

FILED SARP COUNTY, NE.
INSTRUMENT NUMBER
2005-25610

2005 JUL 22 A 11:06

Shirley J. Lawing
REGISTER OF DEEDS

COUNTER 15 C.E. an
VERIFY an D.E. an
PROOF an
FEES \$ 37.50
CHECK# 20045
CHG _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR .50

PERMANENT EASEMENTS

THIS INDENTURE, made this 12 day of JULY, 2005
between BELLBROOK DEVELOPMENT, a Nebraska Limited Liability Company,
("Grantor"), and METROPOLITAN UTILITIES DISTRICT OF OMAHA, a Municipal
Corporation and Political Subdivision, ("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, permanent
easements to lay, maintain, operate, repair, relay and remove, at any time, underground
pipelines for the transportation of gas and water and all appurtenances thereto,
including, but not limited to, two cc boxes and one hydrant, together with the right of
ingress and egress on, over, under and through lands described as follows:

PERMANENT GAS MAIN EASEMENT

A permanent easement for the construction and
maintenance of a gas main over that part of Bellbrook
subdivision, as surveyed, platted and recorded in Sarpy
County, Nebraska, described as follows:

The westerly five feet (5') of Lot 318 and Lot 319.

-and-

The northerly thirty five feet (35') of the westerly five feet (5')
of Lot 317.

This permanent easement contains 0.021 of an acre, more
or less, and is shown on the drawing attached hereto and
made a part hereof by this reference.

PERMANENT WATER MAIN EASEMENT

The easterly twenty feet (20.00'), excluding the northerly
seventy feet (70.00'), of Lot 244 and the easterly twenty feet
(20.00') of the northerly fifteen feet (15.00') of Lot 243.

This permanent easement contains 0.029 of an acre, more
or less, and is shown on the drawing attached hereto and
made a part hereof by this reference.

-and-

The northerly and westerly twenty feet (20.00') adjacent to
and abutting 198th Street and Bellbrook Blvd., excluding the
easterly ninety feet (90.00'), of Lot 248 and the westerly
twenty feet (20.00') of the northerly ten feet (10.00') of Lot
247.

Please file & return to:

R+P A. Justin Cooper, Attorney
Metropolitan Utilities District
1723 Harney Street
Omaha, NE 68102-1960

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This permanent easement contains 0.035 of an acre, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

-and-

The easterly fifteen feet (15.00') of Outlot "J".

This permanent easement contains 0.037 of an acre, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

-and-

The northerly and easterly twenty feet (20.00') adjacent to and abutting Josephine Street and Bellbrook Blvd., excluding the westerly ninety feet (90.00') and the southerly sixty feet (60.00'), of Lot 246.

This permanent easement contains 0.027 of an acre, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

-and-

The easterly five feet (5.00') of Outlot "I", Lot 280 and Lot 281; the northerly five feet (5.00') of Lots 282 and 283; and the westerly five feet (5.00') of Lot 284, Outlot "H" and Lot 285.

This permanent easement contains 0.042 of an acre, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

-and-

The northerly ten feet (10.00') of the easterly ten feet (10.00') of Lot 213.

This permanent easement contains 0.003 of an acre, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

-and-

The northerly eighteen feet (18.00') of the westerly fifty feet (50.00') of Lot 212.

This permanent easement contains 0.019 of an acre, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

-and-

The westerly and southerly fifteen feet (15.00') adjacent to and abutting Chandler Street and Bellbrook Blvd., excluding the easterly forty feet (40.00'), of Lot 194; the westerly fifteen feet (15.00') of Lots 193, 192, 191, 190 and 189; and the westerly fifteen feet (15.00') of the southerly twenty feet (20.00') of Lot 188.

This permanent easement contains 0.194 of an acre, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

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TO HAVE AND TO HOLD said Permanent Easements to Grantee, Metropolitan Utilities District of Omaha, its successors and assigns.

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 easements 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. 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 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.

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

IN WITNESS WHEREOF, Grantor executes these Permanent Easements to be signed on the above date.

BELLBROOK DEVELOPMENT, LLC, a Limited Liability Company,
Grantor

By: Barbara Udes Shaw

Title: Manager

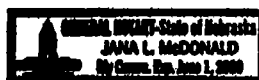
Printed Name: Barbara Udes Shaw

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on July 12, 2005,
by Barbara Udes Shaw Manager of BELLBROOK
DEVELOPMENT, LLC, a limited liability company, on behalf of the limited liability
company.

Jana L McDonald
Notary Public



METROPOLITAN
UTILITIES
DISTRICT
OMAHA, NEBRASKA

EASEMENT
ACQUISITION
FOR
WCD 10003

LAND OWNER
Bellbrook, LLC
11920 Burt Street, Suite 165
Omaha, NE 68154

TOTAL ACRE
PERMANENT 0.386 ±
TOTAL ACRE
TEMPORARY 0.000 ±

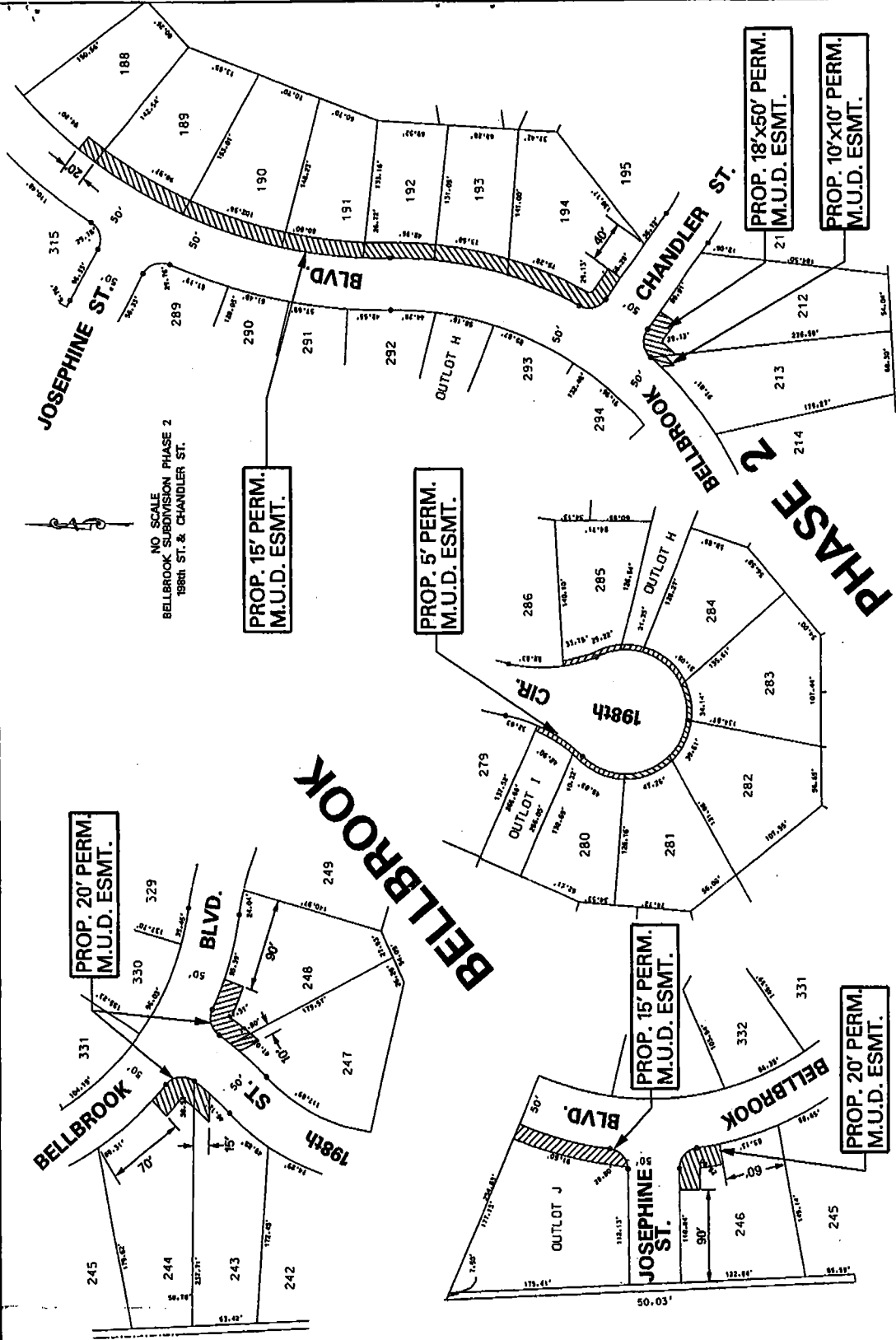
LEGEND

PERMANENT EASEMENT

TEMPORARY EASEMENT

PAGE 1 OF 1

DRAWN BY DJS
DATE 4-12-05
CHECKED BY
DATE
APPROVED BY
DATE
REVISED BY
DATE
REV. CHK'D. BY
DATE
REV. APPROV. BY
DATE



METROPOLITAN

UTILITIES

DISTRICT

OMAHA, NEBRASKA

EASEMENT

ACQUISITION

FOR GRM 12896

LAND OWNER

BELLBROOK LLC.

11920 BURT ST. SUITE 165

OMAHA, NE 68154

TOTAL ACRES

PERMANENT .021 ±

TOTAL ACRES

TEMPORARY N/A ±

LEGEND



PERMANENT EASEMENT



TEMPORARY EASEMENT

PAGE 1 OF 1

DRAWN BY DJS

DATE 4-18-05

CHECKED BY

DATE

APPROVED BY

DATE

REVISED BY

DATE

REV. CHK'D. BY

DATE

REV. APPROV. BY

DATE



NO SCALE
BELLBROOK SUBDIVISION
198th circle and Josephine street

200525610 D

BELLBROOK

JOSEPHINE

SUBDIVISION

PROP. 5' PERM.
M.U.D. ESMT.

