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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
4/17/2014 10:07:33.75



2014027511

PERMANENT EASEMENT

THIS AGREEMENT, made this 9 day of April, 2014, between DAVID F. LANOHA, TRUSTEE OF THE DAVID F. LANOHA REVOCABLE TRUST DATED MARCH 2, 2004 ("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 install, maintain, operate, repair, and remove, at any time, pipelines for the transportation of water and all appurtenances thereto with the right of ingress and egress on, over, under and through lands described as follows:

PERMANENT EASEMENT

Tracts of land as surveyed, platted and recorded in Douglas County, Nebraska, and described in the attached Exhibit A made a part hereof by this reference.

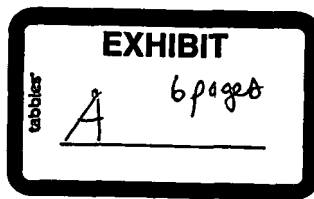
This permanent easement contains 0.75 of an acre, more or less, and is shown on the drawings attached hereto as Exhibit B and made a part hereof by this reference.

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 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 Nebraska corporation.

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

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

✓ 789728



PERMANENT EASEMENT – TRACT 1

A PARCEL OF LAND BEING A PORTION OF LOTS 62 AND 63 IN THE PRAIRIES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 62;

THENCE ALONG THE EAST LINE OF SAID LOT 62, SOUTH 02 DEGREES 46 MINUTES 19 SECONDS EAST, 5.00 FEET;

THENCE SOUTH 87 DEGREES 13 MINUTES 41 SECONDS WEST, 166.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 220th AVENUE;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 02 DEGREES 46 MINUTES 19 SECONDS WEST, 5.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 220th STREET;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 87 DEGREES 13 MINUTES 41 SECONDS EAST, 166.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 0.02 ACRE, MORE OR LESS.

PERMANENT EASEMENT – TRACT 2

A PARCEL OF LAND BEING A PORTION OF OUTLOT “A” IN THE PRAIRIES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 14 IN SAID THE PRAIRIES;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 14 AND ALONG IT’S NORTHWESTERLY PROLONGATION, NORTH 51 DEGREES 03 MINUTES 18 SECONDS WEST, 154.69 FEET;

THENCE NORTH 68 DEGREES 14 MINUTES 34 SECONDS WEST, 45.16 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SKYLINE DRIVE;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 20 DEGREES 18 MINUTES 59 SECONDS EAST, 20.01 FEET;

THENCE SOUTH 68 DEGREES 14 MINUTES 34 SECONDS EAST, 48.68 FEET;

THENCE SOUTH 51 DEGREES 03 MINUTES 18 SECONDS EAST, 158.32 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 221st STREET, SAID POINT BEING ON A NON- TANGENT CURVE, CONCAVE SOUTHEASTERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 47 DEGREES 34 MINUTES 49 SECONDS WEST, 330.00 FEET;

THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 28 MINUTES 29 SECONDS, 20.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 0.09 ACRE, MORE OR LESS.

PERMANENT EASEMENT – TRACT 3

A PARCEL OF LAND BEING A PORTION OF OUTLOT “A” IN THE PRAIRIES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 27 IN SAID THE PRAIRIES;

THENCE ALONG THE SOUTH LINE OF SAID LOT 27, NORTH 84 DEGREES 07 MINUTES 15 SECONDS EAST, 135.00 FEET;

THENCE NORTH 78 DEGREES 29 MINUTES 02 SECONDS EAST, 120.39 FEET TO THE SOUTHWEST CORNER OF LOT 67 IN SAID THE PRAIRIES;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 67, NORTH 48 DEGREES 32 MINUTES 20 SECONDS EAST, 140.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 219th AVENUE, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, TO WHICH POINT A RADIAL LINE BEARS SOUTH 48 DEGREES 32 MINUTES 20 SECONDS WEST, 765.00 FEET;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREE 29 MINUTES 53 SECONDS, 20.00 FEET;

THENCE SOUTH 48 DEGREES 32 MINUTES 20 SECONDS WEST, 145.61 FEET;

THENCE SOUTH 78 DEGREES 29 MINUTES 02 SECONDS WEST, 126.73 FEET;

THENCE SOUTH 84 DEGREES 07 MINUTES 15 SECONDS WEST, 136.86 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 220th AVENUE, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE WESTERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 89 DEGREES 06 MINUTES 34 SECONDS EAST, 230.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 59 MINUTES 19 SECONDS, 20.03 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 0.18 ACRE, MORE OR LESS.

PERMANENT EASEMENT – TRACT 4

A PARCEL OF LAND BEING A PORTION OF OUTLOT “A” IN THE PRAIRIES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF LOT 58 IN SAID THE PRAIRIES;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 58, NORTH 46 DEGREES 49 MINUTES 17 SECONDS EAST, 36.13 FEET;

THENCE SOUTH 49 DEGREES 14 MINUTES 24 SECONDS EAST, 41.92 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE WESTERLY, TO WHICH POINT A RADIAL LINE BEARS SOUTH 49 DEGREES 14 MINUTES 24 SECONDS EAST, 285.88 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 52 MINUTES 20 SECONDS, 154.04 FEET;

THENCE NORTH 09 DEGREES 53 MINUTES 16 SECONDS EAST, 36.80 FEET;

THENCE SOUTH 78 DEGREES 34 MINUTES 53 SECONDS EAST, 10.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FRANCES STREET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 09 DEGREES 53 MINUTES 16 SECONDS WEST, 36.53 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 295.88 FEET;
2. SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 52 MINUTES 20 SECONDS, 159.43 FEET;
3. NORTH 49 DEGREES 14 MINUTES 24 SECONDS WEST, 10.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 0.04 ACRE, MORE OR LESS.

PERMANENT EASEMENT – TRACT 5

A PARCEL OF LAND BEING A PORTION OF LOTS 99, 100 AND 101 IN THE PRAIRIES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 99;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 99, NORTH 65 DEGREES 29 MINUTES 09 SECONDS WEST, 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 65 DEGREES 29 MINUTES 09 SECONDS WEST, 440.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07 DEGREES 42 MINUTES 59 SECONDS, 59.26 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 310.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 72 DEGREES 53 MINUTES 37 SECONDS, 394.39 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 53 MINUTES 57 SECONDS, 24.08 FEET;

THENCE NORTH 53 DEGREES 33 MINUTES 21 SECONDS EAST, 10.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 218th AVENUE, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, TO WHICH POINT A RADIAL LINE BEARS SOUTH 56 DEGREES 22 MINUTES 38 SECONDS WEST, 190.00 FEET;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07 DEGREES 02 MINUTES 25 SECONDS, 23.35 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 320.00 FEET;
2. SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72 DEGREES 53 MINUTES 37 SECONDS, 407.11 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 430.00 FEET;
3. SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07 DEGREES 42 MINUTES 59 SECONDS, 57.91 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 0.11 ACRE, MORE OR LESS.

PERMANENT EASEMENT – TRACT 6

A PARCEL OF LAND BEING A PORTION OF LOTS 107 THROUGH 110 AND A PORTION OF LOTS 119 THROUGH 122 ALL IN THE PRAIRIES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 122;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 218th STREET THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 61 DEGREES 10 MINUTES 05 SECONDS EAST, 35.67 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 310.00 FEET;
2. NORTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 133 DEGREES 59 MINUTES 15 SECONDS, 724.94 FEET;
3. NORTH 15 DEGREES 09 MINUTES 20 SECONDS WEST, 239.66 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 230.00 FEET;
4. NORTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 34 MINUTES 39 SECONDS, 26.40 FEET;

THENCE NORTH 68 DEGREES 12 MINUTES 26 SECONDS EAST, 5.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 68 DEGREES 15 MINUTES 57 SECONDS EAST, 235.00 FEET;

THENCE SOUTHERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 34 MINUTES 43 SECONDS, 26.98 FEET;

THENCE SOUTH 15 DEGREES 09 MINUTES 20 SECONDS EAST, 239.66 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 315.00 FEET;

THENCE SOUTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 133 DEGREES 59 MINUTES 15 SECONDS, 736.64 FEET;

THENCE NORTH 61 DEGREES 10 MINUTES 05 SECONDS WEST, 35.83 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 218th AVENUE, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 59 DEGREES 42 MINUTES 11 SECONDS WEST, 370.00 FEET;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 46 MINUTES 29 SECONDS, 5.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 0.12 ACRE, MORE OR LESS.

PERMANENT EASEMENT – TRACT 7

A PARCEL OF LAND BEING A PORTION OF LOTS 77 THROUGH 80, A PORTION OF LOT 102 AND A PORTION OF OUTLOT "B" ALL IN THE PRAIRIES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 77;

THENCE ALONG THE WEST LINE OF SAID LOT 77, NORTH 02 DEGREES 24 MINUTES 13 SECONDS WEST, 5.00 FEET;

THENCE NORTH 87 DEGREES 35 MINUTES 47 SECONDS EAST, 60.33 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 210.00 FEET;

THENCE SOUTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 20 MINUTES 11 SECONDS, 331.10 FEET;

THENCE SOUTH 89 DEGREES 20 MINUTES 15 SECONDS EAST, 135.24 FEET;

THENCE NORTH 87 DEGREES 56 MINUTES 03 SECONDS EAST, 59.72 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 28 SECONDS EAST, 10.00 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 32 SECONDS EAST, 150.26 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 218th AVENUE, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 86 DEGREES 39 MINUTES 31 SECONDS WEST, 190.00 FEET;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 23 MINUTES 56 SECONDS, 14.59 FEET;

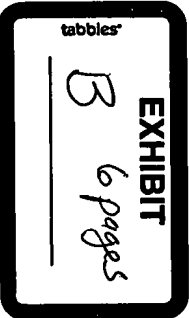
THENCE SOUTH 85 DEGREES 36 MINUTES 25 SECONDS WEST, 160.53 FEET;

THENCE NORTH 89 DEGREES 20 MINUTES 15 SECONDS WEST, 189.89 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 219th STREET, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, TO WHICH POINT A RADIAL LINE BEARS SOUTH 87 DEGREES 56 MINUTES 24 SECONDS EAST, 205.00 FEET;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94 DEGREES 27 MINUTES 49 SECONDS, 337.98 FEET;
2. SOUTH 87 DEGREES 35 MINUTES 47 SECONDS WEST, 60.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 0.19 ACRE, MORE OR LESS.



METROPOLITAN UTILITIES DISTRICT

EASEMENT ACQUISITION

FOR WP1312

100055001104

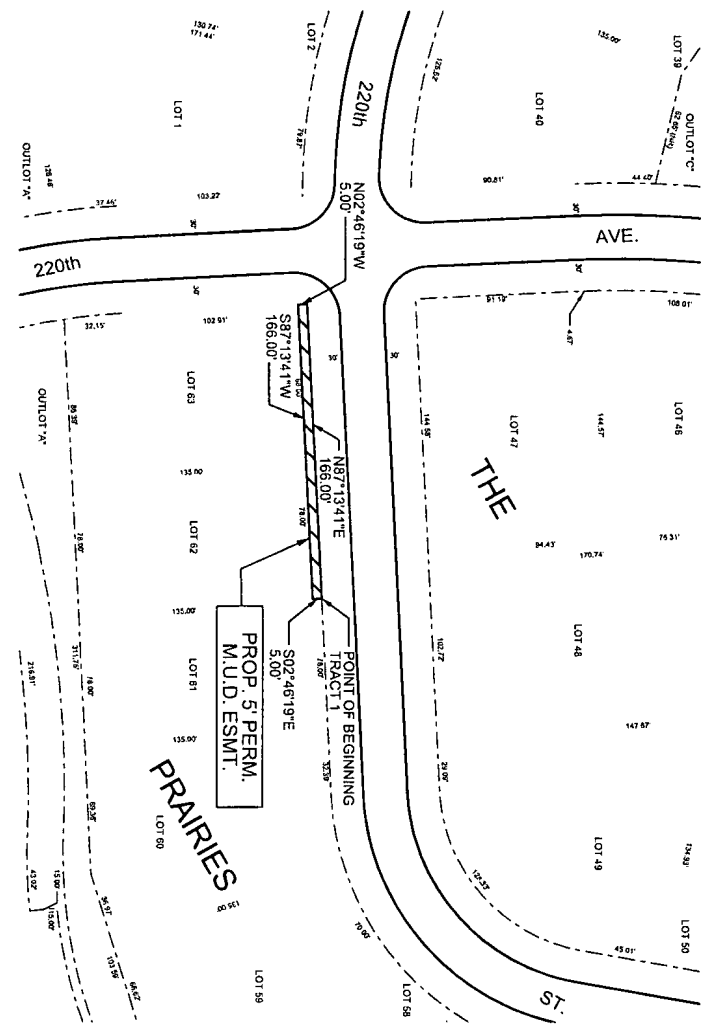
LAND OWNER
LANOHA DEVELOPMENT COMPANY
19111 WEST CENTER ROAD
OMAHA, NE 68130

TOTAL ACRE PERMANENT 0.02 ±
TOTAL ACRE TEMPORARY 0.0 ±

LEGEND
PERMANENT EASEMENT
TEMPORARY EASEMENT

PAGE 1 OF 1

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DATE



NO SCALE
TRACT 1
220th ST & 220th AVE.
THE PRAIRIES

Logo for Hoggin Associates, Inc. featuring the name "Hoggin" in a stylized font above "ASSOCIATES, INC." in a smaller font. Below that, it reads "DRAINAGE ARCHITECTURE ENGINEERS" and "Omaha, Nebraska". At the bottom, it says "HGM # 130613".

METROPOLITAN UTILITIES DISTRICT

EASEMENT ACQUISITION

FOR WP1312

100055001104

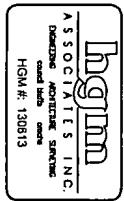
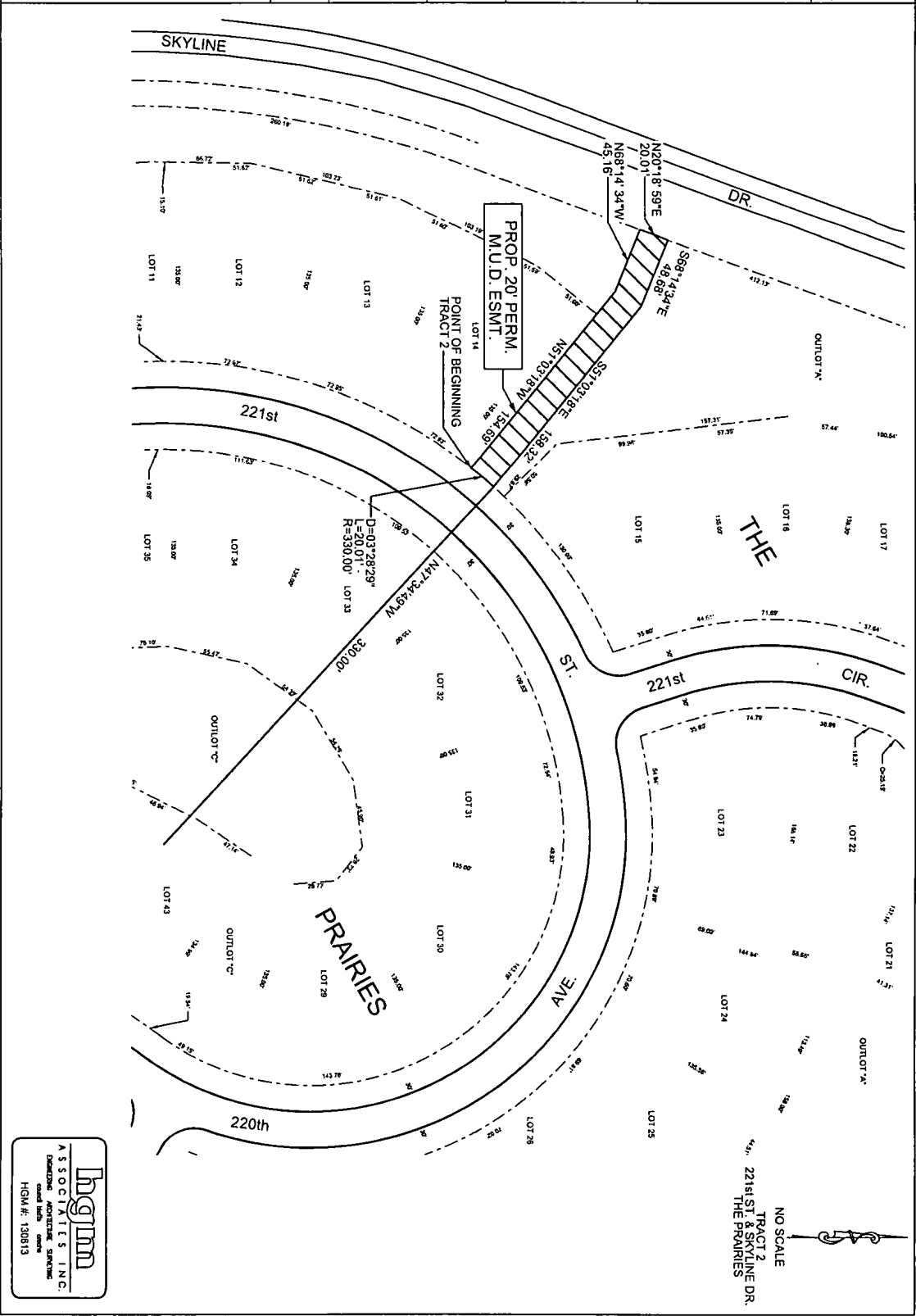
LAND OWNER
LANOCHA DEVELOPMENT COMPANY
19111 WEST CENTER ROAD
OMAHA, NE 68130

TOTAL ACRE 0.09 ±
PERMANENT 0.09 ±
TEMPORARY 0.0

LEGEND
PERMANENT EASEMENT [diagonal lines symbol]
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METROPOLITAN UTILITIES DISTRICT

EASEMENT ACQUISITION

FOR WP1312

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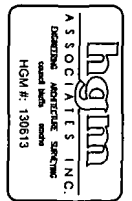
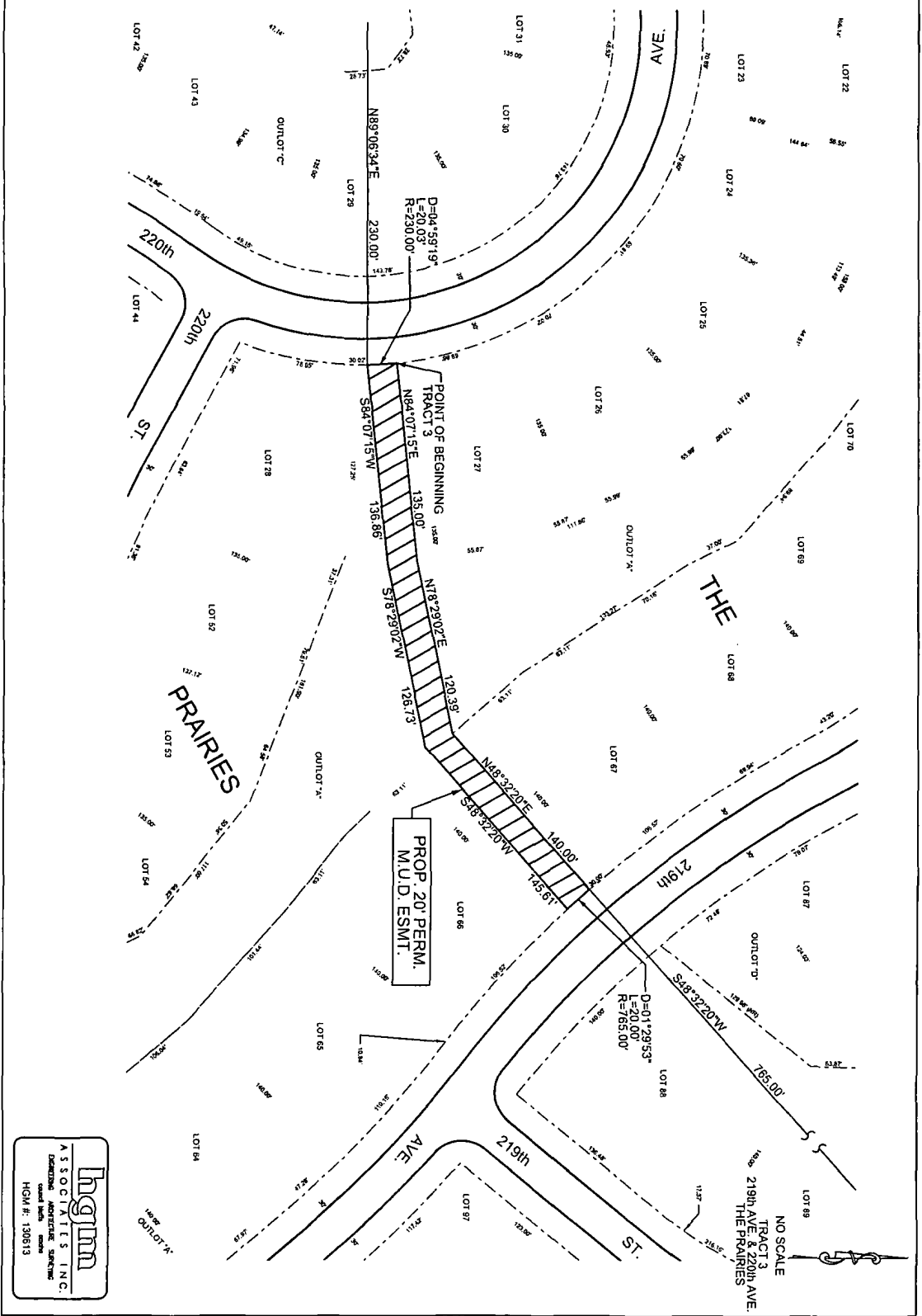
LAND OWNER
LANOHA DEVELOPMENT COMPANY
19111 WEST CENTER ROAD
OMAHA, NE 68130

TOTAL ACRE 0.18 ±
PERMANENT TOTAL ACRE 0.0 ±
TEMPORARY TOTAL ACRE 0.0 ±

LEGEND
PERMANENT EASEMENT
TEMPORARY EASEMENT

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EASEMENT ACQUISITION

FOR WP1312

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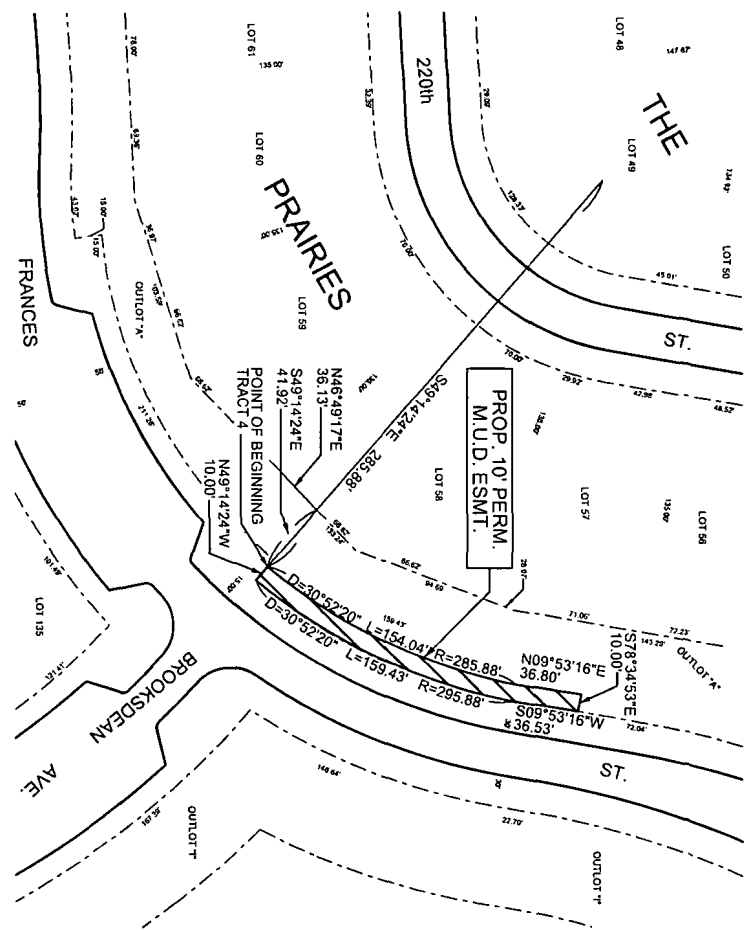
LAND OWNER
LANOCHA DEVELOPMENT COMPANY
1911 WEST CENTER ROAD
OMAHA, NE 68130

TOTAL ACRE 0.04 ±
PERMANENT 0.04 ±
TEMPORARY 0.0 ±

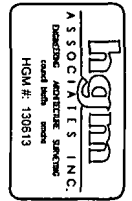
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PERMANENT EASEMENT 
TEMPORARY EASEMENT 

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NO SCALE
TRACT 4
FRANCES ST. & BROOKSDEAN AVE.
THE PRAIRIES





EASEMENT ACQUISITION

FOR **WP1312**

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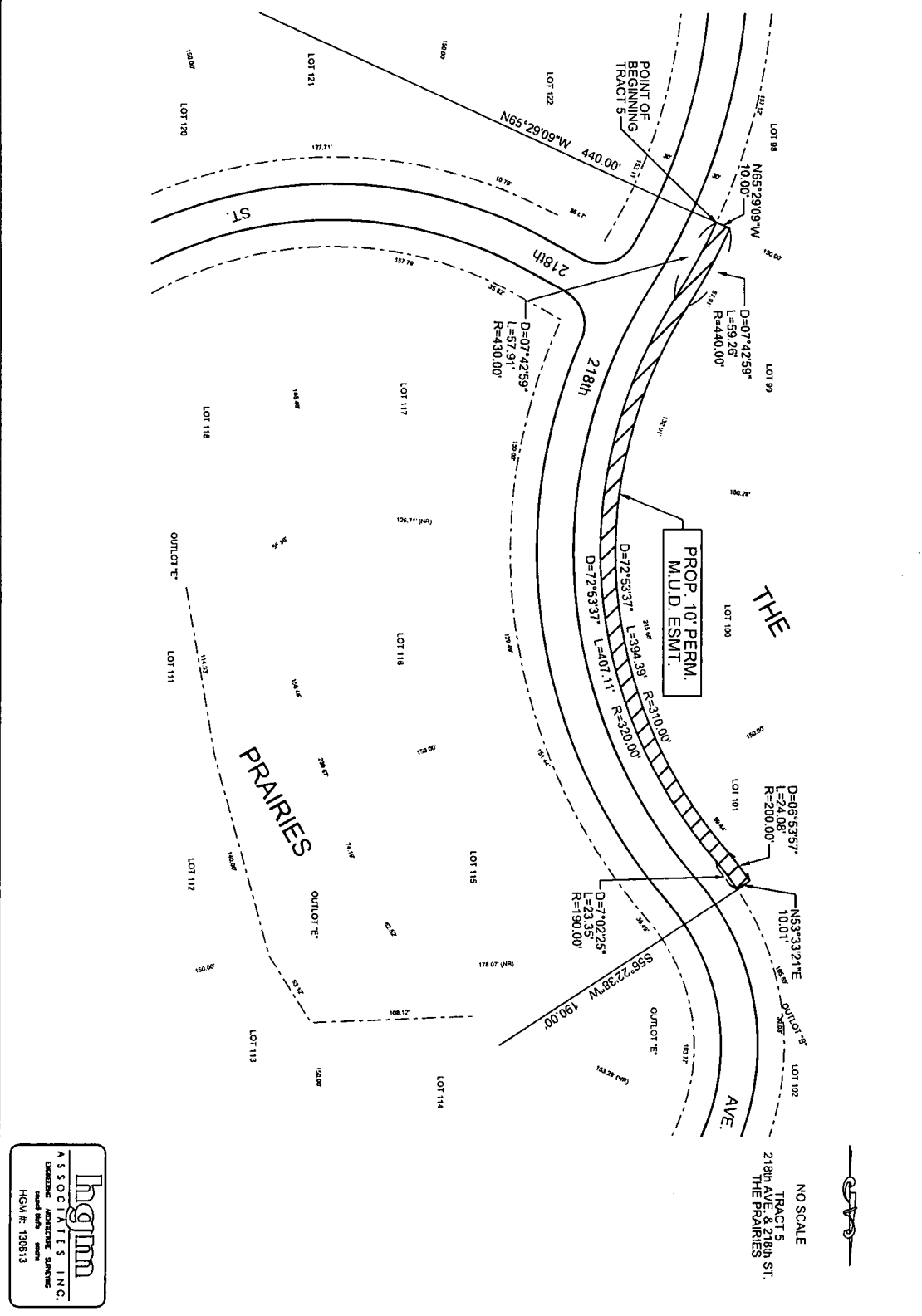
LAND OWNER
LANCHA DEVELOPMENT COMPANY
1911 WEST CENTER ROAD
OMAHA, NE 68130

TOTAL ACRE **0.11 ±**
PERMANENT **0.11 ±**
TOTAL ACRE **0.0 ±**
TEMPORARY

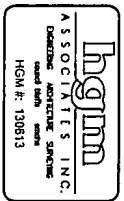
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DATE _____



NO SCALE
TRACT 5
218th AVE. & 218th ST.
THE PRAIRIES



METROPOLITAN UTILITIES DISTRICT

EASEMENT ACQUISITION

FOR WP1312

100055001104

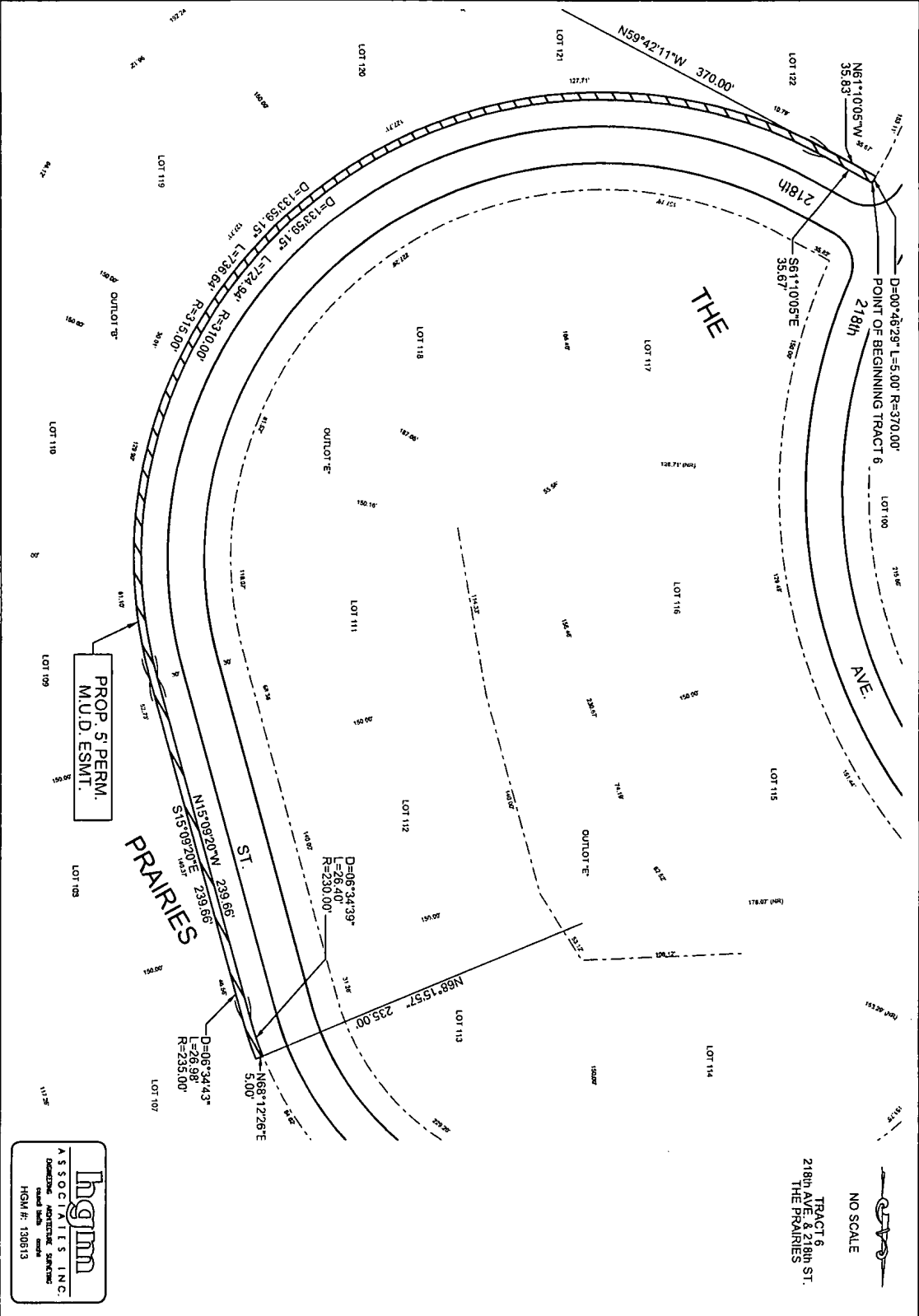
LAND OWNER
LANOHA DEVELOPMENT COMPANY
19111 WEST CENTER ROAD
OMAHA, NE 68130

TOTAL ACRE PERMANENT 0.12 ±
TOTAL ACRE TEMPORARY 0.0 ±

LEGEND
PERMANENT EASEMENT
TEMPORARY EASEMENT

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TRACT 6
218th AVE. & 218th ST.
THE PRAIRIES

NO SCALE





EASEMENT ACQUISITION

FOR **WP1312**

100055001104

LAND OWNER
LANOHA DEVELOPMENT COMPANY
19111 WEST CENTER ROAD
OMAHA, NE 68130

TOTAL ACRE **0.19 ±**
TOTAL ACRES PERMANENT **±**
TOTAL ACRES TEMPORARY **0.0 ±**

LEGEND
PERMANENT EASEMENT 
TEMPORARY EASEMENT 

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

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