

FILED SARPY CO. NE.  
INSTRUMENT NUMBER

~~99-007774~~

99 MAR 17 2:52

*Glenn J. Lawler*  
REGISTER OF DEEDS

99-07774

Counter DA  
Verify S  
D.E. S  
Proof M  
Fee \$ 20.50  
Ch  Cash  Other

EASEMENT

THIS EASEMENT made this 12th day of March, 1999, by and between Dodge-Lots Joint Venture, a Nebraska joint venture (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 on property owned by the Grantor.

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 the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 31, Township 14 North, Range 13 East of the 6th P.M., 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 permanent easements for a drainage way swale and storm sewer over and under said property. 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 lot 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 easement 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

R+R  
10f2  
Return to:  
NP Dodge Land Development, Inc.  
8701 W. Dodge Rd., Ste. 300  
Omaha, NE 68114

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99-07774B

LEGAL DESCRIPTION

EXHIBIT "A"

A permanent easement for the construction and maintenance of drainage ways and storm sewers over that part of the Southwest Quarter of the Southeast Quarter of Section 31, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

Commencing at the point of intersection of the southeast right of way line of Maass Road with the southwest right of way line of Timberidge Drive;

Thence along a curve to the left (having a radius of 250.50 feet and a long chord bearing South 49°46'01" West (bearings referenced to the Final Plat of LAKEWOOD VILLAGES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska) for 60.02 feet) for an arc length of 60.17 feet along the southeast right of way line of Maass Road;

Thence along a curve to the right (having a radius of 949.50 feet and a long chord bearing South 45°55'57" West for 100.93 feet) for an arc length of 100.98 feet along the southeast right of way line of Maass Road to the TRUE POINT OF BEGINNING;

Thence South 37°15'19" East for 32.56 feet;

Thence South 31°59'48" East for 59.39 feet;

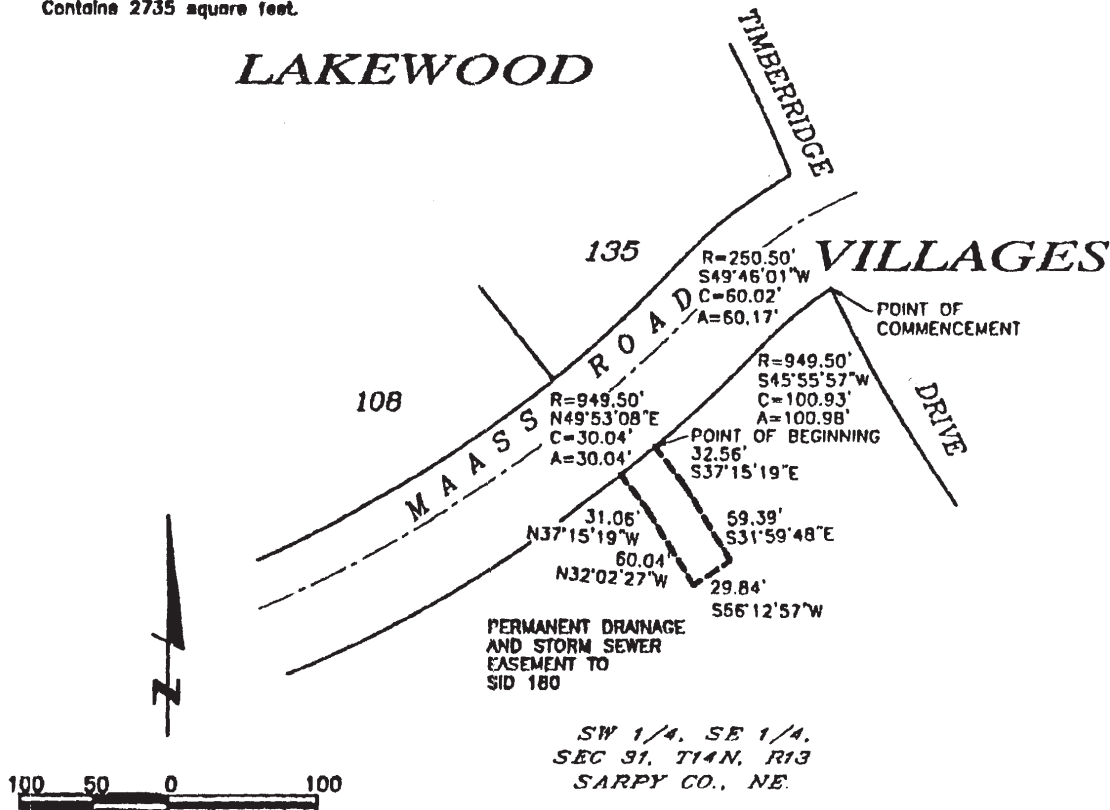
Thence South 58°12'57" West for 29.84 feet;

Thence North 32°02'27" West for 60.04 feet;

Thence North 37°15'19" West for 31.06 feet to the said southeast right of way line of Maass Road;

Thence along a curve to the left (having a radius of 949.50 feet and a long chord bearing North 49°53'08" East for 30.04 feet) for an arc length of 30.04 feet along the said southeast right of way line of Maass Road to the Point of Beginning.

Contains 2735 square feet.



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Date Mar. 12, 1999

Dwn.By AET

Job Number 96906-4550



**lamp, rynearson & associates, inc.**  
engineers surveyors planners

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

ph 402-498-2488  
fax 402-498-2730

99-07774C

LEGAL DESCRIPTION

EXHIBIT "B"

A permanent easement for the construction and maintenance of drainage ways and storm sewers over that part of the Southeast Quarter of the Southeast Quarter of Section 31 and the Southwest Quarter of the Southeast Quarter of Section 31, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

Commencing at the point of intersection of the southeast right of way line of Maass Road with the southwest right of way line of Timberridge Drive;

Thence along a curve to the left (having a radius of 1095.08 feet and a long chord bearing South 29°44'17" East (bearings referenced to the Final Plat of LAKEWOOD VILLAGES, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska) for 171.79 feet) for an arc length of 171.97 feet along the southwest right of way line of Timberridge Drive to the south end thereof and to the TRUE POINT OF BEGINNING;

Thence North 55°45'47" East for 21.83 feet along the south end of Timberridge Drive;

Thence South 36°19'52" East for 41.25 feet;

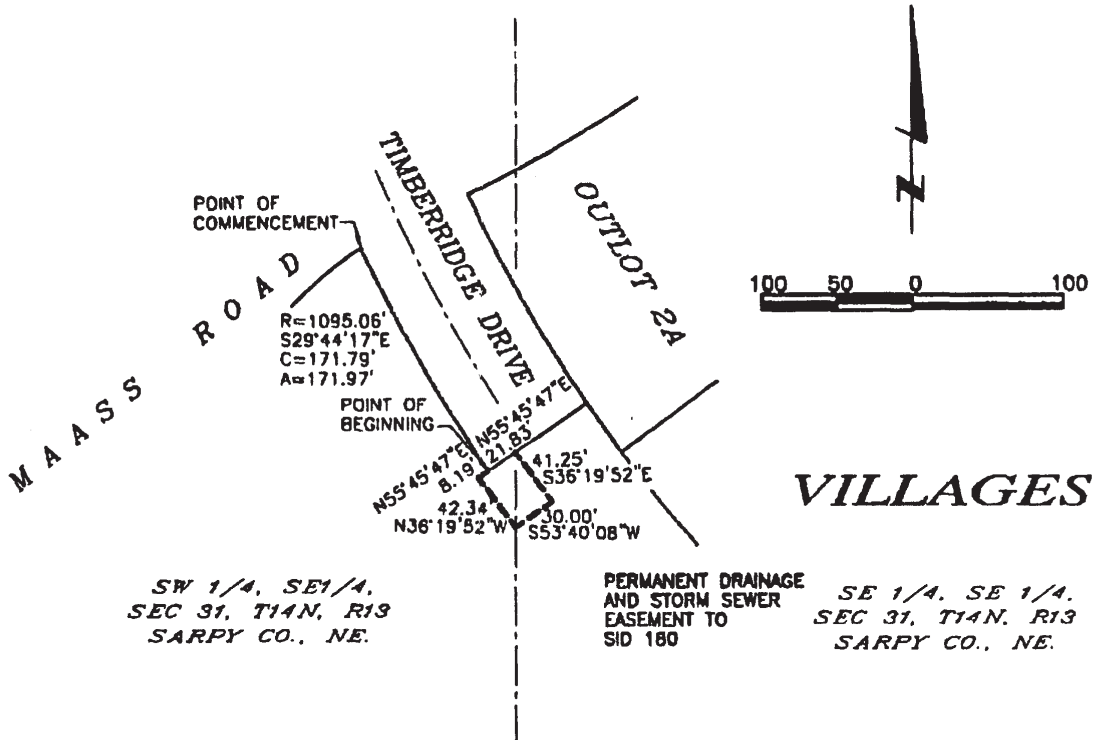
Thence South 53°40'08" West for 30.00 feet;

Thence North 36°19'52" West for 42.34 feet;

Thence North 55°45'47" East for 8.19 feet to the Point of Beginning.

Contains 1254 square feet.

LAKEWOOD



SW 1/4, SE1/4, SEC 31, T14N, R13 SARPY CO., NE.

PERMANENT DRAINAGE AND STORM SEWER EASEMENT TO SID 180

SE 1/4, SE 1/4, SEC 31, T14N, R13 SARPY CO., NE.

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Book \_\_\_\_\_ Page \_\_\_\_\_ Date Mar. 12, 1999 Dwn By AET Job Number 96908-4550



lamp, rynearson & associates, inc. engineers surveyors planners

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