

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2002 26660

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Blondy J. Dowling
REGISTER OF DEEDS

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12436

PERMANENT AND TEMPORARY
EASEMENTS AND RIGHTS-OF-WAY

THIS INDENTURE, made this 16th day of July, 2002,
between Lake Ridge Estates Limited Partnership, a Nebraska limited partnership,
("Grantor"), and METROPOLITAN UTILITIES DISTRICT OF OMAHA, a Municipal
Corporation, ("Grantee"),

WITNESS:

That Grantor, in consideration of the sum of Two Dollars (\$2.00) and other
valuable consideration, receipt of which is hereby acknowledged, do hereby grant to
Metropolitan Utilities District of Omaha, its successors and assigns, a permanent and
temporary construction easement and right-of-way to lay, maintain, operate, repair,
relay and remove, at any time, pipelines for the transportation of water and all
appurtenances thereto, together with the right of ingress and egress on, over, under and
through lands described as follows:

A permanent and temporary easement over that part of Lot
95, Lake Ridge Estates, a subdivision, as surveyed, platted
and recorded in Sarpy County, Nebraska, described as
follows:

PERMANENT EASEMENT TRACT

Beginning along the East lot line of Lot 95, at a point North
28°13'50" West (bearings referenced to the final plat of Lake
Ridge Estates) for 33.84 feet from the southeast corner of
said Lot 95; thence North 85°24'44" West for 8.32 feet;
thence North 88°42'55" West for 71.82 feet; thence South
79°58'26" West for 152.96 feet to the South line of said Lot
95; thence North 88°42'55" West for 224.82 feet along the
South line of said Lot 95; thence North 88°05'55" West for
197.61 feet along the South line of said Lot 95; thence North
01°15'38" East for 28.11 feet along the West line of said Lot
95; thence South 89°01'34" East for 651.42 feet to the East
line of said Lot 95; thence South 28°13'50" East for 4.96 feet
to the point of beginning.

This permanent easement tract contains 0.3678 of an acre,
more or less, and is shown on the drawing attached hereto
and made a part hereof by this reference.

TEMPORARY CONSTRUCTION EASEMENT TRACT

Beginning along the East lot line of Lot 95, at a point North
28°13'50" West (bearings referenced to the final plat of Lake
Ridge Estates) for 38.80 feet from the southeast corner of
said Lot 95; thence North 89°01'34" West for 651.42 feet;
thence North 01°15'38" East for 10.00 feet along the West
line of said Lot 95; thence South 89°01'34" East for 645.78
feet to the East line of said Lot 95; thence South 28°13'50"
East for 11.46 feet to the point of beginning.

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17234th
17234th
17234th

This temporary construction easement contains 0.1489 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 Permanent and Temporary Easements and Rights-of-Way to Grantee, Metropolitan Utilities District of Omaha, its successors and assigns.

1. The Grantor and his successors and assigns shall not at any time erect, construct or place on or below the surface of the permanent easement tracts any building or structure, except paving or similar covering, and shall not permit anyone else to do so, excluding therefrom, the legal effect of instruments, including easement of record on the date of execution hereof. With respect to the temporary easement, the same prohibitions apply during the effective period of this temporary conveyance, which effective period shall commence upon the date of execution hereof and cease one year after the date of execution hereof, or upon the completion of the project contemplated herein, whichever date shall occur first.

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

4. The Grantor is a lawful possessor of this real estate; has good, right and lawful authority to make such conveyances; and Grantor and his 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, excluding therefrom the legal effect of easements of record on the date of execution hereof.

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

IN WITNESS WHEREOF, Grantor executes these Permanent and Temporary Easements and Rights-of-Way to be signed on the above date.

Lake Ridge Estates Limited
Partnership, a Nebraska limited
Partnership
By: Dodge Development Inc.

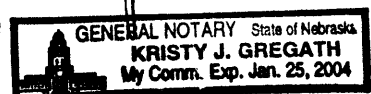
By: W. L. Morrison, Jr.
W. L. Morrison, Jr., President

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on July 16, 2002, by W. L. Morrison, Jr., President of Dodge Development, Inc., the sole general partner of Lake Ridge Estates Limited Partnership, a Nebraska limited partnership.

Kristy J. Gregath
Notary Public



METROPOLITAN
UTILITIES
DISTRICT
OMAHA, NEBRASKA

EASEMENT
ACQUISITION

FOR W.C.P. 9344

LAND OWNER

TOTAL ACRE
PERMANENT 0.3678 ±
TOTAL ACRE
TEMPORARY 0.1489 ±

LEGEND

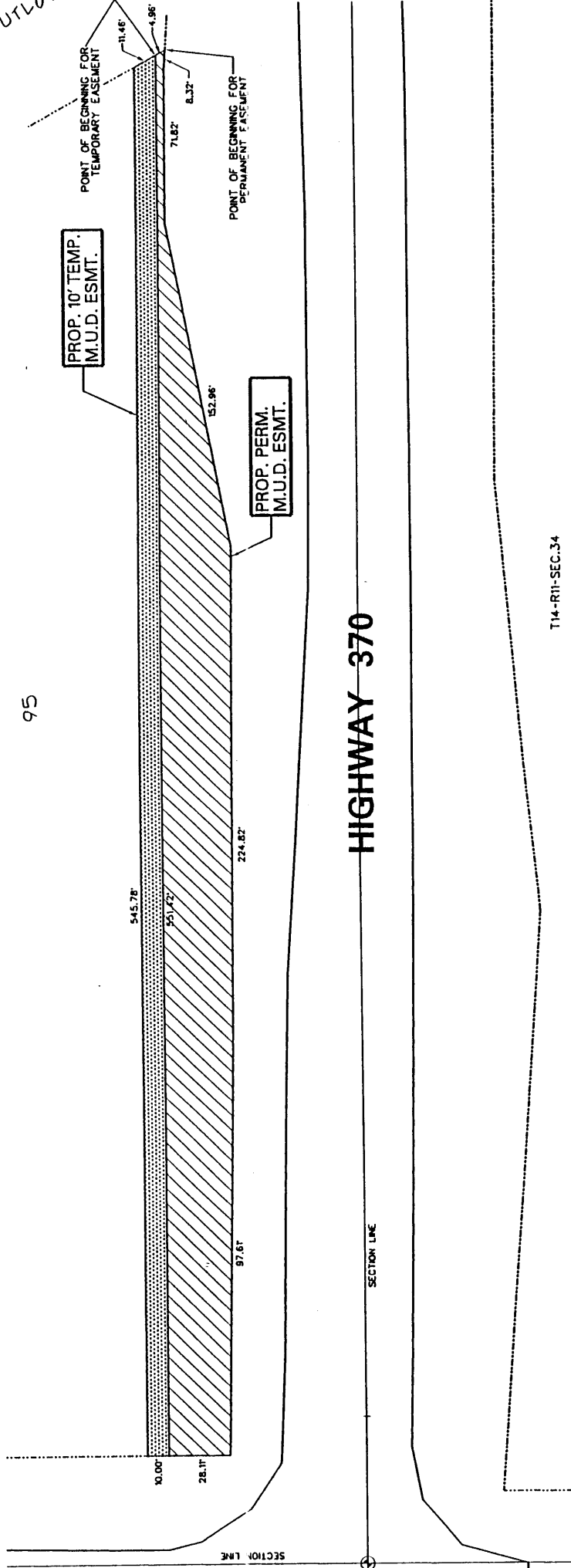
PERMANENT EASEMENT

TEMPORARY EASEMENT

PAGE 1 OF 1

DRAWN BY CJG
DATE 3-7-02
CHECKED BY
DATE
APPROVED BY
DATE
REVISED BY
DATE
REV. CHK'D. BY
DATE
REV. APPROV. BY
DATE

168th STREET



HIGHWAY 370

T14-R11-SEC.34

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