



MISC 2015010551



FEB 12 2015 13:43 P 8

misc 8/14
 FEE 52.⁰⁰ FB OC-11945
 BKP _____ C/O _____ COMPL _____
 DEL _____ SCAN _____ FV _____

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 2/12/2015 13:43:42.97



2015010551

PERMANENT EASEMENT

THIS AGREEMENT, made this 26 day of JUNE, 2014, between BSR-FW, LLC, a Nebraska limited liability company ("Grantor"), and METROPOLITAN UTILITIES DISTRICT OF OMAHA, a Municipal Corporation and Political Subdivision ("Grantee"),

WITNESS:

Grantor, in consideration of the sum of Two Dollars (\$2.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants to Metropolitan Utilities District of Omaha, its successors and assigns, a permanent easement to lay, maintain, operate, repair, relay and remove, at any time, pipelines for the transportation of water and all appurtenances thereto, including, but not limited to, valve boxes, round iron covers, roadway boxes, and pipeline markers, together with the right of ingress and egress on, over, under and through lands described as follows:

PERMANENT EASEMENT

Tracts of land in Falling Waters, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, and described as follows:

TRACT 1

A portion of Lot 229 being more fully described as follows:

Beginning at the most southerly corner of said Lot 229; Thence along the southwesterly line of said Lot 229, north 47 degrees 45 minutes 55 seconds west, 12.02 feet; Thence along the westerly line of said Lot 229, north 2 degrees 45 minutes 55 seconds west, 50.18 feet; Thence north 82 degrees 52 minutes 51 seconds east, 1.09 feet; Thence south 14 degrees 16 minutes 04 seconds east, 49.72 feet; Thence north 77 degrees 52 minutes 04 seconds east, 46.80 feet; Thence south 51 degrees 16 minutes 46 seconds east, 5.74 feet to a point on southeasterly line of said Lot 229, said point also being on a curve, concave northerly, having a radius of 75.00 feet; Thence westerly, along said curve, through a central angle of 35 degrees 57 minutes 19 seconds, 47.07 feet to the Point of Beginning.

Said parcel contains an area of 733 square feet, more or less.

Please file & return to:
 Justin Cooper, Attorney
 Metropolitan Utilities District
 1723 Harney Street
 Omaha, Nebraska 68102-1960

✓ 790163

MUDDI

TRACT 2

The easterly 10 feet of Lot 238 as it abuts the westerly right-of-way line of 198th Street.

TRACT 3

The westerly 38 feet of the southwesterly 15 feet of Lot 176 as it abuts the northeasterly right-of-way line of Tyler Street, the southwesterly 15 feet of Lots 177 through 179 as it abuts the northeasterly right-of-way line of Tyler Street.

TRACT 4

The southwesterly 10 feet of Lots 181 and 182 as it abuts the northwesterly right-of-way line of 199th Avenue.

TRACT 5

The north 41 feet of the east 10 feet of Lot 250 as it abuts the west right-of-way line of 200th Avenue, the east 10 feet of Lots 251 through 255 as it abuts the west right-of-way line of 200th Avenue.

1. The Grantor and its successors and assigns shall not at any time erect, construct or place on or below the surface of the permanent easement any building or structure, except fencing and pavement or a similar covering, and shall not permit anyone else to do so.

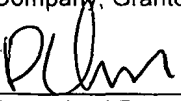
2. The Grantee shall restore the soil excavated for any purpose hereunder, as nearly as is reasonably possible to its original contour within a reasonable time after the work is performed.

3. The Grantor is the lawful possessor of this real estate; has good, right and lawful authority to make such conveyance; and Grantor and its successors and assigns shall warrant and defend this conveyance and shall indemnify and hold harmless Grantee forever against claims of all persons asserting any right, title or interest prior to or contrary to this conveyance.

4. The person executing this instrument has authority to execute it on behalf of the limited liability company.

IN WITNESS WHEREOF, Grantor executes this Permanent Easement to be signed on the above date.

BSR-FW, a Nebraska Limited Liability Company, Grantor

By: 
Authorized Representative

DENNIS VAN MOORLEGHEM
Printed Name

MANAGING MEMBER
Title

METROPOLITAN DISTRICT

EASEMENT ACQUISITION

FOR WP1326
100055001114

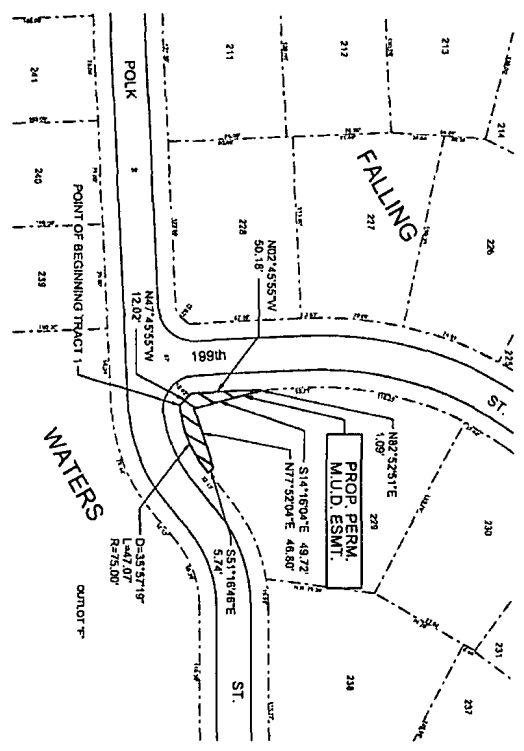
LAND OWNER
BSR-PW, LLC
7002 SOUTH 131st AVE.
OMAHA, NE 68138

TOTAL ACRE PERMANENT 0.02 +
TOTAL ACRE TEMPORARY 0.0 -

LEGEND
PERMANENT EASEMENT [Symbol]
TEMPORARY EASEMENT [Symbol]

PAGE 1 OF 1

DRAWN BY MAB
DATE 09/03/14
CHECKED BY DEF
DATE 09/05/14
APPROVED BY
DATE
REVISED BY
DATE
REV. CHKD. BY
DATE
REV. APPROV. BY
DATE



NO SCALE
TRACT 1
199th ST & POLK ST.
FALLING WATERS





METROPOLITAN
UTILITIES DISTRICT

EASEMENT
ACQUISITION

FOR **WP1326**
100055001114

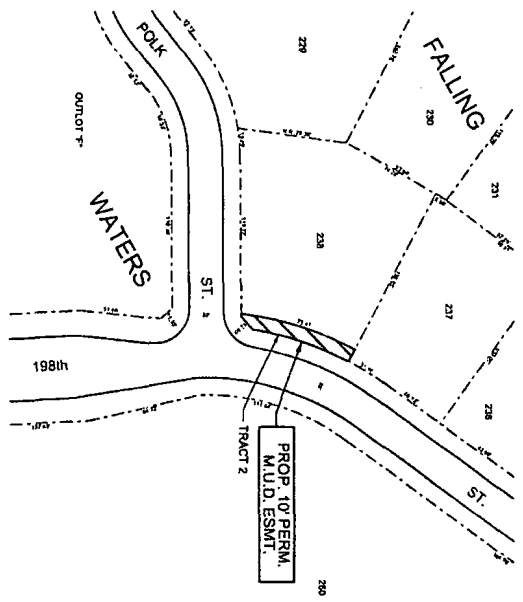
LAND OWNER
BSRAN, LLC
7002 SOUTH 131st AVE
OMAHA, NE 68138

TOTAL ACRES **0.02 ±**
PERMANENT **±**
TOTAL ACRES **0.0 ±**
TEMPORARY **±**

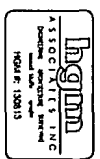
LEGEND
PERMANENT EASEMENT 
TEMPORARY EASEMENT 

PAGE **1** OF **1**

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CHECKED BY **DEF**
DATE **03-05-14**
APPROVED BY _____
DATE _____
REVISED BY _____
DATE _____
REV. CHKD. BY _____
DATE _____
REV. APPROV. BY _____
DATE _____



NO SCALE
TRACT 2
198th ST. & POLK ST.
FALLING WATERS



EASEMENT ACQUISITION

FOR WP1326

100055001114

LAND OWNER

BSS-FW, LLC

7002 SOUTH 131st AVE.

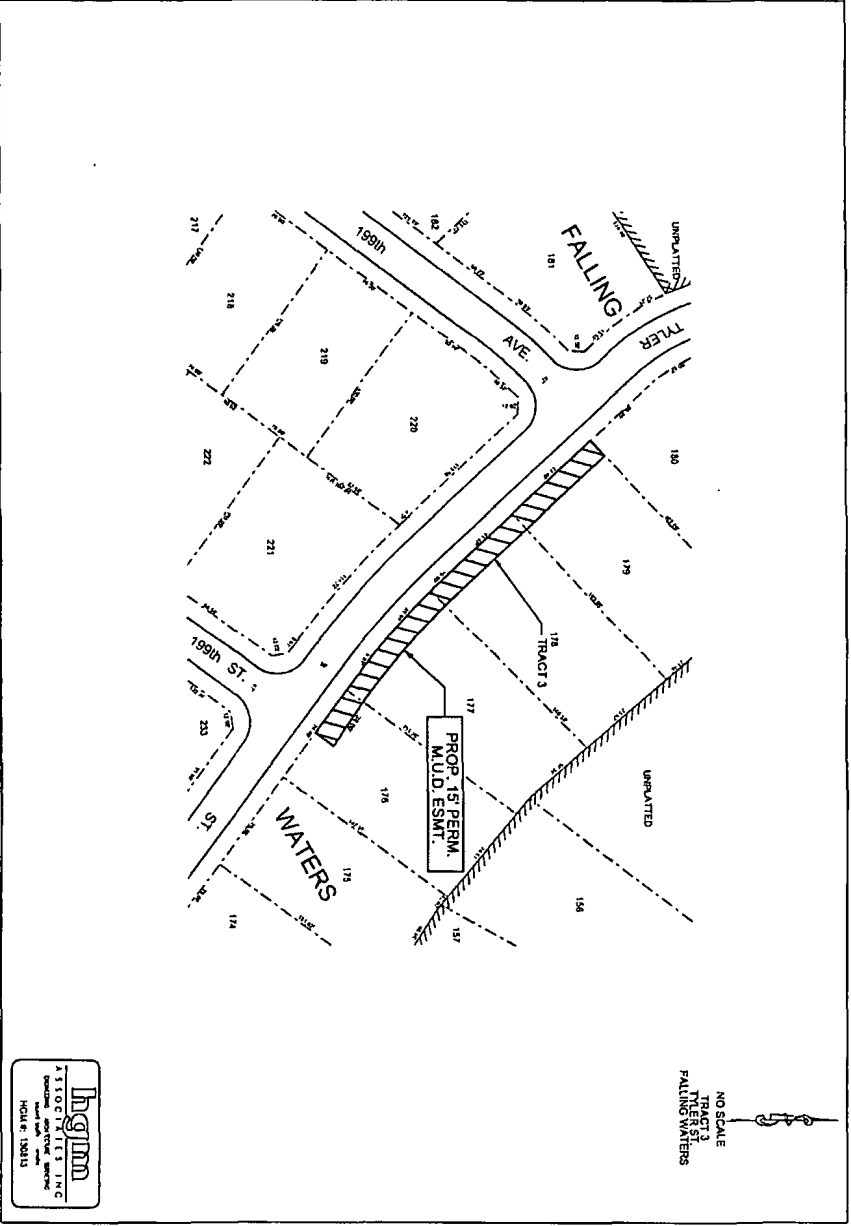
OMAHA, NE 68138

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TOTAL ACRES TEMPORARY 0.0 ±

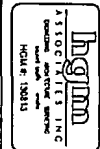
LEGEND
PERMANENT EASEMENT
TEMPORARY EASEMENT

PAGE 1 OF 1

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CHECKED BY DEE
DATE 03-05-14
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REVISED BY
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REV. CHK'D. BY
DATE
REV. APPROV. BY
DATE



NO SCALE
TYLER ST
199TH ST
FALLING WATERS



METROPOLITAN
UTILITIES DISTRICT

EASEMENT
ACQUISITION

FOR WP1326

100055001114

LAND OWNER

BSP-RM, LLC

7002 SOUTH 131st AVE.

OMAHA, NE 68138

TOTAL ACRES 0.08 ±

TOTAL ACRES PERMANENT 0.0 ±

TOTAL ACRES TEMPORARY 0.0 ±

LEGEND

PERMANENT EASEMENT

TEMPORARY EASEMENT

PAGE 1 OF 1

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CHECKED BY DEE

DATE 03-05-14

APPROVED BY

DATE

REVISED BY

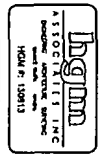
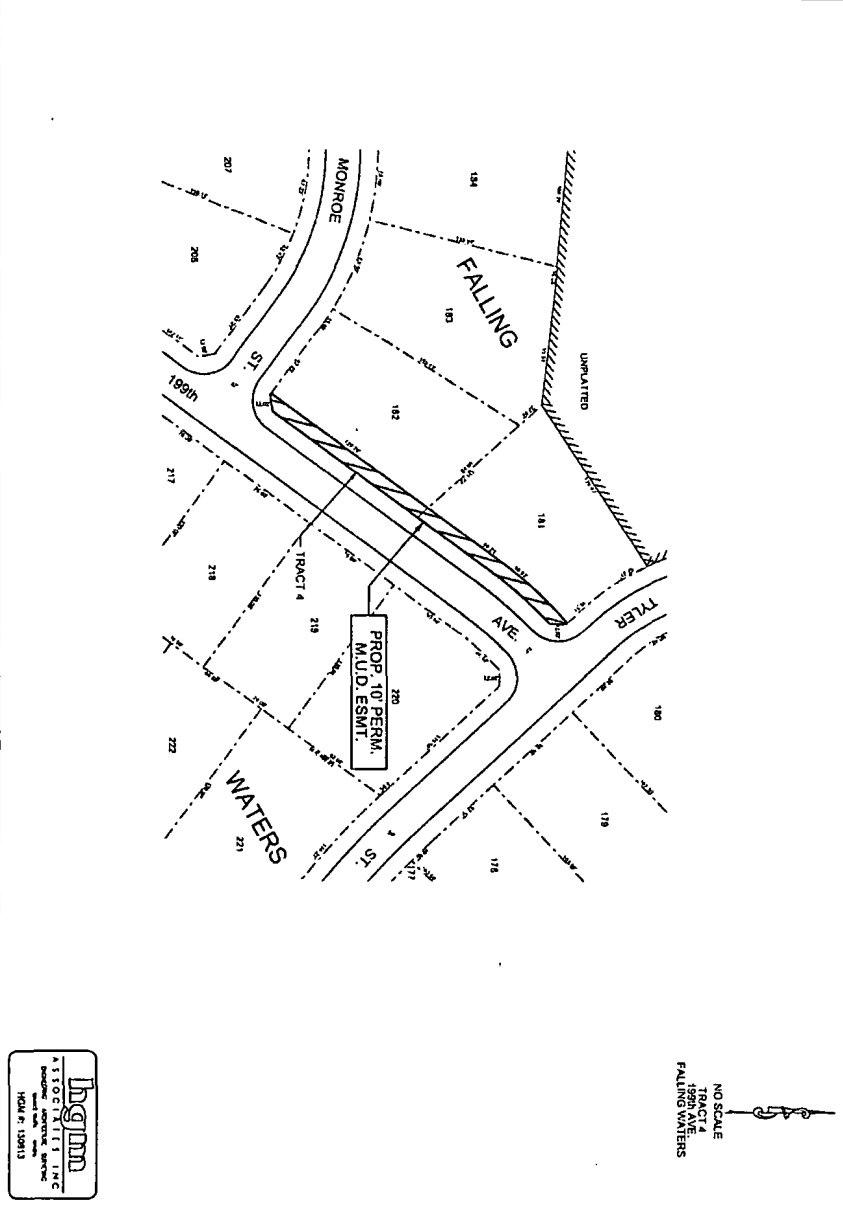
DATE

REV. CHKD. BY

DATE

REV. APPROV. BY

DATE





METROPOLITAN
 DISTRICT

EASEMENT
ACQUISITION

FOR **WP1326**
100055001114

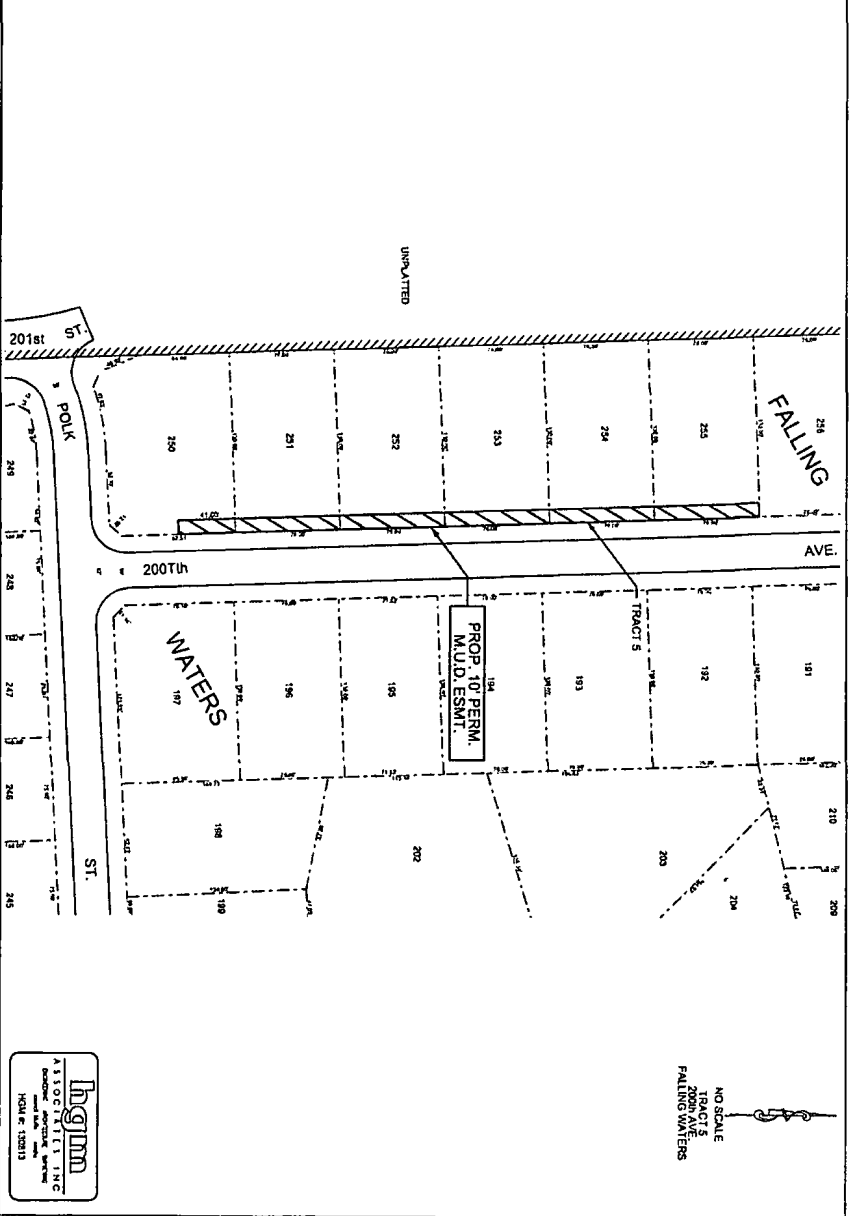
LAND OWNER
BRREM, LLC
7902 SOUTH 131st AVE.
OMAHA, NE 68138

TOTAL ACRES **0.10** ±
 TOTAL ACRES PERMANENT **0.0** ±
 TOTAL ACRES TEMPORARY **0.0** ±

LEGEND
 PERMANENT EASEMENT 
 TEMPORARY EASEMENT 

PAGE **1** OF **1**

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 DATE _____
 REV. CHGD. BY _____
 DATE _____
 REV. APPROV. BY _____
 DATE _____



NO SCALE
 TRACT 5
 FALLING WATERS

