

96-019120
96 SEP 20 AM 10:06
REGISTRY OF DEEDS

96-19120
22.00
Chg ☒

EASEMENT AND RIGHT-OF-WAY

THIS INDENTURE, made this 17th day of September, 1996, between FOX RIDGE, L.L.C., a Nebraska Limited Liability Company, hereinafter referred to as "Grantor", and METROPOLITAN UTILITIES DISTRICT OF OMAHA, a Municipal Corporation, hereinafter referred to as "Grantee",

WITNESSETH:

That Grantor, in consideration of the sum of Two Dollars (\$2.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to Metropolitan Utilities District of Omaha, its successors and assigns, an easement and right-of-way to lay, maintain, operate, repair, relay and remove, at any time, pipelines for the transportation of gas and water and all appurtenances thereto, including but not limited to hydrants, manhole covers, and valve boxes, together with the right of ingress and egress to and from the same, on, over, under and through lands described as follows:

PERMANENT EASEMENT

Four tracts in Fox Ridge Estates, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska and being described as follows:

Tract 1: The West sixty (60.00) feet, of the South ten ✓
(10.00) feet of Lot 43.

Said Tract 1 permanent easement contains 0.014 of an acre, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

Tract 2: The North sixty (60.00) feet of the Easternmost ten ✓
(10.00) feet of Lot 50.

Said Tract 2 permanent easement contains 0.014 of an acre, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

Tract 3: The South sixty (60.00) feet of the Easternmost ten ✓
(10.00) feet of Lot 17.

Said Tract 3 permanent easement contains 0.014 of an acre, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

Tract 4: The Northern fifteen (15.00) feet of Lots 17 and ✓
35.

Return to: TJ Searek
MUD. Law Dept
1723 Harney St.
Omaha, NE 68102-1960

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Said Tract 4 permanent easement contains 0.167 of an acre, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD said Easement and Right-of-Way unto the said Grantee, Metropolitan Utilities District of Omaha, its successors and assigns.

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

2. The Grantee shall restore the surface of any 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. Nothing herein shall be construed to waive any right of Grantor or duties and powers of Grantee respecting the ownership, use, operations, extensions and connections to any pipeline constructed and maintained hereunder.

4. The Grantor is the lawful possessor of this real estate; has good, right, and lawful authority to make such conveyance; and Grantor and its executors, administrators, 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.

5. The person executing this instrument represents that he has authority to execute it on behalf of the limited liability company.

IN WITNESS WHEREOF, Grantor causes this Easement and Right-of-Way to be signed on the above date.

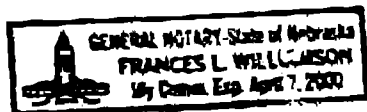
FOX RIDGE, L.L.C., a Nebraska
Limited Liability Company,
Grantor

By 
Richard F. Hosking, Managing
Member

ACKNOWLEDGMENT

STATE OF NEBRASKA)
COUNTY OF Sarpy) ss

This instrument was acknowledged before me on Sept 17, 1996, 1996, by Richard F. Hosking, Managing Member of Fox Ridge, L.L.C., and he acknowledged same to be his voluntary act and deed and voluntary act and deed of said Nebraska limited liability corporation




Notary Public

OMAHA, NEBRASKA

EASEMENT ACQUISITION

FOH
W.C.C. 8284

LAND OWNER

FOX RIDGE, L.L.C. &

TOTAL ACRE
PERMANENT SEE PAGE 1

**TOTAL ACRE
TEMPORARY**

LEGEND

PERMANENT EASEMENT

TEMPORARY EASEMENT

PAGE 7 OF 2

DRAWN BY KCG & DLW

DATE 8-5-81

CHECKED BY

DATE 10-1-74

APPROVED BY U

DATE 02

REVISÉ BY

DATE _____

BY: CAJUTAN _____

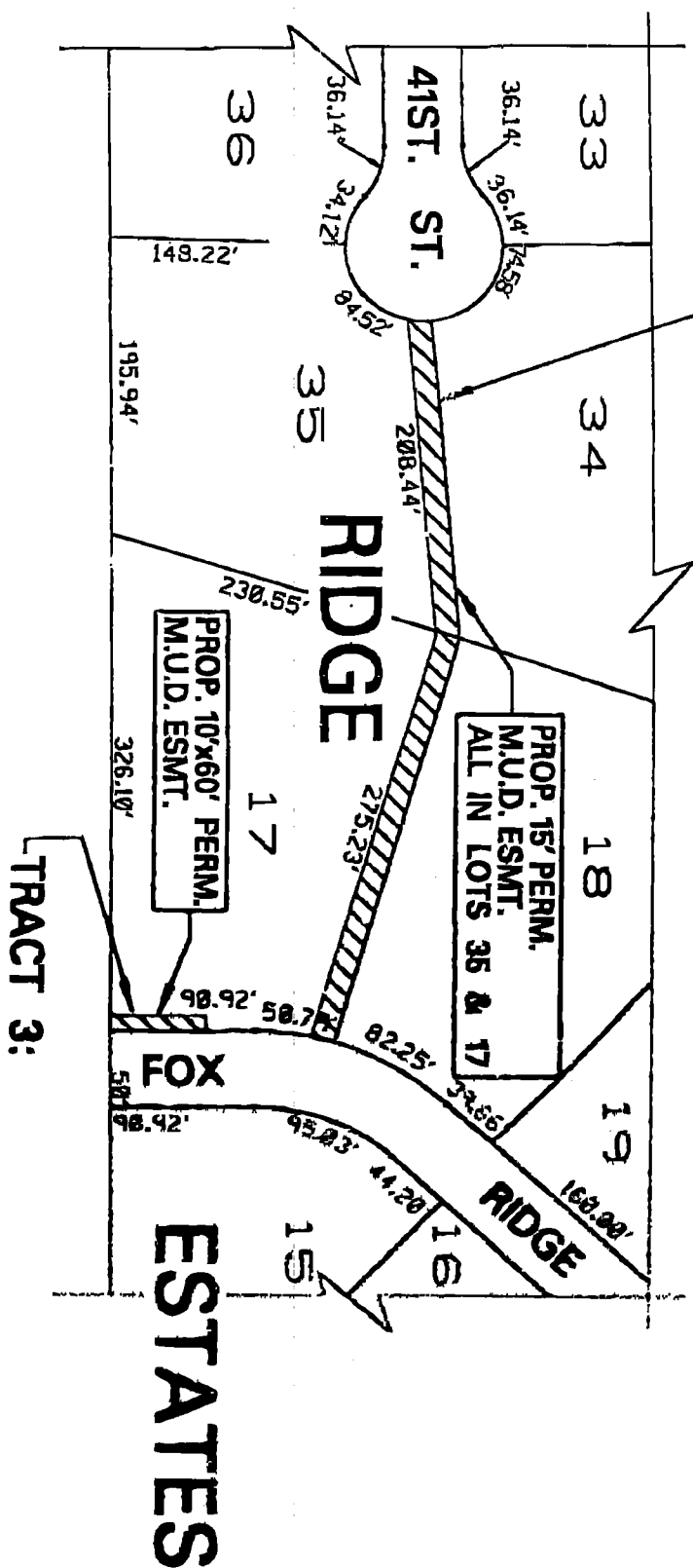
DATE: _____

REV. APPROV. BY

DATE _____

FOX

TRACT 4:



**NO SCALE
FOR MOORE THEATRE
207TH ST. & FOR MOORE DR.**