

FILED SARPY CO. NE.

INSTRUMENT NUMBER

2002-39204

2002 OCT -4 P 2:45

*Blair J. Dowling*

REGISTER OF DEEDS

Counter *RAR*

Verify *R*

D.E. *S*

Proof *S*

Fee \$ 15.50

Ck ☒ Cash ☐ Chg ☐

3538

## PERMANENT EASEMENT

### KNOW ALL MEN BY THESE PRESENTS:

THAT FRICKE LANDS, LTD., a Nebraska limited partnership, hereinafter referred to as GRANTOR (whether one or more) for and in consideration of the sum of One Hundred Fifty-Five and no/100 Dollars (\$155.00) and other valuable consideration, the receipt of which is hereby acknowledged, on the property described below; does hereby donate, grant and convey unto the **CITY OF PAPILLION, NEBRASKA**, a municipal corporation, hereinafter referred to as CITY, and to its successors and assigns, and **SANITARY AND IMPROVEMENT DISTRICT NO. 210 OF SARPY COUNTY, NEBRASKA**, a Nebraska political subdivision, hereinafter referred to as SID, a permanent easement for the right to construct, maintain and operate water pipes and related facilities, and appurtenances thereto, in, through and under the parcel of land described as follows, to-wit:

### SEE EXHIBIT "A" ATTACHED HERETO PERMANENT EASEMENT LEGAL DESCRIPTION

TO HAVE AND TO HOLD unto CITY, its successors and assigns, and SID together with the right of ingress and egress from said premises for the purpose of constructing, inspecting, maintaining, operating, repairing or replacing said water pipes and related facilities at the will of the CITY. The GRANTOR may, following construction of said water pipes and related facilities continue to use the surface of the easement strip conveying hereby for other purposes, subject to the right of the CITY and SID to use the same for the purposes herein expressed.

It is further agreed as follows:

- 1) That no buildings, improvements or other structures, nor any grading, fill or fill material or embankment work, shall be placed in, on, over or across said easement strip by GRANTOR, his, her or their successors and assigns without express approval of the CITY. Improvements which may be approved by CITY include landscaping, road and/or street surfaces, parking area surfacing and/or pavement. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by GRANTOR, his, her or their heirs, successors or assigns.
- 2) That CITY or SID will replace or rebuild any and all damage to improvements caused by CITY exercising its rights of inspecting, maintaining or operating said water pipes and related facilities, except that damage to, or loss of trees and shrubbery will not be compensated for by CITY.
- 3) This permanent easement is also for the benefit of any contractor, agent, employee or representative of the CITY and SID and any of said construction and work.
- 4) That CITY or SID shall cause any trench made on said easement strip to be properly refilled and shall cause the premises to be left in a neat and orderly condition.
- 5) That said GRANTOR for himself, herself or themselves and his, her or their heirs, executors and administrators does or do confirm with the said CITY and SID and their assigns, that he, she or they, the GRANTOR is or are well seized in fee of the above-described property and that he, she

*RAR*  
Gaines, Pansing & Hogan  
10050 Regency Circle, Ste. 200  
Omaha, Nebraska 68114

**39204**

2002-39204A

or they has or have the right to grant and convey this permanent easement in the manner and form aforesaid, and that he, she or they will, and his, her or their heirs, executors and administrators, shall warrant and defend this permanent easement to said CITY or SID and its assigns against the lawful claims and demands of all persons. This permanent easement runs with the land.

- 6) That said permanent easement is granted upon the condition that the CITY or SID may remove or cause to be removed all presently existing improvements thereon, including but not limited to, crops, vines, trees within the easement area as necessary for construction.
- 7) The CITY reserves the absolute right to terminate this permanent easement at any time prior to the payment of the above-stated consideration, but in no event later than sixty (60) days after the execution of this Easement Agreement.
- 8) That this instrument contains the entire agreement of the parties; that there are no other or different agreements or understandings, except a Temporary Construction Easement if and as applicable, between the GRANTOR and the CITY or SID or their agents; and that the GRANTOR, in executing and delivering this instrument, has not relied upon any promises, inducements, or representations of the CITY or SID or their agents or employees, except as are set forth herein (if applicable): None.

IN WITNESS WHEREOF said GRANTOR has hereunto set his, her, their or its hand or hands this 27 day of SEPTEMBER, 2002.

FRICKE LANDS, LTD., a Nebraska limited partnership,

By Milton Fricke Jr.  
Title Partner

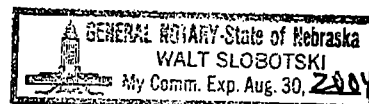
STATE OF NEBRASKA )  
 ) ss.:  
COUNTY OF SARPY )

On this 27 day of SEPTEMBER, 2002, before me, the undersigned, a Notary Public in and for said County, personally came MILTON FRICKE JR Partner of FRICKE LANDS, LTD., a Nebraska limited partnership, to me personally known to be the Partner of said partnership and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his/her voluntary act and deed as such officer and the voluntary act and deed of said partnership.

WITNESS my hand and Notarial Seal at Poppien in said County the day and year last above written.

My commission expires: 8-30-2004

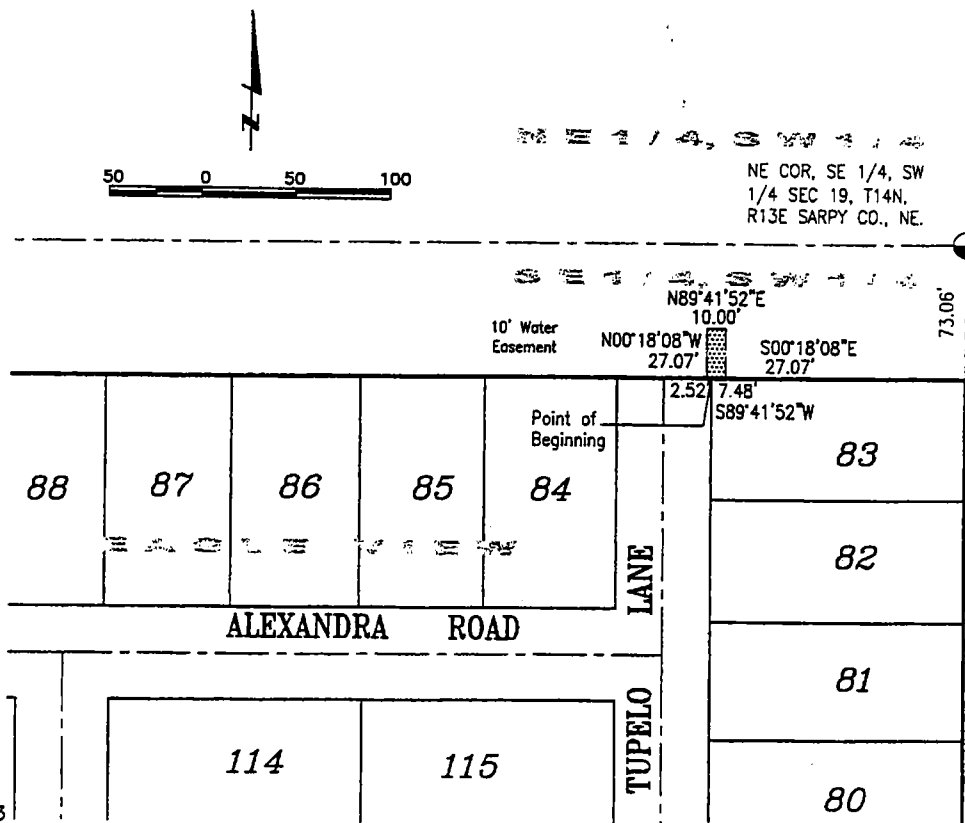
Walt Slobotski  
Notary Public



2002-39204B

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of water pipes and related facilities over that part of the Southeast Quarter of the Southwest Quarter, Section 19, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, described as follows:  
Beginning at the northwest corner of Lot 83, EAGLE VIEW, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska;  
Thence South 89°41'52" West (bearing referenced to the Final Plat of EAGLE VIEW) for 2.52 feet along the north end of the right of way of Tupelo Lane as dedicated in EAGLE VIEW;  
Thence North 00°18'08" West for 27.07 feet;  
Thence North 89°41'52" East for 10.00 feet;  
Thence South 00°18'08" East for 27.07 feet to the north line of said Lot 83;  
Thence North 89°41'52" West for 7.48 feet to the Point of Beginning.  
Contains 270 square feet.



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Book \_\_\_\_\_ Page \_\_\_\_\_ Date JULY 24, 2002 Dwn.By aet Job Number 98048.02-003



**lamp, rynearson & associates, inc.**  
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