

FILED SARPY CO. NE.

INSTRUMENT NUMBER

99-007496

99 MAR 15 PM 4: 22

*Sharon J. ...*

REGISTER OF DEEDS

99-07496

Counter: 3

Verity: \_\_\_\_\_

D.E. an

Proof \_\_\_\_\_

Fee \$ 20.50

Check  Cash  Clig

**EASEMENT**

THESE EASEMENTS made this 11th day of March, 1999, by and between Lakewood Villages Limited Partnership, a Nebraska limited partnership (herein referred to as the "Grantor"), and Sanitary and Improvement District No. 180 of Sarpy County, Nebraska (herein referred to as the "Grantee").

WHEREAS, the Grantee is a sanitary and improvement district installing storm sewers in a subdivision known as Lakewood Villages in Sarpy County, Nebraska, and

WHEREAS, the Grantee needs certain permanent easements for a drainage way and storm sewer in Lakewood Villages.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the following is agreed between the Grantor and Grantee herein.

1. Grant of Easements. The Grantor does hereby give, grant and convey unto the Grantee, and its successors and assigns, permanent easements for construction and maintenance of a drainage way and storm sewer over portions of Outlot 1, in Lakewood Villages, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, as shown on Exhibit "A" and Exhibit "B", attached hereto and incorporated herein by reference.

2. Scope and Purpose of Easements. The scope and purpose of these easements is for a permanent easement for a drainage way swale and storm sewer over and under said properties. The Grantee shall have the full right and authority to enter upon these easements for the construction, reconstruction, repair, maintenance, replacement and renewal of a drainage way swale and storm sewer. The portion of the lots where the drainage way swale is located shall not be graded, filled in, or otherwise changed and no fence shall be constructed across or on the drainage way swale.

3. Consideration for Easements. The consideration paid by the Grantee to the Grantor for said easements is \$1.00 and other valuable consideration.

4. Term of Easements. These easements shall be perpetual.

5. Make Good Any Damages. By accepting and recording these easements, the Grantee agrees to make good or cause to make good to the owner of the property on which said easements are located all damage that may be done by reason of negligent changes, alterations, maintenance, inspections, repairs or construction in the way of damage to trees, grounds, buildings, or other improvements thereon, including crops, vines and gardens, and further agrees that when said construction, or any subsequent



99-07496B

Exhibit "A"

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of drainage ways and storm sewers over that part of Outlot 1, LAKEWOOD VILLAGES, a subdivision, as surveyed, plotted and recorded in Sarpy County, Nebraska, described as follows:

Commencing at the north corner of Lot 159, LAKEWOOD VILLAGES;

Thence along a curve to the left (having a radius of 540.00 feet and a long chord bearing North 30°15'06" East (bearings referenced to the Final Plat of LAKEWOOD VILLAGES) for 8.83 feet) for an arc length of 8.83 feet along the northwest line of Outlot 1 to the TRUE POINT OF BEGINNING;

Thence along a curve to the left (having a radius of 540.00 feet and a long chord bearing North 28°09'36" East for 30.59 feet) for an arc length of 30.60 feet;

Thence South 50°32'12" East for 108.02 feet;

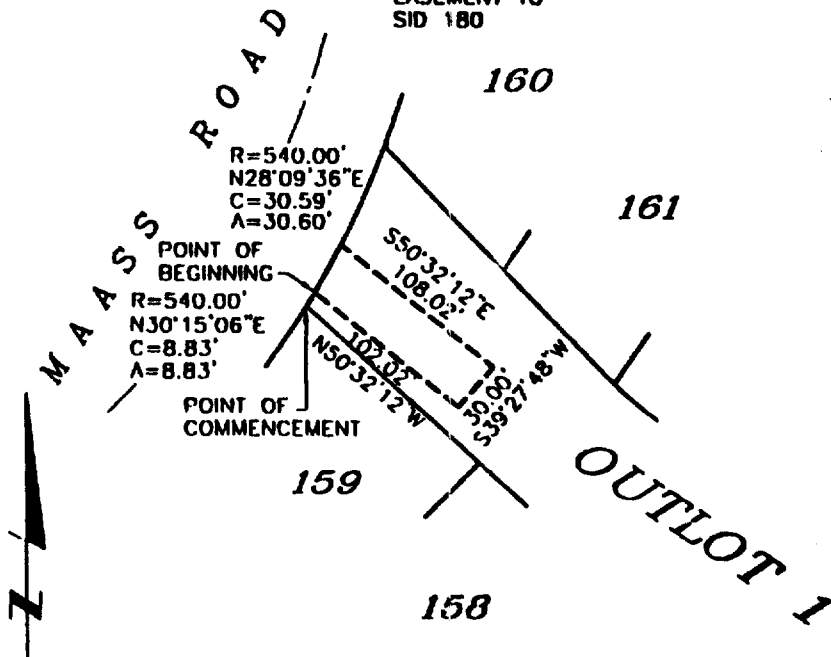
Thence South 39°27'48" West for 30.00 feet;

Thence North 50°32'12" West for 102.02 feet to the Point of Beginning.

Contains 3146 square feet.

LAKEWOOD

PERMANENT DRAINAGE AND STORM SEWER EASEMENT TO SID 180



VILLAGES



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Book \_\_\_\_\_ Page \_\_\_\_\_ Date JULY 15, 1997 Dwn.By AET Job Number 96906-4330



lamp, rynearson & associates, inc.

engineers

surveyors

planners

14710 west dodge road, suite 100  
omaha, nebraska 68134-2029

PH 402-496-8400  
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99-07496C

Exhibit "B"

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of drainage ways and storm sewers over that part of Outlot 1, LAKEWOOD VILLAGES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:

Commencing at the north corner of Lot 166, LAKEWOOD VILLAGES;

Thence along a curve to the left (having a radius of 570.00 feet and a long chord bearing North 41°12'59" East (bearings referenced to the Final Plat of LAKEWOOD VILLAGES) for 51.26 feet) for an arc length of 51.28 feet along the northwest line of Outlot 1 to the TRUE POINT OF BEGINNING;

Thence along a curve to the left (having a radius of 570.00 feet and a long chord bearing North 37°07'51" East for 30.00 feet) for an arc length of 30.01 feet;

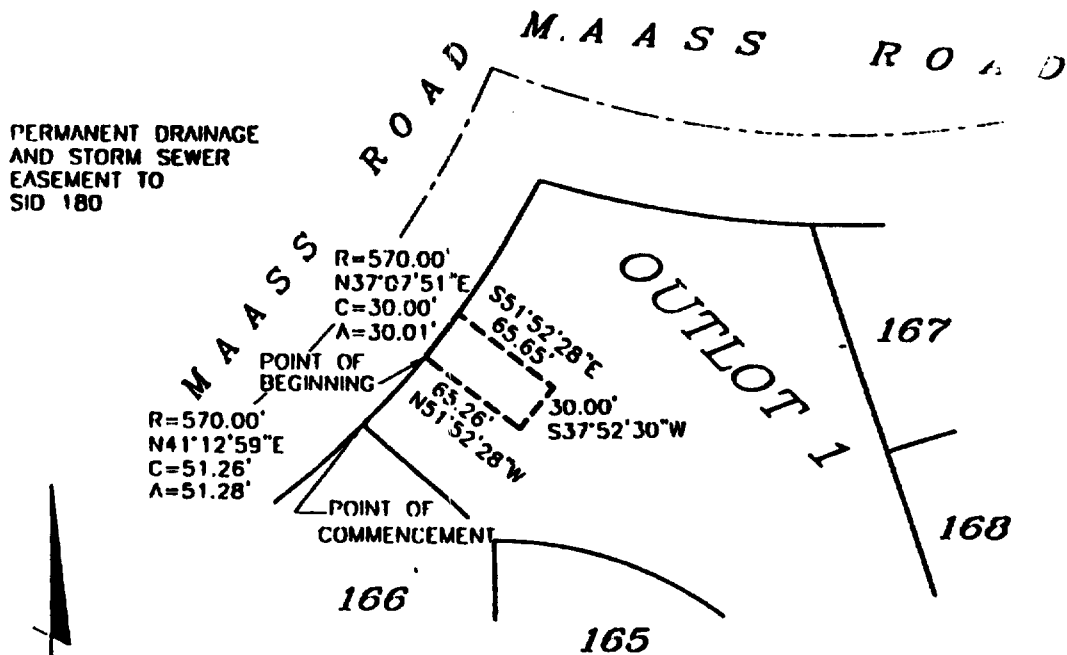
Thence South 51°52'28" East for 65.65 feet;

Thence South 37°52'30" West for 30.00 feet;

Thence North 51°52'28" West for 65.26 feet to the Point of Beginning.

Contains 1960 square feet.

LAKEWOOD



VILLAGES

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