

NEBRASKA DOCUMENTARY STAMP TAX
APRIL 6, 2015 \$ E-23
By: CG



201501457

Carol Givens
Carol Givens
Register of Deeds
DODGE COUNTY, NE

201501457

Filed:
April 06, 2015 9:29:00 AM
Fee \$22.00
EASEMENTS

Return to:
Donald D. Schneider, Attorney
513 North D Street
Fremont, NE 68025
(402) 721-0167

INGRESS/EGRESS EASEMENT

This grant made this 2nd day of April, 2015, between Young Men's Christian Association of Fremont, Nebraska, GRANTOR, and Steve Schiferl, GRANTEE.

Grantor is the owner of the following real estate located in Dodge County, Nebraska, legally described as:

Part of the North Half of Government Lot 7, of Section 27, Township 17 North, Range 8 East of the Sixth P.M., Dodge County, Nebraska, being described as follows: Commencing at the Northwest Corner of said Government Lot 7; thence S87°19'02"E (assumed bearing) on the North Line of said Government Lot 7, a distance of 1286.24 feet to the Northwest Corner of a parcel of land described and recorded in the Dodge County Register of Deeds Office in Deed Book 71, page 122, this being the true point of beginning; thence S89°49'25"E on said North Line, a distance of 821.38 feet to the Northeast Corner of said parcel; thence S19°42'30"E, a distance of 782.86 feet to a point on the South Line of the North Half of said Government Lot 7, this also being the Southeast Corner of said parcel; thence N89°49'30"W on said South Line, a distance of 627.44 feet to a point on the North Line of a parcel of land described and recorded in the Dodge County Register of Deeds Office in Deed Book 174, page 701; thence N78°36'30"W on said North Line, a distance of 242.42 feet; thence northwesterly continuing on said North Line on a 1195.92 foot radius curve to the left an arc distance of 222.14 feet to a point on the West Line of a parcel of land described and recorded in the Dodge County Register of Deeds Office in Deed Book 71, page 122, said point also being on the East Line of a parcel of land described and recorded in the Dodge County Register of Deeds Office in Book 2009, page 5651, the chord of said curve bears N83°55'48"W 221.82 feet; thence N00°02'48"E on said West Line, a distance of 628.07 feet to the Northeast Corner of a parcel of land described and recorded in the Dodge County Register of Deeds Office in Book 2009, page 5651; thence N00°20'33"W continuing on said West Line, a distance of 38.20 feet to the true point of beginning, containing 15.67 acres, more or less.

Grantee is the owner of the following real estate located in Dodge County, Nebraska, adjacent to Grantor's property, and legally described as:

Tax Lot 41 (part of Tax Lots 29 and 35), and legally described as follows: Beginning at the Northwest corner of River Road Subdivision in Section 27, T 17 N, R 8 E; thence continuing westerly on the North line of said Subdivision extended westerly a distance of 348.81 feet; thence southeasterly a distance of 754.82 feet to a point being 212 feet westerly from the West margin of said Subdivision, said point also being on the North line of Government Lot 7; thence southeasterly on a straight line to the Southeast corner of said River Road Subdivision, said point also being on the South line of the North ½ of said Government Lot 7; thence northerly along the West line of River Road Subdivision to the point of beginning; lying in the SE1/4 NW1/4 and in the NE1/4 SW1/4 of Section 7, Township 17 North, Range 6 East of the 6th P.M., Dodge County, Nebraska, and containing 7.0 acres, more or less.

In consideration of VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Grantor does hereby grant to Grantee a permanent non-exclusive easement for ingress and egress only, over the following described real estate:

Part of the North Half of Government Lot 7, of Section 27, Township 17 North, Range 8 East of the Sixth P.M., Dodge County, Nebraska, being described as follows: Commencing at the Northwest Corner of said Government Lot 7; thence S87°19'02"E (assumed bearing) on the North Line of said Government Lot 7, a distance of 1286.24 feet to the Northwest Corner of a parcel of land described and recorded in the Dodge County Register of Deeds Office in Deed Book 71, page 122; thence S89°49'25"E on said North Line, a distance of 821.38 feet to the Northeast Corner of said parcel; thence S19°42'30"E on the East Line of said parcel, a distance of 723.55 feet to the true point of beginning; thence continuing S19°42'30"E on said East Line, a distance of 59.31 feet to a point on the South Line of the North Half of said Government Lot 7, this also being the Southeast Corner of said parcel; thence N89°49'30"W on said South Line, a distance of 20.00 feet; thence N00°00'00"E, a distance of 55.77 feet to the true point of beginning.

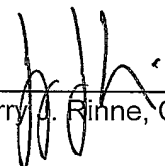
subject to easements, highway right-of-ways, and restrictions of record, and further subject to the conditions set forth in the following paragraphs:

- a) Grantee and Grantee's successors in interest assume any and all risks of any nature whatsoever associated with the use of the easement area and shall indemnify and hold Grantor, and Grantor's successors in interest, absolutely harmless, from any and all claims, causes of action or damages of any nature whatsoever, including attorney fees, arising in connection with this easement or the use of the easement area;
- b) Grantee and Grantee's successors in interest shall not allow any form of lien, mortgage, deed of trust, or any other encumbrance to be filed against or attached to the easement area; and,
- c) Grantee and Grantee's successors in interest shall not place or erect any improvements, gating, or other obstructions in the easement area in the absence of the express written consent of the Grantor.

Attached as Exhibit "1" is a scale drawing depicting said triangular easement.

Said easement is for a non-exclusive access easement for ingress and egress to Grantee's real estate described above. Said easement will run with the land and enures to the benefit and detriment of Grantee's and Grantor's successors and assigns forever. The cost for maintenance and upkeep of said easement area shall be at the sole expense of Grantee.

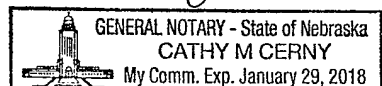
Young Men's Christian Association
of Fremont, Nebraska, Grantor

By: 
Jerry J. Rinne, Chief Executive Officer

STATE OF NEBRASKA)
) ss.
COUNTY OF DODGE)

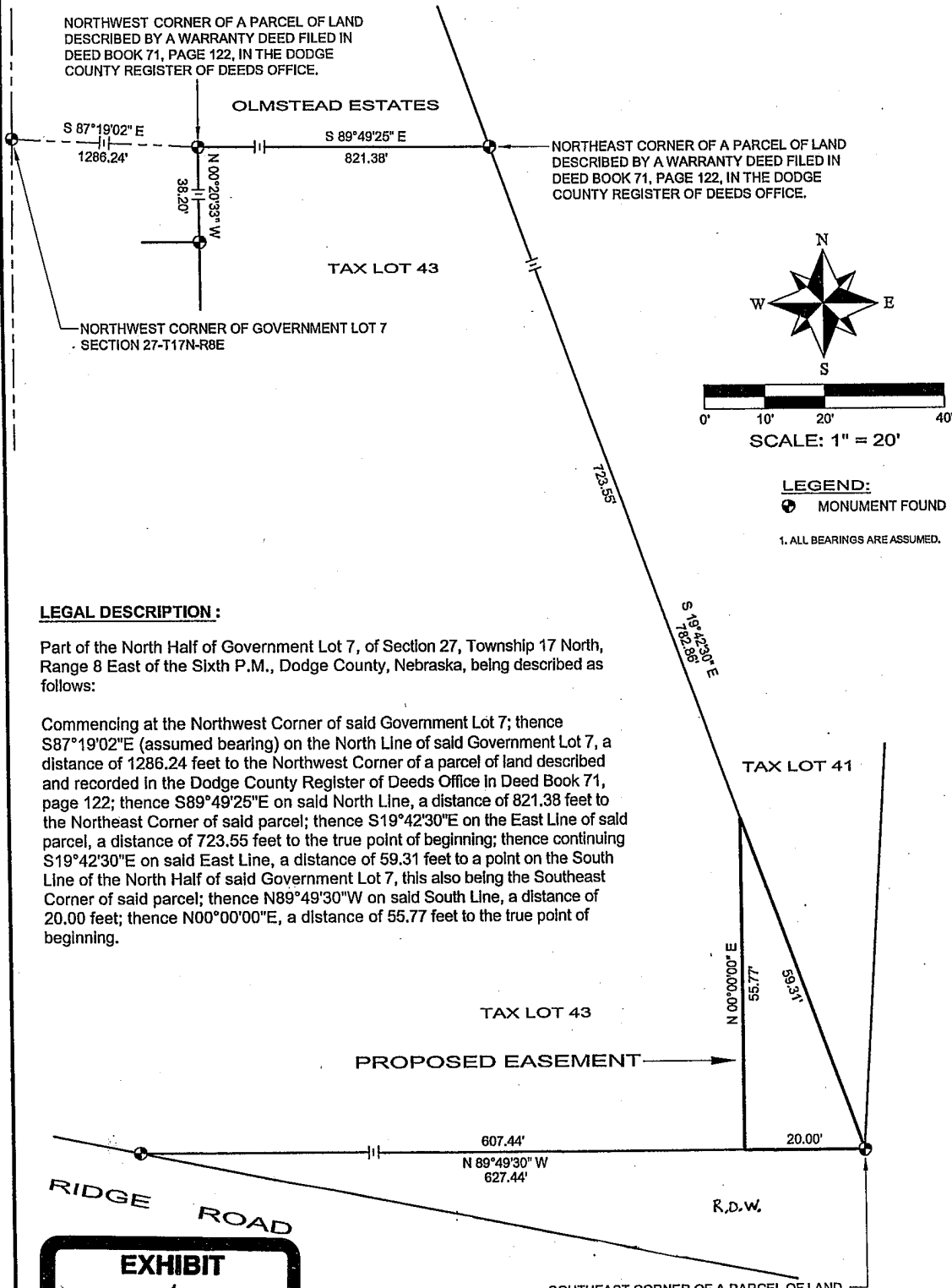
The foregoing instrument was acknowledged before me on April 2, 2015 by Jerry J. Rinne, the Chief Executive Officer of Young Men's Christian Association of Fremont, Nebraska, Grantor, known to me personally or who has produced satisfactory evidence of identification to me.


Notary Public



PROPOSED EASEMENT DETAIL

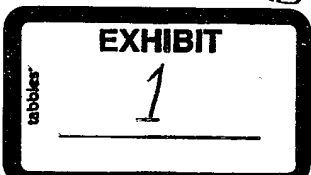
PART OF THE NORTH HALF OF GOVERNMENT LOT 7
SECTION 27 - T17N - R8E, EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA



LEGAL DESCRIPTION:

Part of the North Half of Government Lot 7, of Section 27, Township 17 North, Range 8 East of the Sixth P.M., Dodge County, Nebraska, being described as follows:

Commencing at the Northwest Corner of said Government Lot 7; thence S87°19'02"E (assumed bearing) on the North Line of said Government Lot 7, a distance of 1286.24 feet to the Northwest Corner of a parcel of land described and recorded in the Dodge County Register of Deeds Office in Deed Book 71, page 122; thence S89°49'25"E on said North Line, a distance of 821.38 feet to the Northeast Corner of said parcel; thence S19°42'30"E on the East Line of said parcel, a distance of 723.55 feet to the true point of beginning; thence continuing S19°42'30"E on said East Line, a distance of 59.31 feet to a point on the South Line of the North Half of said Government Lot 7, this also being the Southeast Corner of said parcel; thence N89°49'30"W on said South Line, a distance of 20.00 feet; thence N00°00'00"E, a distance of 55.77 feet to the true point of beginning.



APEX
LAND SURVEYING, LLC

Danny Martinez, RLS
125 N. Clamar Ave.
Fremont, Nebraska 68025
(402) 720-9339 Office / Mobile
danm.surveying@gmail.com

SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED BY A WARRANTY DEED FILED IN DEED BOOK 71, PAGE 122, IN THE DODGE COUNTY REGISTER OF DEEDS OFFICE.

Client:		Steve Schiferl - YMCA
Date:	02/24/2015	Project No.: Schiferl-YMCA-S271708-DodgeCo
Scale:	1" = 20'	Drawing File: Schiferl-YMCA-S271708-DodgeCo.dwg
Sheet:	1 of 1	Issue No.: 1