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*Thompson Dreessen & Dornier
10836 Old Mill Road
Omaha Ne. 68154*

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EASEMENT AGREEMENT FOR OCCUPATION OF LEVEE/CHANNEL RIGHT-OF-WAY

This Agreement is entered into by and between the PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT, a governmental subdivision of the State of Nebraska, with offices at 8901 South 154th Street, Omaha, Nebraska 68138-3621 (hereinafter called "the DISTRICT") and Pink Grading, Inc. (hereinafter called "the GRANTEE," whether one or more and regardless of gender).

WHEREAS, the GRANTEE" desires to install, operate, maintain and replace certain improvements, to-wit:

Fill and grade in area adjacent to levee TOE and install a storm sewer through Little Papio Creek Levee

(hereafter called "the Construction") in that portion of the DISTRICT's levee/channel right-of-way in SW-1/4 of Section 1, T14N, R12E, Douglas County, Nebraska, described as follows, to-wit:

(See attached Exhibit "A")

(such portion of the DISTRICT's levee/channel right-of-way hereinafter being called "the Easement Area"); and,

WHEREAS, the DISTRICT is agreeable to grant an permanent easement for the Construction in accordance with the terms and conditions hereinafter set forth.

JUN 2 2 30 PM '97

NOW, THEREFORE, in consideration of their mutual covenants herein expressed, the DISTRICT and the GRANTEE agree as follows:

1. The DISTRICT does hereby grant to the GRANTEE, and his, her, their or its heirs, successors and assigns, the permanent easement and right to install, operate, maintain, repair and replace the construction, in, under and through the Easement Area, in accordance with the plans and specifications for the Construction dated April 22, 1997 and prepared by Thompson, Dreessen and Dorner, Inc.

2. The DISTRICT's levee and channel facilities, and appurtenances thereto, which are damaged or altered as a result of the installation, operation, maintenance, repair or replacement of the Construction, shall be properly and immediately restored by the GRANTEE to their "as built" condition. This shall include but not be limited to the following:

- a) all excavations shall be backfilled with same or comparable material and compacted to a density at least equal to that of the adjacent levee,
- b) all seeded areas which are disturbed shall be re-seeded and a vegetative cover acceptable to the DISTRICT shall be established,
- c) all materials, pipe, debris and other construction materials shall be removed.

3. The GRANTEE agrees to pay the reasonable cost of all repairs of damages or rectification of alterations to the DISTRICT's levee and channel facilities necessitated or caused by or arising out of the installation, operation, maintenance, repair or replacement of the Construction, or the use of the levee system by the GRANTEE and/or its contractors. In the event any such facilities are not restored to their "as-built" condition in accordance with Paragraph 2, above, within 30 days after the DISTRICT shall have demanded the same in writing, the DISTRICT shall be authorized or commission such repairs and, following demand therefor, shall have an action against the GRANTEE for the reasonable cost thereof, for the DISTRICT's associated administration costs, and for such attorney fees and court costs as may be permitted by law.

4. The GRANTEE agrees to indemnify and hold the DISTRICT harmless from and against any and all liability, causes of action, claims and expense for personal injury or property damage arising out of or occasioned by the use of the EASEMENT AREA by the GRANTEE pursuant to this Easement Agreement, except as may be caused solely by the negligence of the DISTRICT, its agents and employees.

5. Except as provided herein, the GRANTEE shall be responsible for obtaining rights of ingress and egress to and from the Easement Area. Any use by the GRANTEE of the DISTRICT's levee for vehicular traffic shall be limited to the Easement Area, and shall be limited to ¾ ton rated pickups and automobiles (except in the immediate work area).

6. The GRANTEE agrees to reimburse the DISTRICT for all costs incurred by the DISTRICT in connection with the DISTRICT's inspection of the installation, operation, maintenance, repair and replacement work permitted under this agreement, which inspection costs shall be itemized and transmitted by the DISTRICT to the GRANTEE within ninety days after their accrual.

7. The GRANTEE agrees to notify the DISTRICT at least 24 hours prior to beginning any work in the Easement Area.

8. Upon completion of installation of the construction or any replacements thereof, the GRANTEE shall furnish to the DISTRICT two copies of "as built" plans for the Construction or replacement.

9. In the event the Corps of Engineers or the DISTRICT shall determine that it shall be necessary to re-shape, relocate, or re-build its levee improvements in the Easement Area, and in the event, in the determination of the DISTRICT, such work shall necessitate the removal, re-installation, replacement, relocation and/or alteration of the Construction, the GRANTEE agrees to reimburse the DISTRICT upon demand for that part of the DISTRICT's cost for such work that shall be determined by the DISTRICT to be attributable to such removal, installation, replacement, relocation and/or alteration of the Construction.

10. The GRANTEE shall maintain the Construction in a manner which will not interfere with the continued operation and maintenance of the DISTRICT's levee and channel facilities, the level of flood protection afforded by the DISTRICT's levee system to be maintained at all times.

11. GRANTEE assumes the entire risk of loss or damage to the Construction, from all causes whatsoever, including flood or other natural disaster or act of God, and excluding only loss or damage caused solely by the negligence of the DISTRICT or its officers and employees.

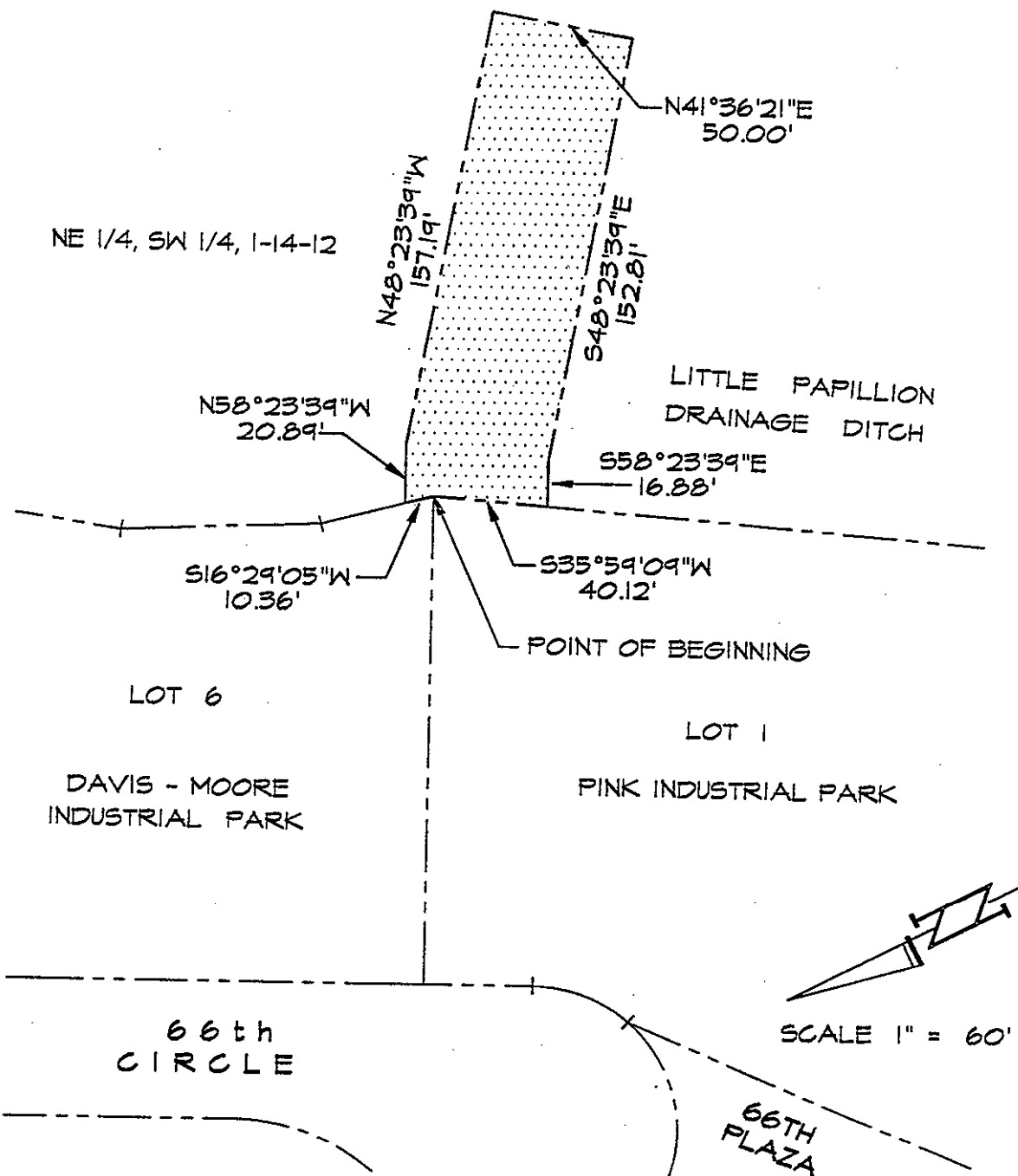
12. It is understood that this agreement does not include a warranty by the DISTRICT of its title to the Easement Area or to the interest herein conveyed.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE EXECUTED THIS Easement Agreement on the respective dates shown, such agreement to be effective upon the date the same has been signed by all parties.

Papio-Missouri River Natural Resources District



Steven G. Oltmans, General Manager



LEGAL DESCRIPTION

PERMANENT STORM SEWER AND DRAINAGE EASEMENT

THAT PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 1, T14N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1, PINK INDUSTRIAL PARK, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, THENCE S35°59'09"W (ASSUMED BEARING) 40.12 FEET ON THE EASTERLY LINE OF SAID LOT 1; THENCE S58°23'39"E 16.88 FEET; THENCE S48°23'39"E 152.81 FEET; THENCE N 41°36'21"E 50.00 FEET; THENCE N48°23'39"W 157.19 FEET; THENCE N58°23'39"W 20.89 FEET TO THE EASTERLY LINE OF LOT 6, DAVIS-MOORE INDUSTRIAL PARK, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE S16°29'05"W 10.36 FEET ON THE EASTERLY LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

CONTAINING 0.20 ACRES

GARY PINK

TD2 FILE NO. 1042-101-E

DATE: MAY 14, 1997

THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

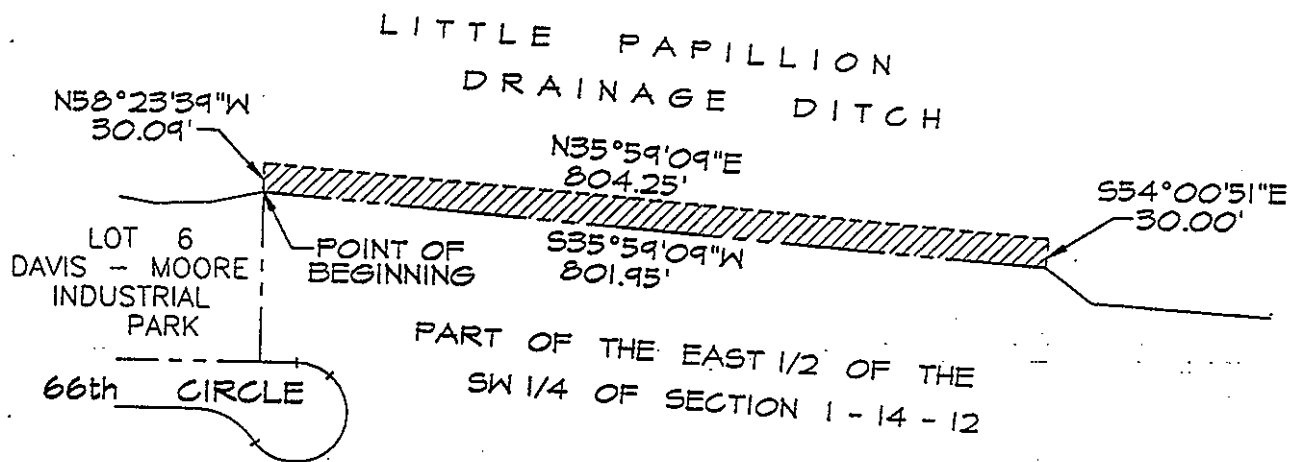
LEGAL DESCRIPTION

PERMANENT STORM SEWER AND DRAINAGE EASEMENT

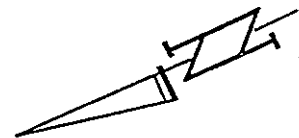
THAT PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 1, T14N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1, PINK INDUSTRIAL PARK, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, THENCE S35°59'09"W (ASSUMED BEARING) 40.12 FEET ON THE EASTERLY LINE OF SAID LOT 1; THENCE S58°23'39"E 16.88 FEET; THENCE S48°23'39"E 152.81 FEET; THENCE N 41°36'21"E 50.00 FEET; THENCE N48°23'39"W 157.19 FEET; THENCE N58°23'39"W 20.89 FEET TO THE EASTERLY LINE OF LOT 6, DAVIS-MOORE INDUSTRIAL PARK, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE S16°29'05"W 10.36 FEET ON THE EASTERLY LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

CONTAINING 0.20 ACRES

TD² FILE NO. 1042-101.7
MAY 14, 1997



PART OF THE EAST 1/2 OF THE
SW 1/4 OF SECTION 1 - 14 - 12



SCALE 1" = 200'

LEGAL DESCRIPTION *pg 9w*

THAT PART OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 1, T14N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF LOT 6, DAVIS-MOORE INDUSTRIAL PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID DOUGLAS COUNTY; THENCE S35°59'09"W (ASSUMED BEARING) 801.95 FEET ON THE WESTERLY LINE OF THE LITTLE PAPIILLION DRAINAGE DITCH; THENCE S54°00'51"E 30.00 FEET; THENCE N35°59'09"E 804.25 FEET ON A LINE 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID LITTLE PAPIILLION DRAINAGE DITCH TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 6; THENCE N58°23'39"W 30.09 FEET ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

GARY PINK

TD2 FILE NO. 1042-101-S

DATE: FEB. 4, 1997

THOMPSON, DREESSEN AND DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860