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FILED SARPY COUNTY NEBRASKA  
INSTRUMENT NUMBER

2018-04939

03/09/2018 9:52:56 AM

*Clay J. Douding*

REGISTER OF DEEDS



### PERMANENT PEDESTRIAN & TRAFFIC SIGNAL EASEMENT

In consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, **Tranquility Realty LLC** (hereinafter called "Grantor"), hereby grants and conveys to the City of LaVista, Nebraska, a municipal corporation, its successors and assigns, (hereinafter called "City"), a permanent right of way easement for public sidewalk, traffic signal poles, wiring, conduits and other related public improvements including the rights to survey, construct, reconstruct, relocate, add to, and maintain said public improvements, as may be required on the following described real estate:

See attached Exhibit "1"

#### CONDITIONS:

The City shall have the right of ingress and egress across the Easement Area for any purpose hereinbefore granted; provided, such ingress and egress shall be exercised in a reasonable manner.

Grantor may enjoy, and otherwise use the land within the Easement Area, including the right of ingress and egress across the Easement Area, placement of pavements and landscaping, provided that such use(s) shall not, in the reasonable opinion of the City, endanger or be a hazard to or interfere with the hereinbefore granted rights; Grantor shall not allow any buildings, structures, or other property to remain or be placed upon the Easement Area; Grantor shall not change or alter the grade of the Easement Area without the prior written approval of the City, which approval shall not be unreasonably withheld.

That this easement contains the entire agreement of the parties; that there are no other or different agreements or understandings between the GRANTORS and the CITY or its agents; and that the GRANTORS, in executing and delivering this instrument have not relied upon any promises, inducements, or presentations of the CITY or its agents or employees, except as are set forth herein.

*John Kottmann  
La Vista Public Works  
9900 Portal Rd.  
La Vista, NE 68128*

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IN WITNESS WHEREOF, the Grantor has executed this instrument this

6 day of March

2018.

GRANTOR:

Tranquility Realty, LLC

By:

Karen Shramek

ACKNOWLEDGMENT

STATE OF NEBRASKA )

) SS

COUNTY OF Sarpy )

On this 6th day of March, 2018 before me a Notary Public, in and for said County, personally came the above named:

Karen Shramek

who is (are) personally known to me to be the identical person(s) whose name(s) is (are) affixed to the above instrument and acknowledged the instrument to be his, her (their) voluntary act and deed for the purpose therein stated.

WITNESS my hand and Notarial Seal the day and year last above written.

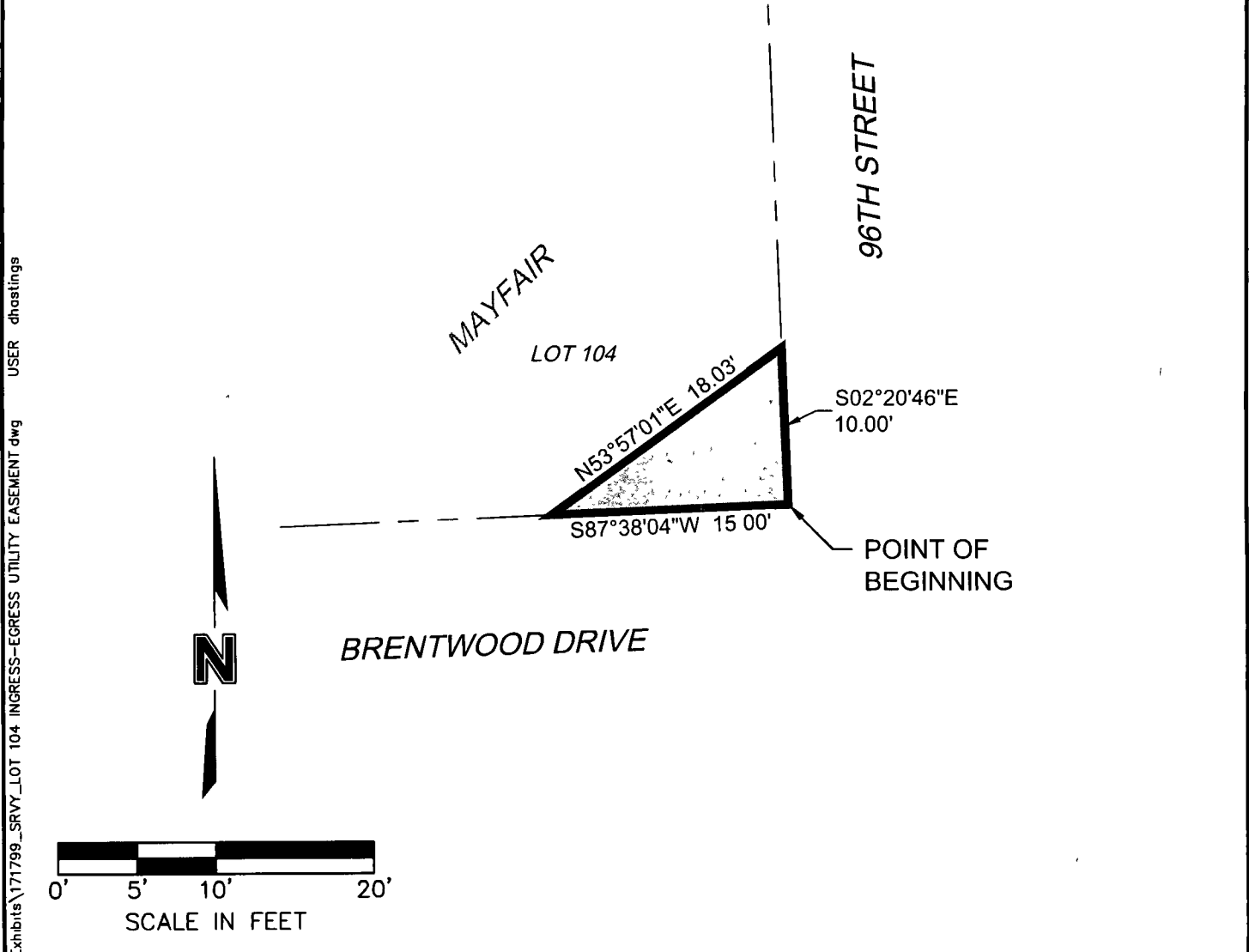


Notary Seal

Diane Mills

NOTARY PUBLIC

DWG: F:\2017\1501-2000\017-1779\40-Design\Survey\SRVY\Exhibits\171799\_SRVY\_LOT 104 INGRESS-EGRESS UTILITY EASEMENT.dwg  
DATE: Nov 14, 2017 2:25pm XREFS:



**LEGAL DESCRIPTION**

AN INGRESS/EGRESS AND UTILITY EASEMENT LOCATED IN LOT 104, MAYFAIR, A PLATTED AND RECORDED SUBDIVISION LOCATED IN SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 104, MAYFAIR, SAID CORNER ALSO BEING A POINT THAT INTERSECTS THE NORTH RIGHT-OF-WAY LINE OF BRENTWOOD DRIVE AND THE WEST RIGHT-OF-WAY LINE OF 96TH STREET; THENCE ON AN ASSUMED BEARING OF S87°38'04\"W ON SAID NORTH RIGHT-OF-WAY LINE OF BRENTWOOD DRIVE, 15.00 FEET; THENCE N53°57'01\"E, 18.03 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 96TH STREET; THENCE S02°20'46\"E ON SAID WEST RIGHT-OF-WAY LINE OF 96TH STREET, 10.00 FEET TO THE POINT OF BEGINNING.

SAID INGRESS/EGRESS AND UTILITY EASEMENT CONTAINS A CALCULATED AREA OF 75.00 SQ. FT. OR 0.002 ACRES MORE OR LESS.

PROJECT NO 017-1779	INGRESS/EGRESS AND UTILITY EASEMENT	 2111 South 67th Street, Suite 200 Omaha, NE 68106 TEL 402 341 1116 FAX 402 341 5895	EXHIBIT
DRAWN BY. DSH			1
DATE 11/10/17			