Liability Company hereinafter referred to as "Grantor(s)," and the County of Douglas, State of Nebraska, hereinafter called "County."

WITNESSETH:

THAT, said Grantor(s) in consideration of the sum of One & no/100 Dollars ($1.00) and other valuable consideration, to Grantor(s) in hand paid by said County, the receipt whereof is hereby acknowledged, does or do hereby grant, sell, convey and confirm unto said County and its assigns forever, an easement for the right to use, construct, build, maintain and repair a roadway for the passage of traffic, together with all appurtenances, wires, lines, poles, structures and other applicable equipment pertaining to any paving in, through, over and under the parcel of land described as follows, to wit:

(SEE ATTACHED)

No buildings, improvements or structures shall be placed in, on, over or across said easements by undersigned, his or their successors and assigns without express approval of Douglas County. Any trees, grass and shrubbery placed on said easement shall be maintained by Grantor(s), his or their heirs, successors and assigns.

Said County shall cause any excavation made on aforesaid realty to be properly refilled, and shall cause grass seed to be sown over said excavation, 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 and representative of the County and any of said construction and work.

Said Grantor(s) for himself or themselves and his or their heirs, executors and administrators does or do confirm with the said County and its assigns, that he or they, the Grantor(s), is or are well seized in fee of the above described property and that he or they has or have the right to grant and convey this easement in the manner and form aforesaid, and that he or they will, and his or their heirs, executors and administrators shall warrant and defend this easement to said County and its assigns against the lawful claims and demands of all persons.

This easement runs with the land.

The consideration recited includes damages for change of grade, if any, and any and all claims for damage arising from change of grade or grading are hereby waived.

IN WITNESS WHEREOF, said Grantor(s) has or have hereunto set his or their hand(s) and seal(s) the day and year first above written.

Dial Harrison, L.L.C.

By _____
Patrick Day, Managing Member

TOM DOYLE
DOUGLAS COUNTY ENGINEER
15505 WEST MAPLE ROAD
OMAHA, NEBRASKA 68116-5173

STATE OF NEBRASKA, COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on July 20th, 2006.

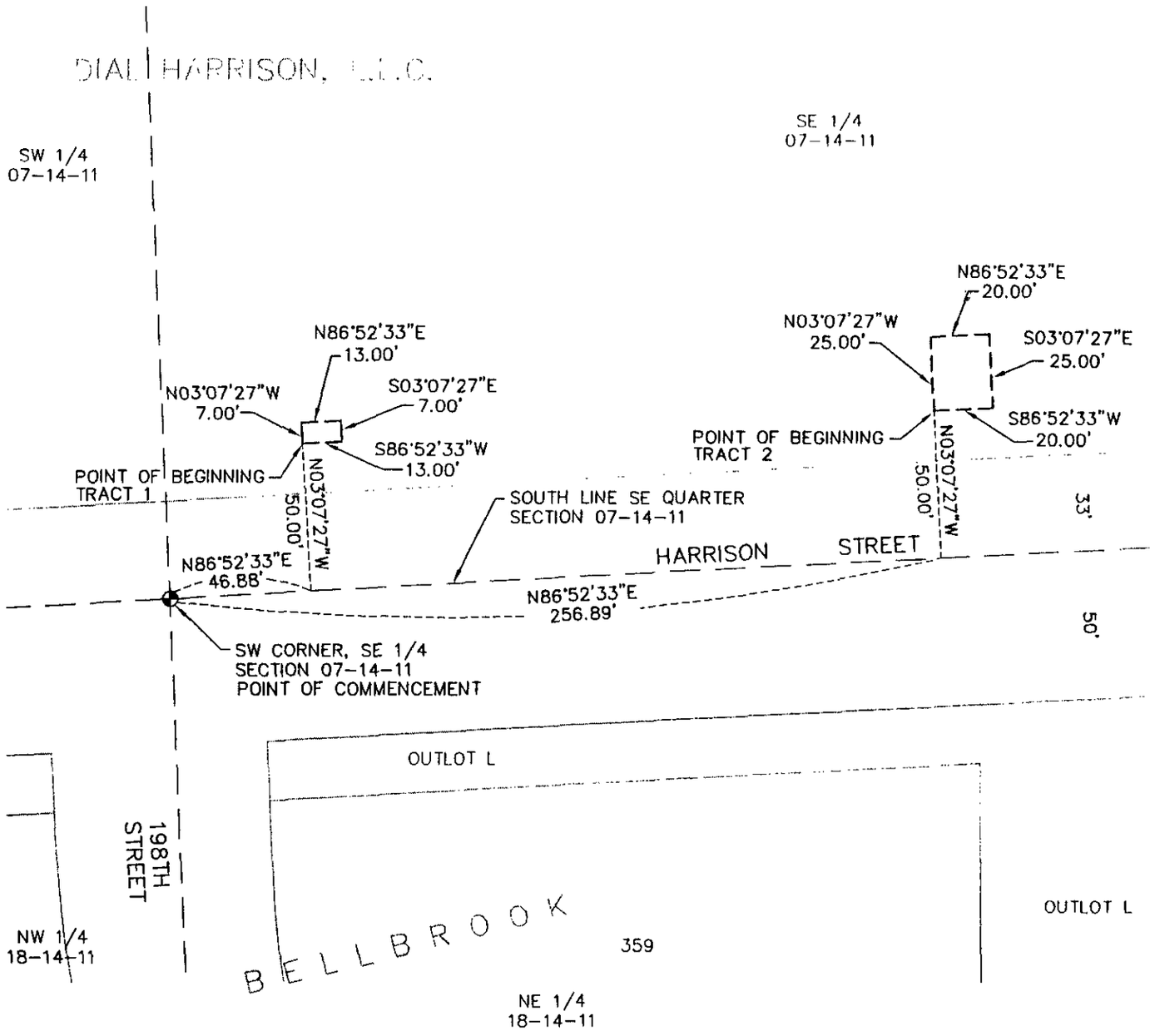
By Patrick Day, Managing Member of Dial Harrison, L.L.C.

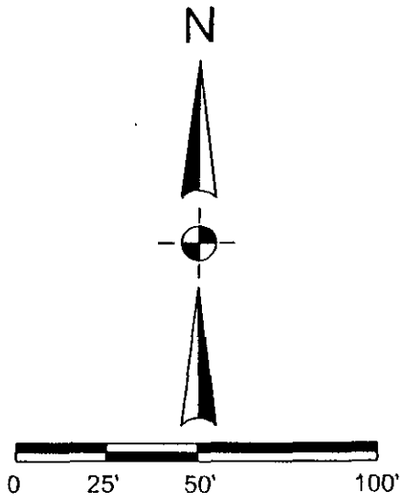
GENERAL NOTARY - State of Nebraska
MARY M. PETERSEN
My Comm. Exp. March 15, 2007

T.I.N _____

Mary Petersen
Signature of Person Taking Acknowledgement

Title: NOTARY


DIAL HARRISON, L.L.C.
SW 1/4
07-14-11
SE 1/4
07-14-11
N86°52'33"E
13.00'
N03°07'27"W
7.00'
S03°07'27"E
7.00'
S86°52'33"W
13.00'
POINT OF BEGINNING
TRACT 1
50.00'
N03°07'27"W
SOUTH LINE SE QUARTER
SECTION 07-14-11
N86°52'33"E
20.00'
N03°07'27"W
25.00'
S03°07'27"E
25.00'
S86°52'33"W
20.00'
POINT OF BEGINNING
TRACT 2
50.00'
N03°07'27"W
33'
HARRISON STREET
50'
N86°52'33"E
46.88'
N86°52'33"E
256.89'
SW CORNER, SE 1/4
SECTION 07-14-11
POINT OF COMMENCEMENT
OUTLOT L
198TH
STREET
OUTLOT L
NW 1/4
18-14-11
BELLBROOK
359
NE 1/4
18-14-11



SW SE

LEGAL DESCRIPTION–PERMANENT DRAINAGE EASEMENT–TRACT 2, PARCEL C

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, S86°52'33"W (ASSUMED BEARING) 46.88 FEET; THENCE N03°07'27"W, 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N03°07'27"W, 7.00 FEET; THENCE N86°52'33"E, 13.00 FEET; THENCE S03°07'27"E, 7.00 FEET; THENCE S86°52'33"W, 13.00 FEE TO THE POINT OF BEGINNING, SAID TRACT CONTAINS AN AREA OF 91 SQUARE FEET, MORE OR LESS.

SW SE

LEGAL DESCRIPTION–PERMANENT DRAINAGE EASEMENT–TRACT 2, PARCEL D

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, S86°52'33"W (ASSUMED BEARING) 256.89 FEET; THENCE N03°07'27"W, 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N03°07'27"W, 25.00 FEET; THENCE N86°52'33"E, 20.00 FEET; THENCE S03°07'27"E, 25.00 FEET; THENCE S86°52'33"W, 20.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS AN AREA OF 500 SQUARE FEET, MORE OR LESS.

ENGINEERING, INC.
11929 BURT STREET, SUITE 110
OMAHA, NEBRASKA 68154
402.496.4356 (PH) 402.496.4432 (FAX)

HARRISON STREET IMPROVEMENTS

DOUGLAS COUNTY NEBRASKA

PERMANENT DRAINAGE EASEMENTS

PROJECT NO.: 005-001-05
DATE: APRIL 2006
DESIGNED: MTP
DRAWN: DLB
CHECKED: RLD
SHEET NO.: 1/1