

GRADING EASEMENT

THIS EASEMENT, made this 1<sup>st</sup> day of May 1960  
between Edward Nelson and Florence Nelson, husband and wife,

Parties of the first part.  
and County of Douglas, State of Nebraska. WITNESSETH:

That said parties of the first part in consideration of the sum  
of One (\$1.00) Dollar

and other valuable consideration, the receipt of which is hereby  
acknowledged, doth hereby grant and confirm unto said County of  
Douglas, State of Nebraska, its successors and assigns the right  
to use the parcel of land described as follows, to-wit:

Part of the North half of Lot 8 and part of Lots 9 and 10, Block 15,  
Lawn Field Addition in Douglas County, Nebraska, and more particularly described  
as follows: Beginning at a point on the South line of the North half of Lot 8, said  
point being 22.38 feet East of the Southwest corner of said North half of Lot 8; thence,  
East along the South line of the North half of Lot 8 a distance of 60.00 feet to a point;  
thence, in a Northeasterly direction with an angle of 76°30' left from the last described  
course a distance of 258.00 feet to a point; thence, in a Northeasterly direction with an  
angle of 40°24'23" right from the last described course a distance of 83.40 feet to a  
point on the North line of Lot 10; thence, West on the North line of Lot 10 a distance of  
67.78 feet to a point; thence, in a Southwesterly direction along a curve to the left,  
said curve having a radius of 341.94 feet, a distance of 251.78 feet to a point, said  
point beginning 81.21 feet North and 8.46 feet East of the point of beginning; thence,  
in a Southwesterly direction a distance of 81.65 feet to the point of beginning,  
containing 21,672 square feet.

This easement shall terminate 60 days after the con-  
tractor completes his work, except that it is expressly agreed that  
the County of Douglas, State of Nebraska, shall have the right to  
maintain and repair drainage structures on said property so long as  
maintenance and repair work is necessary. The County of Douglas,  
State of Nebraska, shall have the sole right to determine whether  
or not said maintenance and repair work is necessary.

Said easement is granted upon the express condition that the  
County of Douglas, State of Nebraska, shall make good to the owner  
or owners of such lot or lots as hereinbefore set forth any and all  
damage that may be done by said construction, in the way of damage  
to trees, grounds, buildings or other improvements thereon,  
including, in part, crops, vines, gardens and lawns during con-  
struction.

Said parties of the first part, for themselves and their heirs,  
executors and administrators warrant and covenant to the County of  
Douglas, State of Nebraska, its successors and assigns, that they,  
the parties of the first part, are well seized in fee of the lot  
and premises aforesaid and that they have the right to grant this  
easement in the manner and form aforesaid, and that they will, and  
their heirs, executors and administrators, shall warrant and  
defend this easement to said County of Douglas, State of Nebraska,  
its successors and assigns against the lawful claims and demands of  
all persons.

IN WITNESS WHEREOF, said parties of the first part have here-  
unto set their hands and seals the day and year first above written.

In the presence of:

Myra C. Kelly

Edward Nelson  
Florence Nelson

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS

On this 1<sup>st</sup> day of May 1960, before me, the undersigned, a Notary Public in and for said County, personally appeared

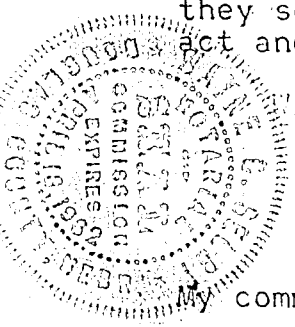
Edward Nelson and Florence Nelson, husband and wife,

who are personally known to me to be the identical persons whose names are affixed to the above easement as parties thereto, and they severally acknowledged the instrument to be their voluntary act and deed.

WITNESS my hand at Omaha, Nebraska, the day aforesaid.

Notary Public  
Notary Public

My commission expires \_\_\_\_\_



STATE OF NEBRASKA )  
COUNTY OF DOUGLAS ) SS

On this \_\_\_\_\_ day of \_\_\_\_\_ 1960, before me, the undersigned, a Notary Public in and for said County, personally came

\_\_\_\_\_  
President of \_\_\_\_\_, a Corporation,

18. ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
27 DAY October 1960 AT 1:40 P. M. THOMAS J. O'CONNOR, REGISTER OF DEEDS