

R+K

Copy to:
James E. Lang
11306 Davenport Street
Omaha, NE 68154

FILED SARPY CO. NE.
INSTRUMENT NUMBER
99-030391

99 SEP 29 AM 10:54

James E. Lang
REGISTER OF DEEDS

99-30391

Counter Don
Verify S
D.E. W
Proof AK
Fee \$ 15.50
Ck ☒ Cash ☐ Chg ☐

**PERMANENT WELL, WELL HOUSE AND WATER LINE
EASEMENT AND RIGHT-OF-WAY**

THIS INDENTURE made this 27th day of September, 1999, between LAKE RIDGE ESTATES LIMITED PARTNERSHIP, a Nebraska Limited Partnership, hereinafter referred to as "Grantor", and SANITARY AND IMPROVEMENT DISTRICT NO. 176 OF SARPY COUNTY, NEBRASKA, 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 the Grantee, and its successors and assigns, an easement and right-of-way to construct, lay, maintain, operate, repair, relay, remove and reconstruct, at any time, a water well, well house and water mains, and all appurtenances thereto, for the purposes of obtaining and transporting water, together with the right of ingress and egress to and from the same, on, over, under and through lands described as follows:

PERMANENT EASEMENT

The following tracts in Lake Ridge Estates, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, and being described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for the legal descriptions of the easement and right-of-way.

TO HAVE AND TO HOLD said Easement and Right-of-Way unto the said Grantee, and 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, and shall not permit anyone else to do so, without the prior written consent of the Grantee, however, notwithstanding the foregoing, the Grantor, and its successors and assigns, shall be permitted to install hard surfaced driveways, trees, grass, sod, bushes and landscaping within the easement areas, except no hard surfaced driveways or trees shall be installed within the area where the well and well house is located or is to be located.

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. The Grantee shall be the owner of the water well, well house, mains and lines installed within the easement, and nothing herein shall be construed to waive any right of Grantee or duty and power of Grantee respecting the ownership, use, operations, extensions and connections to the water well, well house, mains and lines constructed and maintained hereunder.

4. The Grantor is a lawful possessor of the real estate described herein; 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

030391

99-30391A

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 partnership.

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

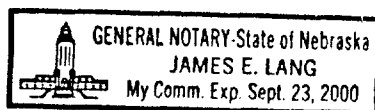
LAKE RIDGE ESTATES LIMITED
PARTNERSHIP,
a Nebraska Limited Partnership

By: Dodge Development, Inc.,
a Nebraska corporation,
the sole General Partner

By: W.L. Morrison Jr.
W.L. Morrison Jr., President

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

This instrument was acknowledged before me on September 27, 1999, by W.L. Morrison, Jr., President of Dodge Development, Inc., a Nebraska corporation, the general partner of Lake Ridge Estates Limited Partnership, a Nebraska Limited Partnership, and acknowledged same to be the voluntary act and deed of said partnership.



James E. Lang
Notary Public

F:\AGREES\REAL\EASEMT\LAKE RIDG.EAS

99-30391B

Exhibit "A"

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of a water well and related facilities and for ingress and egress over that part of Lot 17, LAKE RIDGE ESTATES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:

Beginning at the south corner of said Lot 17;

Thence North 28°13'50" West (bearings referenced to the LAKE RIDGE ESTATES Final Plat) for 43.75 feet along the southwest line of said Lot 17;

Thence South 81°21'38" East for 39.58 feet;

Thence North 61°46'10" East for 102.80 feet parallel with and 20.00 feet northwest of the southeast line of said Lot 17;

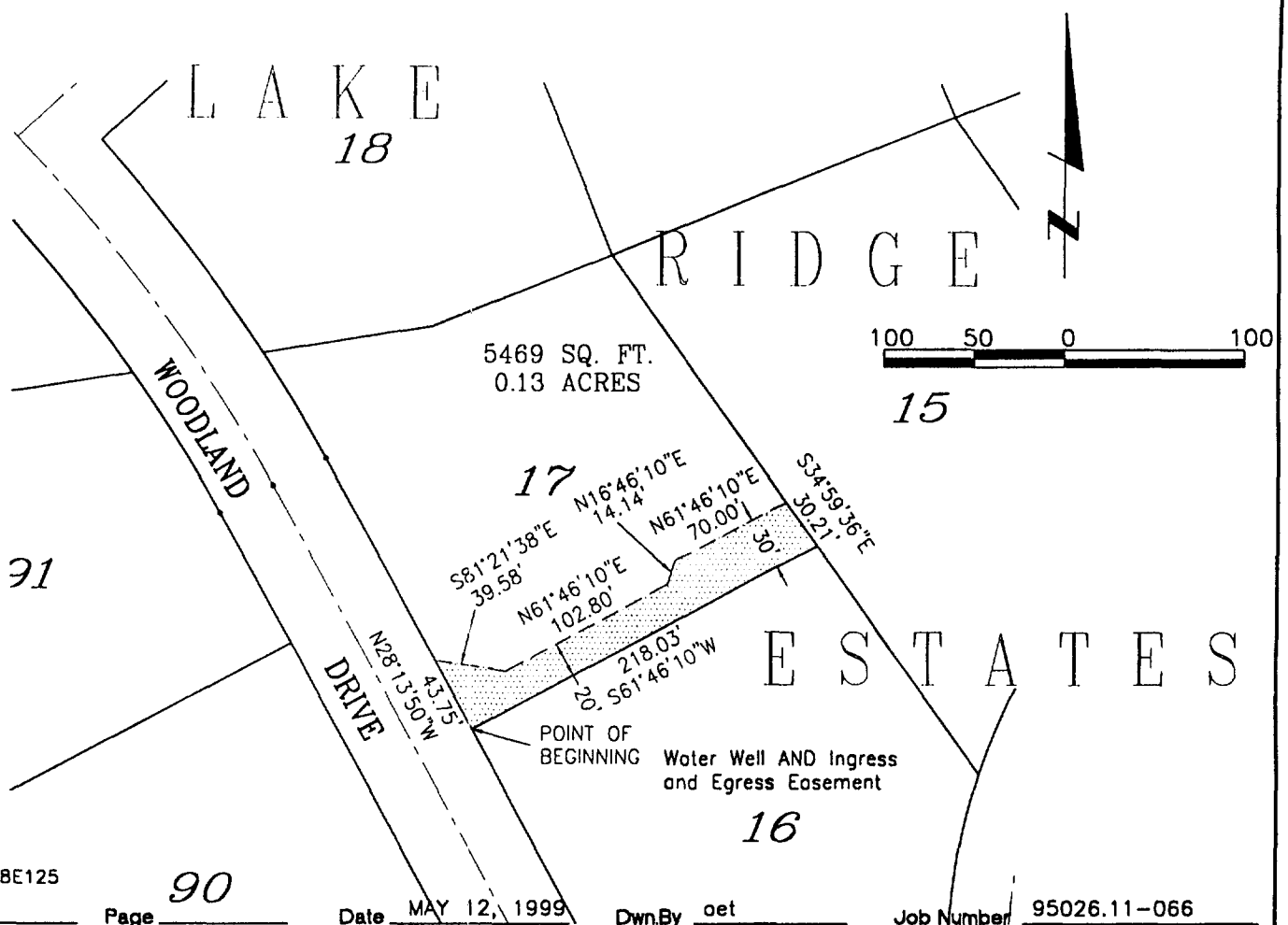
Thence North 16°46'10" East for 14.14 feet;

Thence North 61°46'10" East for 70.00 feet parallel with and 30.00 feet northwest of the southeast line of said Lot 17 to the northeast line thereof;

Thence South 34°59'36" East for 30.21 feet to the east corner of said Lot 17;

Thence South 61°46'10" West for 218.03 feet the Point of Beginning.

Contains 0.13 acre.



lamp, rynearson & associates, inc.
engineers surveyors planners

14710 west dodge road, suite 100
omaha, nebraska 68154 2029

ph 402 496 2498
fax 402 496 2730