

FILED

200503210  
 STATE OF NEBRASKA COUNTY OF WASHINGTON)SS  
 ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD  
 THIS 19th DAY OF Mar A.D. 20 05  
 AT 10:06 O'CLOCK A.M. AND RECORDED IN BOOK  
 463 AT PAGE 429 433  
 COUNTY CLERK Charlotte L. Petersen  
 DEPUTY Karen Madson

Recorded \_\_\_\_\_  
 General \_\_\_\_\_  
 Numerical \_\_\_\_\_  
 Photostat \_\_\_\_\_  
 Proofed \_\_\_\_\_

05 MAY 19 AM 10:06

CHARLOTTE L. PETERSEN  
 WASHINGTON COUNTY CLERK  
 BLAIR, NEBR.

W.O. No. : S.025754.01  
 Line No. : NEB53001  
 Tract No. :

**REGULATING AND MEASURING STATION EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

That Dana College, a Nebraska non-profit corporation, whose address is 2848 College Drive, Blair, Nebraska 68008 (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, convey, and warrant unto NORTHERN NATURAL GAS COMPANY, a Delaware corporation, with principal offices at 1111 South 103rd Street, Omaha, Nebraska 68124 (hereinafter referred to as "Grantee"), the right, privilege, and easement to construct, inspect, repair, maintain, operate, replace, and remove a regulating and measuring station and appurtenances thereto (including, without limitation, cathodic protection equipment), upon the following described lands situated in the County of Washington, and State of Nebraska, to-wit:

**For a legal description and plat of the property affected by this easement, please refer to the attached Easement Exhibit, by reference made a part hereof.**

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, so long as such regulating and measuring station and appurtenances thereto shall be maintained, together, with the right of ingress to and egress from said premises, for the purpose of constructing, inspecting, repairing, maintaining, operating, replacing, and removing the property of the Grantee located thereon, or the removal thereof, in whole or in part, at the will of the Grantee.

It is agreed that the regulators, meters, valves, buildings, fencing, and appurtenances thereto to be constructed upon the above-described lands shall not become affixed to the realty in the sense of permanent fixtures forming part of the freehold, but that they shall remain personal property, with the right of removal by the Grantee as herein provided.

Grantee shall at all times indemnify, protect, and hold harmless Grantor from any and all loss, damage, claims, or liabilities legally established arising out of or growing from the



431,

STATE OF NEBRASKA )  
 )SS  
COUNTY OF WASHINGTON )

The foregoing instrument was acknowledged before me this 18 day of May,  
2005, by Sheela West the Admin Assistant of  
Dana College, a Nebraska non-profit corporation, on behalf of the corporation.

(SEAL)

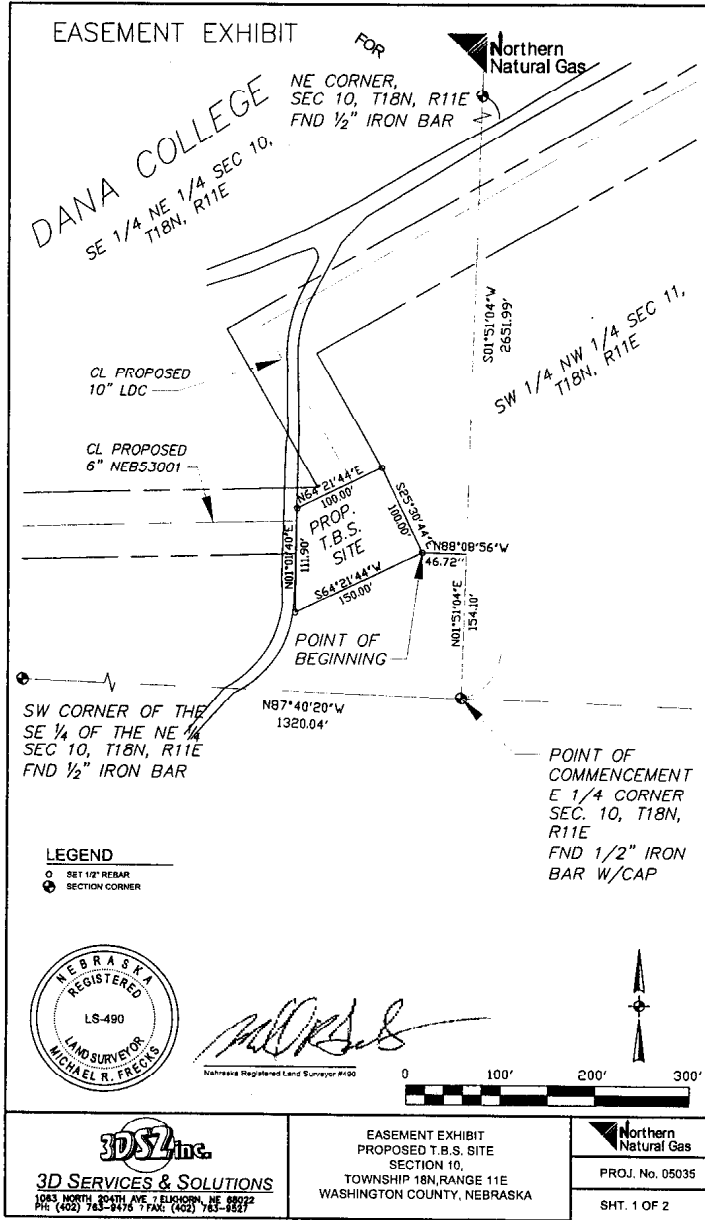


Rita McManigal  
Notary Public  
My Commission Expires 8-21-07

This Instrument Drafted By  
and to be returned to:  
Right-of-Way Department  
Northern Natural Gas Company  
P. O. Box 3330  
Omaha, Nebraska 68103-0330

WORD/ESMNT-MS.DOC

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EASEMENT EXHIBIT

FOR





A PERPETUAL EASEMENT FOR THE NORTHERN NATURAL GAS COMPANY'S PROPOSED T.B.S. SITE ON THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, T18N, R11E, OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA. (HORIZONTAL DATUM REFERENCED TO NORTH AMERICAN DATUM OF 1983 (97) UTM ZONE 18 NORTH, GROUND PLANE CAF=1.000398003, NAVD 1988, US FOOT, DATE OF FIELD WORK 09/09/04)

THE METES AND BOUNDS DESCRIPTION OF THE NORTHERN NATURAL GAS COMPANY'S T.B.S. SITE IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10, THENCE N 01° 51' 04" E FOR 154.10 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N 88° 08' 58" W FOR 48.72 FEET TO A SET 1/2" REBAR AND THE TRUE POINT OF BEGINNING OF SAID T.B.S. SITE TO BE DESCRIBED; THENCE S 84° 21' 44" W FOR 150.00 FEET TO A SET 1/2" REBAR; THENCE N 01° 01' 40" E FOR 111.90 FEET TO A SET 1/2" REBAR; THENCE N 84° 21' 44" E FOR 100.00 FEET TO A SET 1/2" REBAR; THENCE S 25° 30' 44" E FOR 100.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED T.B.S. SITE EASEMENT CONTAINS 0.29 ACRES.

\\p01c25046535 (file:///C:/Users/TLBorner/Desktop/11240 Bar Pipeline.dwg) [11/10/2008 11:10:28 AM]

 <b>3D SERVICES &amp; SOLUTIONS</b> <small>1083 NORTH 204TH AVE. • ELKHORN, NE 68022          PH: (402) 763-9476 • FAX: (402) 763-9527</small>	EASEMENT EXHIBIT PROPOSED T.B.S. SITE SECTION 10, TOWNSHIP 18N, RANGE 11E WASHINGTON COUNTY, NEBRASKA	 Northern Natural Gas
		PROJ. No. 05035
		SHT. 2 OF 2

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