

BK 1377 PG 012-022



MISC 2001 04911

RICHARD N. TAKECHI  
SHERIFF OF DEEDS  
DOUGLAS COUNTY, NE

01 APR -9 AM 10:09

RECORDED

Misc 79.00  
FEE 79.00 FB 0J-40705  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP JK  
DEL \_\_\_\_\_ SCAN df FV \_\_\_\_\_

EASEMENT AND RIGHT-OF-WAY

THIS INDENTURE, made this 8<sup>th</sup> day of March, 2001,  
between WATERFORD DEVELOPMENT, L.L.C., a Nebraska Limited Liability  
Company, ("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, 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 numerous roadway boxes and 24" round iron  
lids, together with the right of ingress and egress on, over, under and through  
lands described as follows:

PERMANENT EASEMENT

A permanent easement for the construction and  
maintenance of water and gas lines and related facilities  
over those parts of Lots 1, 14, 24, 25-47, 49, 55-58, 60-  
67, 72, ~~73~~, 75, 77, 79, and 81-85, in Waterford, a  
subdivision, as surveyed, platted and recorded in  
Douglas County, Nebraska, and being described as  
follows:

A five foot (5') wide strip of land adjacent to and adjoining  
the streets along the front and side lot lines of Lots 25-47,  
49, 55-58, 60-67, 72, ~~73~~, 75, 77, 79, and 81-85.

A five foot (5') wide strip of land adjacent to and adjoining  
the streets along the side lot lines of Lots 1, 14, and 24.

This permanent easement contains 0.632 of an acre,  
more or less, and is shown on the drawings attached  
hereto and made a part hereof by this reference.

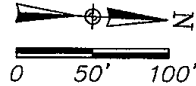
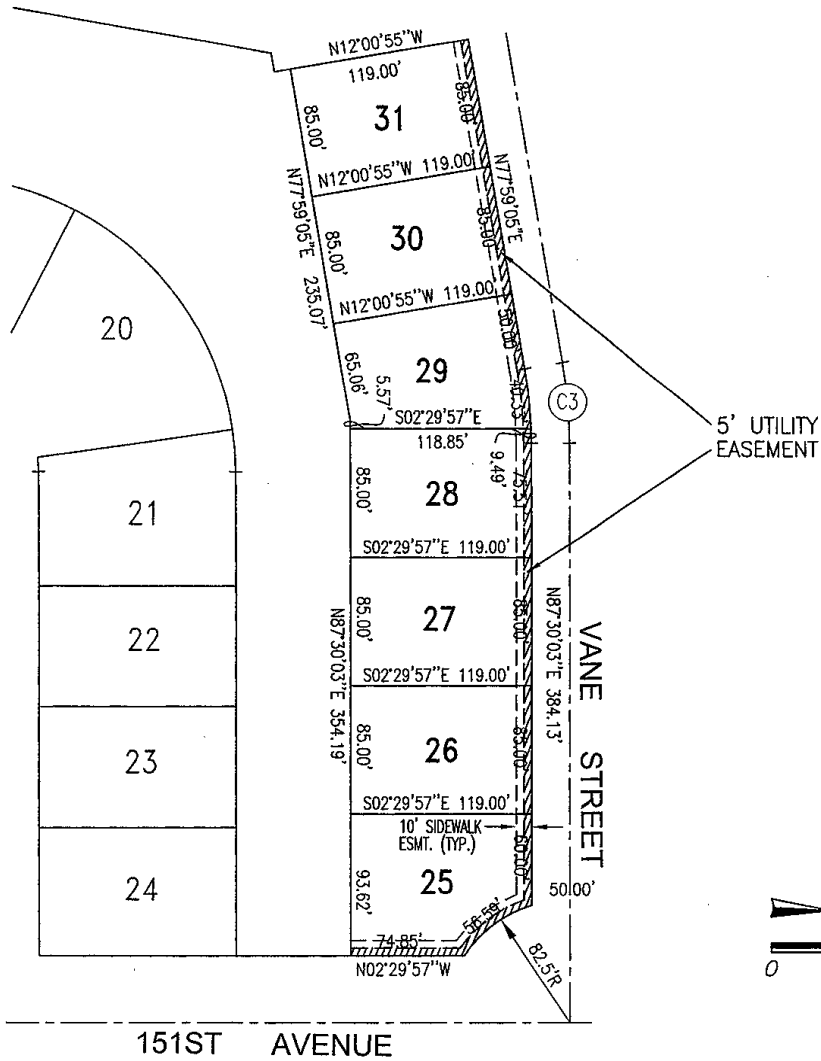
TO HAVE AND TO HOLD said Easement and Right-of-Way to Grantee,  
Metropolitan Utilities District of Omaha, its successors and assigns.

1. The Grantor and its successors and assigns shall not at any time before  
the water and gas pipelines and appurtenances are installed place any  
landscaping on the easement tracts. The Grantor and its successors and  
assigns shall not at any time erect, construct or place on or below the surface of  
the easement tracts any large trees, large permanent markers or boulders,  
buildings or structures, except pavement and similar covering and landscaping,  
and shall not permit anyone else to do so.

Return to: Susan Riazan  
M.U.D.,  
1723 Harney Street  
Omaha, NE 68102  
V7052



# UTILITY EASEMENT



**⊕ CURVE DATA**

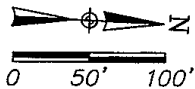
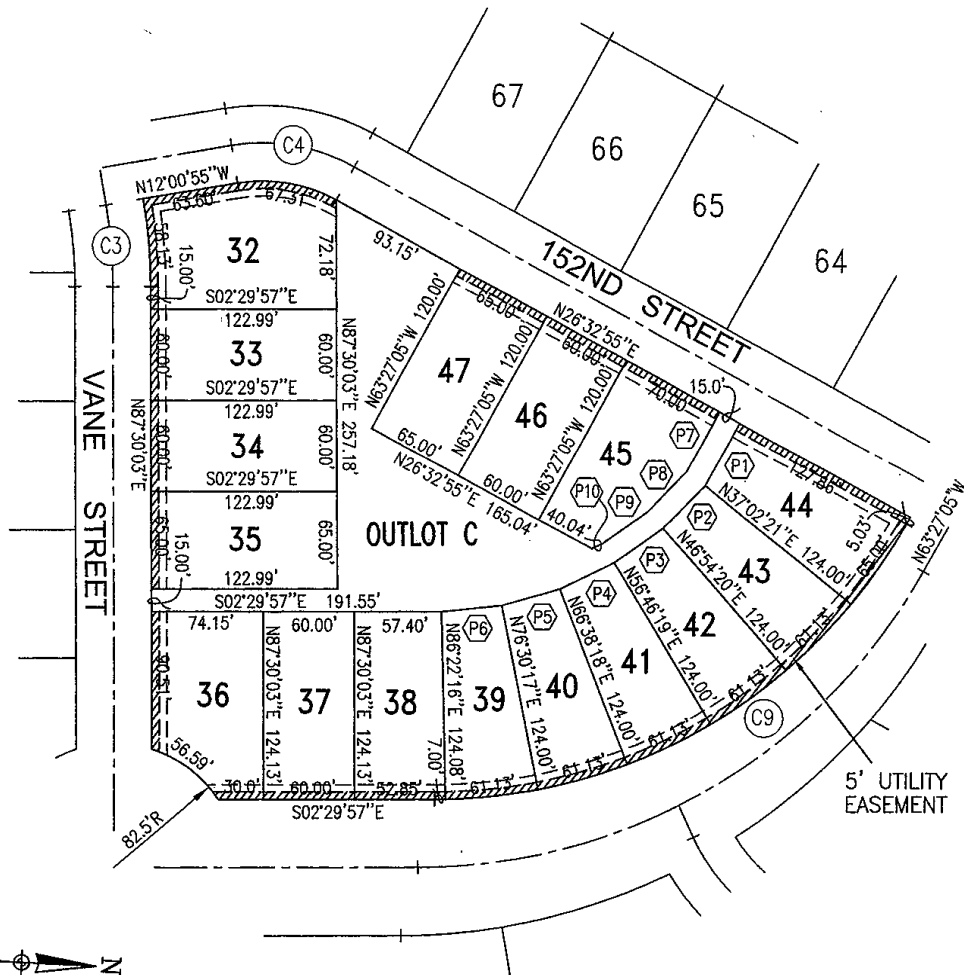
⊕ R = 325.00'  
 L = 53.98'  
 CH = S82°44'34"W  
 53.92'

**Utility Easement Description**

Tracts of land located in Lots 25 through 31 of Waterford, a platted and recorded subdivision in Douglas County, Nebraska, being more particularly described as follows: A five (5) foot wide strip of land adjacent to and adjoining the streets along the front and side lot lines of said lots.

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 JAN 16 2001  
 D. G. E.  
 COUNTY CLERK

# UTILITY EASEMENT



**C CURVE DATA**

- ⊙ C3 R = 325.00'  
L = 53.98'  
CH = S82°44'34"W  
53.92'
- ⊙ C4 R = 125.00'  
L = 84.13'  
CH = N07°16'00"E  
82.55'

**P DATA**

- ⊙ P1 N63°27'05"W 47.09'
- ⊙ P2 N48°01'39"W 39.73'
- ⊙ P3 N38°09'40"W 39.73'
- ⊙ P4 N28°17'41"W 39.73'
- ⊙ P5 N18°25'42"W 39.73'
- ⊙ P6 N08°26'32"W 39.72'
- ⊙ P7 N63°27'05"W 45.06'
- ⊙ P8 N48°01'39"W 36.40'
- ⊙ P9 N38°09'40"W 37.14'
- ⊙ P10 N28°17'41"W 7.66'

**P CURVE DATA**

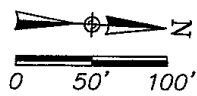
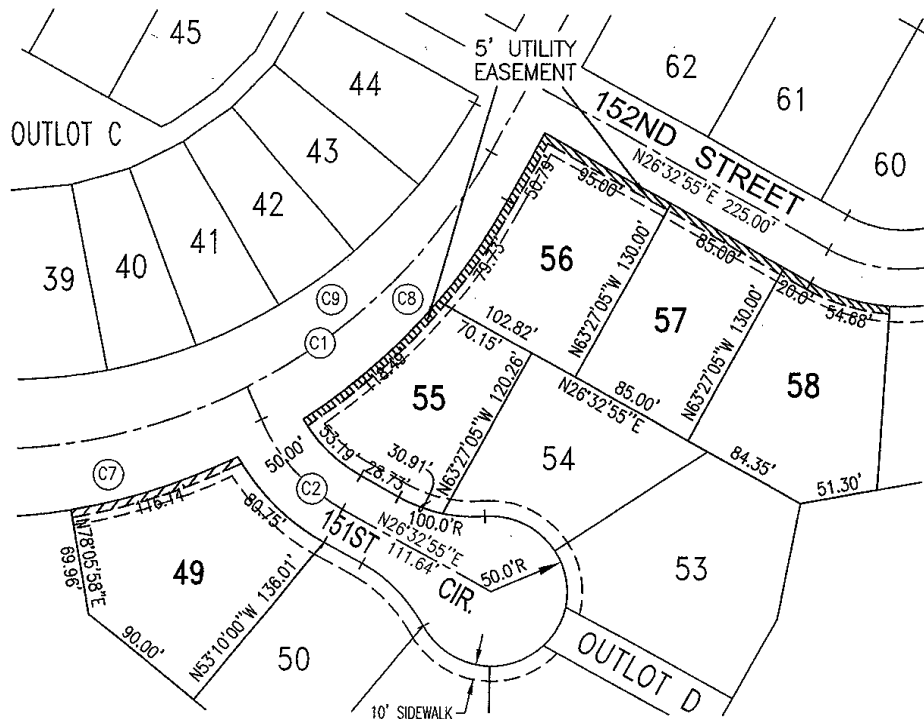
- ⊙ C9 R = 355.00'  
L = 377.66'  
CH = N32°58'31"W  
360.10'

**Utility Easement Description**

Tracts of land located in Lots 32 through 47 of Waterford, a platted and recorded subdivision in Douglas County, Nebraska, being more particularly described as follows: A five (5) foot wide strip of land adjacent to and adjoining the streets along the front and side lot lines of said lots.

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 JAN 16 '01  
 M. U. D.

# UTILITY EASEMENT



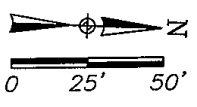
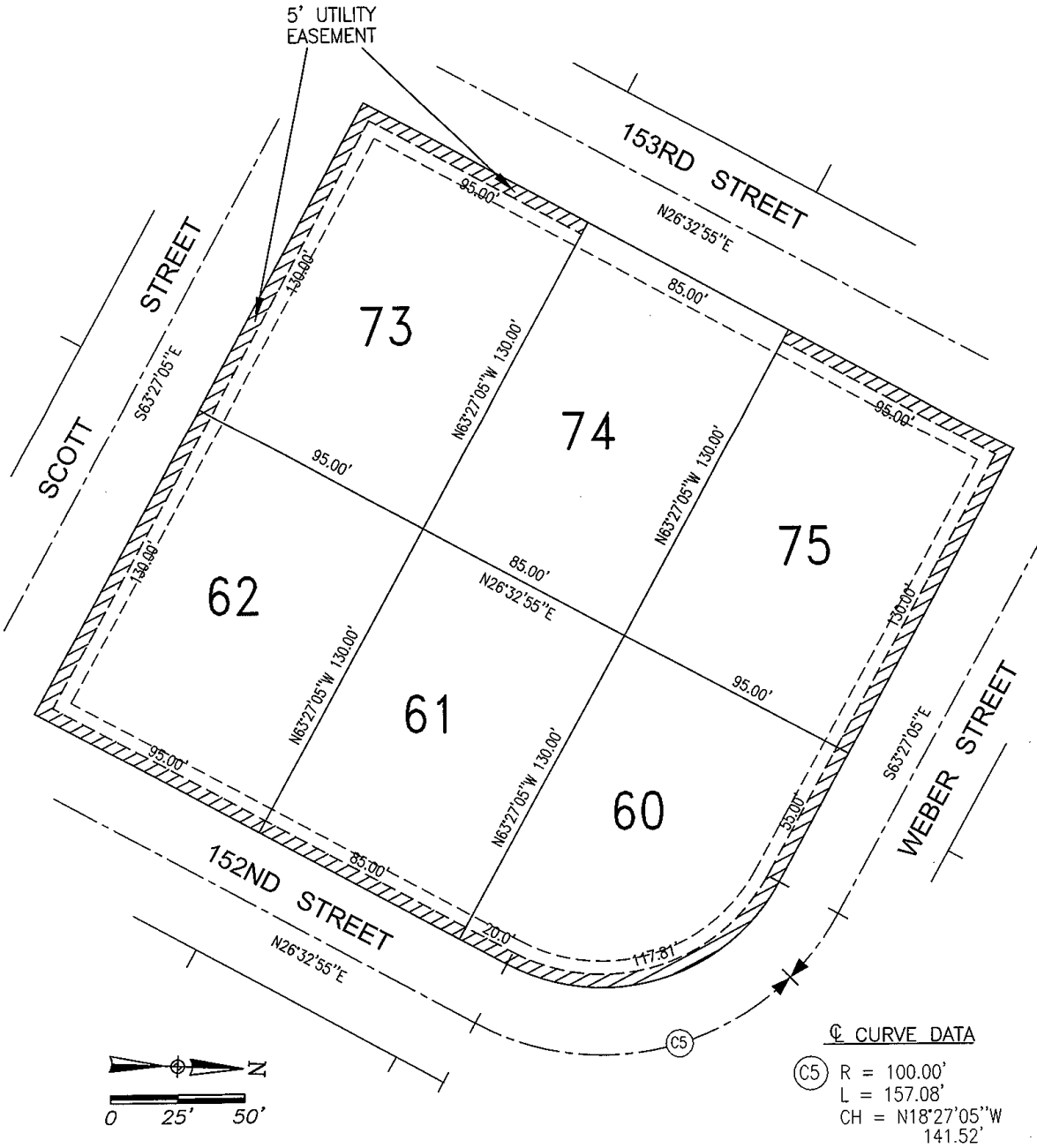
C CURVE DATA		P CURVE DATA	
(C1)	R = 380.00' L = 404.25' CH = N32°58'31"W 385.46'	(C7)	R = 405.00' L = 182.60' CH = N15°24'54"W 181.05'
(C2)	R = 125.00' L = 80.46' CH = N44°59'17"E 79.08'	(C8)	R = 405.00' L = 198.21' CH = N49°25'51"W 196.24'

### Utility Easement Description

Tracts of land located in Lots 49, 55, 56, 57 and 58 of Waterford, a platted and recorded subdivision in Douglas County, Nebraska, being more particularly described as follows: A five (5) foot wide strip of land adjacent to and adjoining the streets along the front and side lot lines of said lots.

SHEET → date DEC-2000 prepared CLR checked CMH by 960036	<b>M.U.D. EASEMENT</b>	WATERFORD LOTS 49, & 55-58 DOUGLAS COUNTY NEBRASKA	revision _____ _____ _____
SHEET → date DEC-2000 prepared CLR checked CMH by 960036	<b>M.U.D. EASEMENT</b>	WATERFORD LOTS 60-62, 73 & 75 DOUGLAS COUNTY NEBRASKA	revision _____ _____ _____

# UTILITY EASEMENT

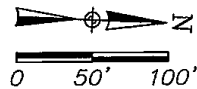
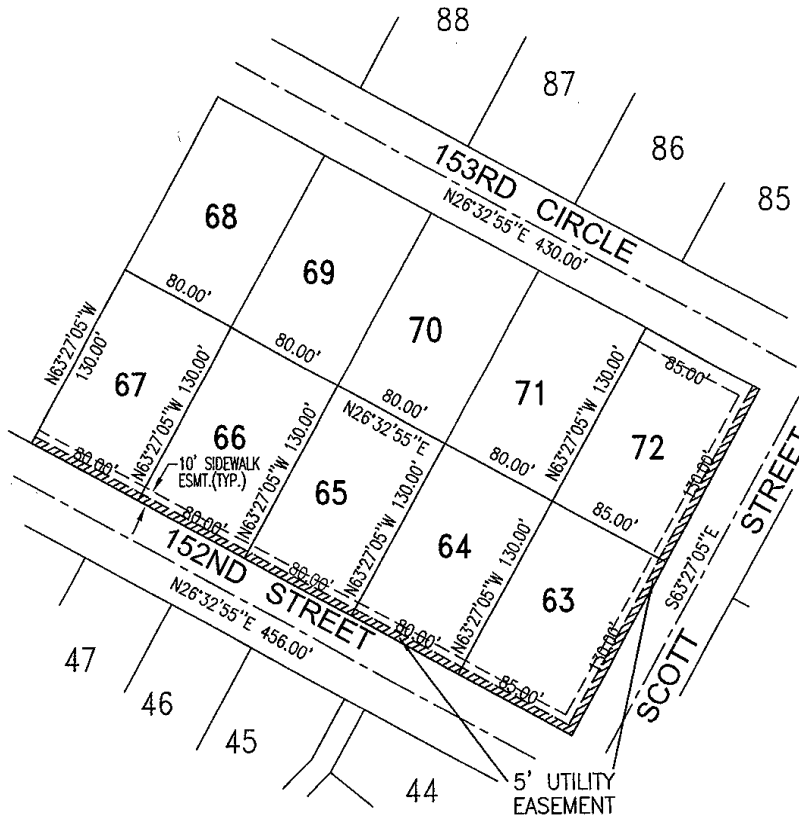


### Utility Easement Description

Tracts of land located in Lots 60 through 62, 73 and 75 of Waterford, a platted and recorded subdivision in Douglas County, Nebraska, being more particularly described as follows: A five (5) foot wide strip of land adjacent to and adjoining the streets along the front and side boundary lines of said Lots.

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# UTILITY EASEMENT

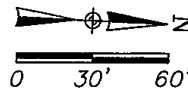
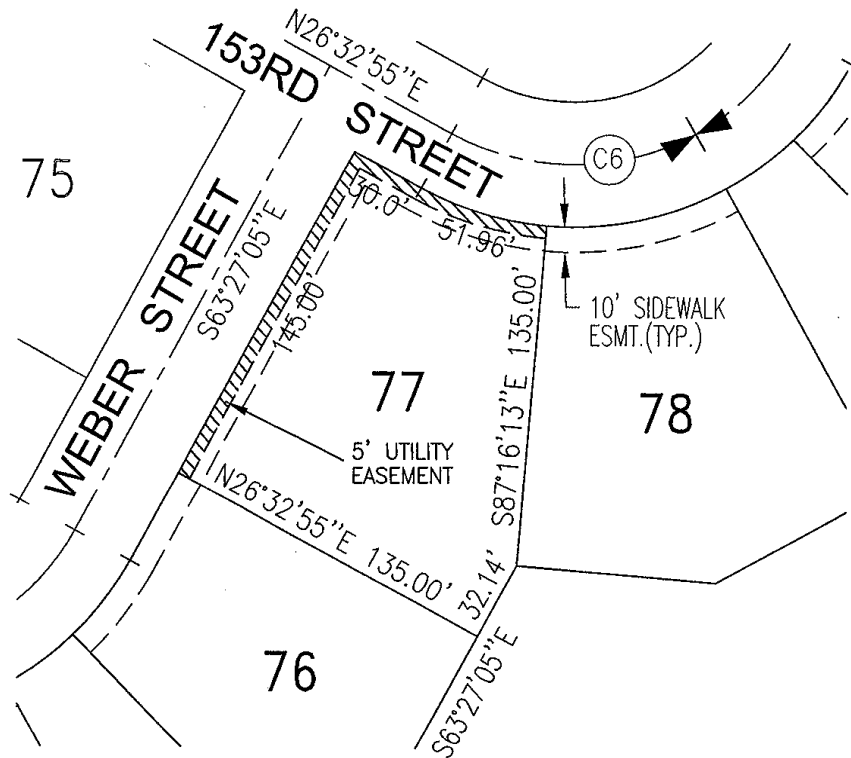


### Utility Easement Description

Tracts of land located in Lots 63 through 67, and Lot 72 of Waterford, a platted and recorded subdivision in Douglas County, Nebraska, being more particularly described as follows: A five (5) foot wide strip of land adjacent to and adjoining the street along the front lot lines of said lots 63 through 67, and along the side lot line of Lot 72 along Scott Street.

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 ENGINEERING

# UTILITY EASEMENT



⊕ CURVE DATA

⊕ C6	R = 100.00'
	L = 157.08'
	CH = N18°27'05\"W 141.52'

## Utility Easement Description

A tract of land located in Lot 77 of Waterford, a platted and recorded subdivision in Douglas County, Nebraska, being more particularly described as follows: A five (5) foot wide strip of land adjacent to and adjoining the streets along the front lot lines of said lot.

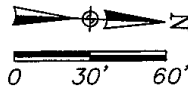
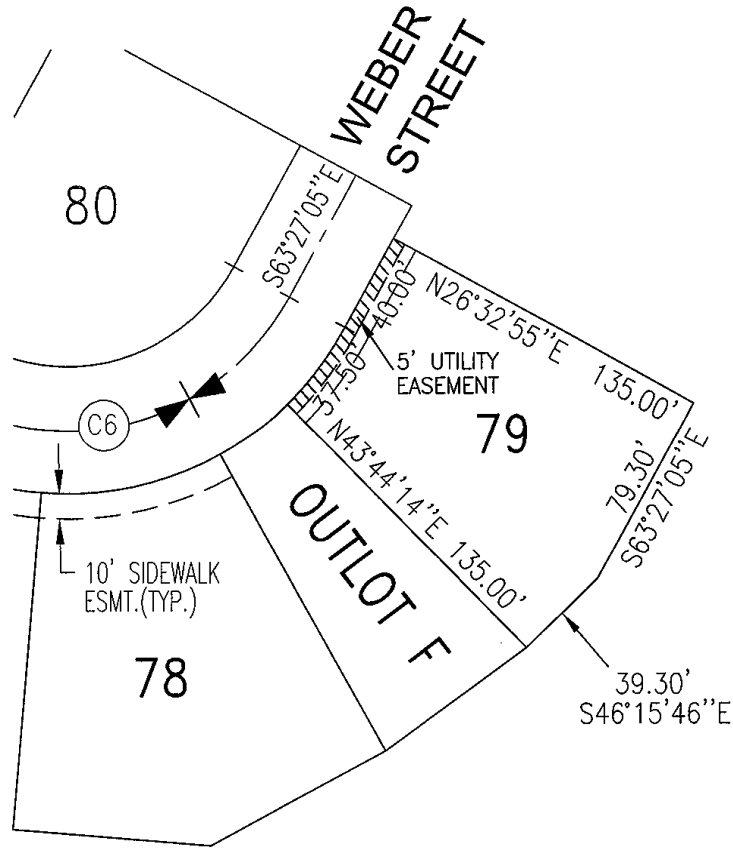
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JAN 16 '01  
M. U. D.  
ENGINEERING

SHEET →	date DEC-2000 ELF checked CJM 12/9/00 900836	M.U.D. EASEMENT	WATERFORD LOT 77	revisions	KIRKHAM MICHAEL CONSULTING ENGINEERS
			DOUGLAS COUNTY	NEBRASKA	

SHEET →	date DEC-2000 ELF checked CJM 12/9/00 900836	M.U.D. EASEMENT	WATERFORD LOT 79	revisions	KIRKHAM MICHAEL CONSULTING ENGINEERS
			DOUGLAS COUNTY	NEBRASKA	



# UTILITY EASEMENT



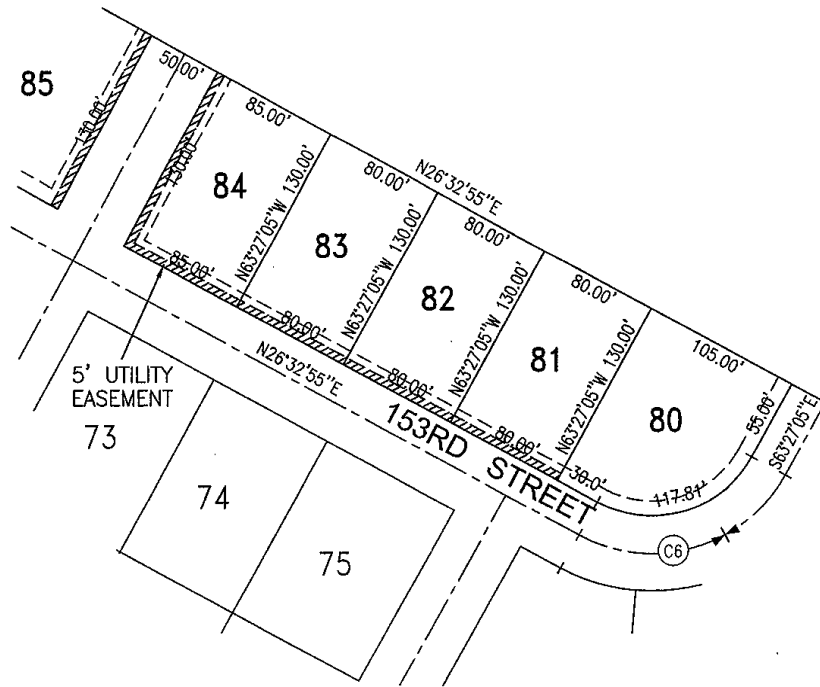
**⊕ CURVE DATA**  
 (C6) R = 100.00'  
 L = 157.08'  
 CH = N18°27'05"W  
 141.52'

## Utility Easement Description

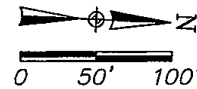
A tracts of land located in Lot 79 of Waterford, a platted and recorded subdivision in Douglas County, Nebraska, being more particularly described as follows: A five (5) foot wide strip of land adjacent to and adjoining the streets along the front lot lines of said lot.

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 JAN 16 '01  
 T. C. D.  
 ENGINEERING

# UTILITY EASEMENT



C CURVE DATA  
 (C6) R = 100.00'  
 L = 157.08'  
 CH = N18°27'05"W  
 141.52'

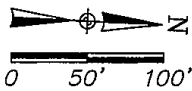
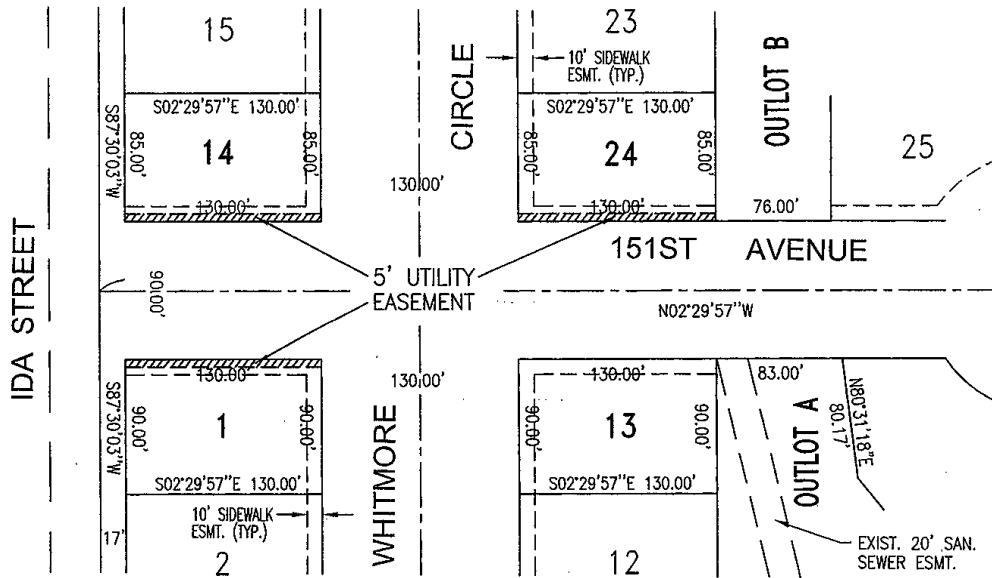


## Utility Easement Description

Tracts of land located in Lots 81 through 85 of Waterford, a platted and recorded subdivision in Douglas County, Nebraska, being more particularly described as follows: A five (5) foot wide strip of land adjacent to and adjoining the streets along the front and side lot lines of said lots.

153RD ST  
 153RD ST

# UTILITY EASEMENT



## Utility Easement Description

Tracts of land located in Lots 1, 14, and 24 of Waterford, a platted and recorded subdivision in Douglas County, Nebraska, being more particularly described as follows: A five (5) foot wide strip of land adjacent to and adjoining the streets along the side lot lines of said lots.

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 M. U. D.  
 ENGINEERING