



BK 1468 PG 055-057



MISC 2002 24925

RICHARD N TARECH
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

02 OCT 17 PM 1:48

RECEIVED

GRADING AND DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT Hearthstone Homes, INC, A Nebraska corporation, hereinafter referred to as GRANTOR, for and in consideration of the sum of One (\$1.00) Dollar and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto Hearthstone Homes, INC, A Nebraska corporation, hereinafter referred to as GRANTEE, and to its successors and assigns, an easement for the right to install and maintain grading and drainage measures, including construction, installation and maintenance of drainage pipes and construction and installation of grates and trenches/swales over, across, in, through, and under the parcel of land legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference

IT IS FURTHER AGREED AS FOLLOWS:

That no building, improvements or other structures which impede surface or subsurface water flow shall be placed in, on, over or across said easement by Grantor. Improvements which may be placed across said easement strip by Grantor include landscaping. Any such improvements, including any trees, grass or shrubbery placed on said easement shall be maintained by Grantor, its successor and assigns and shall not interfere with the rights granted herein. I understand I will be maintaining all grates, trenches & swales.

That Grantee, at its cost, will replace or rebuild any and all damage to improvements caused by Grantee exercising its rights of inspecting, maintaining or operating said grading measures.

This easement shall run with the land and insure to the benefit of Grantee's successors and assigns.

That this instrument contains the entire agreement of the parties.

IN WITNESS WHEREOF, Grantor has executed this Easement on this 7th day of October, 2002.

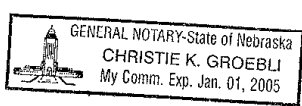
GRANTOR

BY [Signature]
President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

*Before me, the undersigned, Notary Public in and for said county and state appeared John J. Smith, know to me to be the identical person who signed the above instrument and acknowledged the execution thereof to be his/her or their voluntary act and deed.

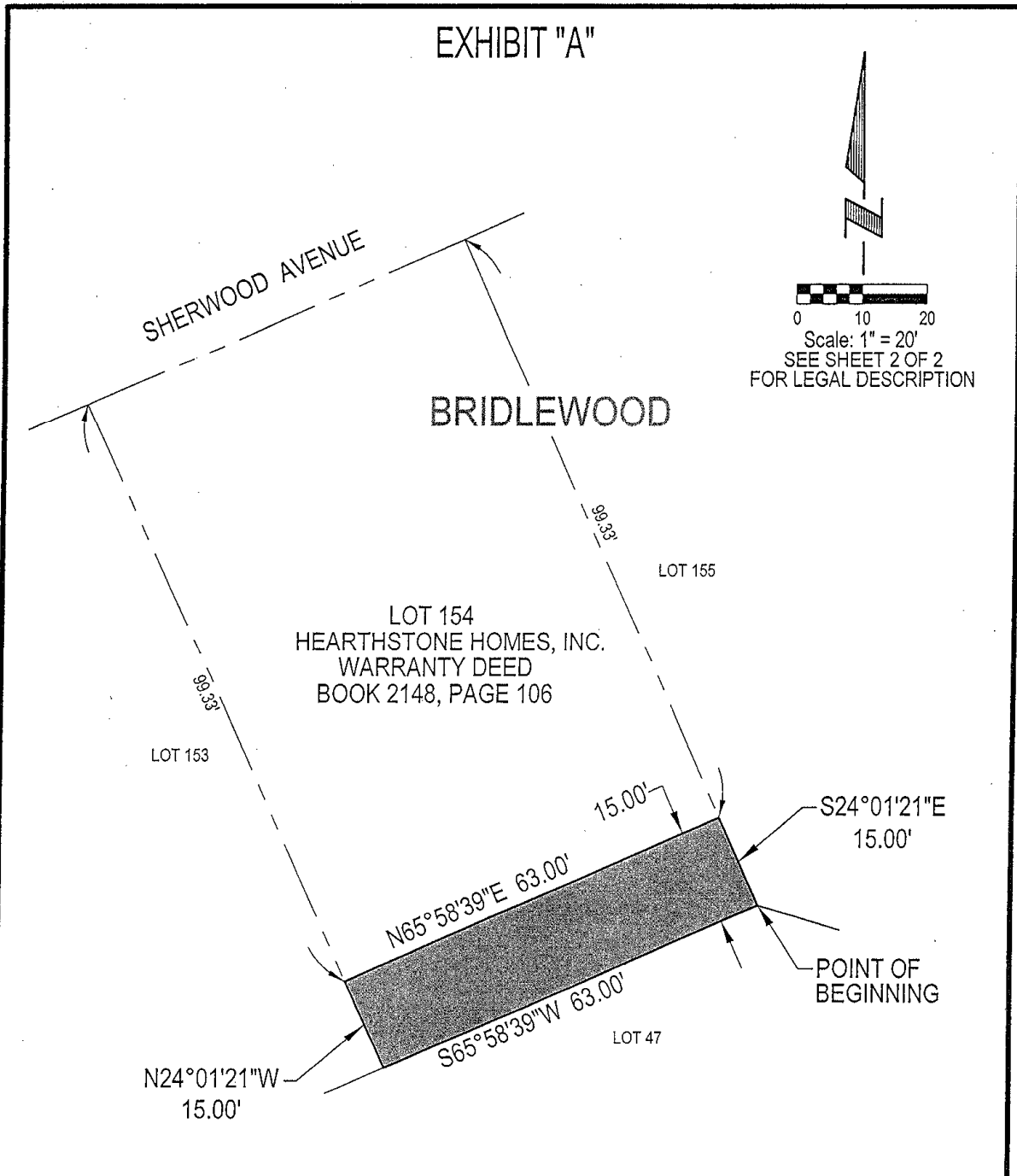
*President of Hearthstone Homes Inc., A Nebraska Corporation.
WITNESS my hand and Notary Seal this 7th day of October, 2002.



Christie K Groebli
Notary Public

Misc FEE 150 FB MC-04538
BKP _____ C/O _____ COMP MB
DEL _____ SCAN VR FV _____

EXHIBIT "A"



SHEET 1 OF 2



E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
12001 Q STREET OMAHA, NE 68137 PHONE: (402) 895-4700

Drawn by: DEF Chkd by: WAC Date: 9-7-02 Chkd by: Date:

Job No.: 98128.10 Date: 8/28/2002 Book No.:

LOT 154, BRIDLEWOOD
DRAINAGEWAY EASEMENT
DOUGLAS COUNTY, NEBRASKA

LEGAL DESCRIPTION – LOT 154, BRIDLEWOOD
DRAINAGEWAY EASEMENT
OWNER: HEARTHSTONE HOMES, INC.
WARRANTY DEED
BOOK 2148, PAGE 106

A 15.00 FOOT WIDE DRAINAGEWAY EASEMENT LOCATED IN LOT 154, BRIDLEWOOD, A SUBDIVISION LOCATED IN PART OF THE SW1/4 OF SECTION 10, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 154, BRIDLEWOOD, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 155, SAID BRIDLEWOOD, SAID POINT ALSO BEING ON THE NORTHWESTERLY LINE OF LOT 47, SAID BRIDLEWOOD; THENCE S65°58'39"W (ASSUMED BEARING) ALONG THE SOUTHEASTERLY LINE OF SAID LOT 154, BRIDLEWOOD, SAID LINE ALSO BEING SAID NORTHWESTERLY LINE OF LOT 47, BRIDLEWOOD, A DISTANCE OF 63.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 154, BRIDLEWOOD, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 153, SAID BRIDLEWOOD; THENCE N24°01'21"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 154, BRIDLEWOOD, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF SAID LOT 153, BRIDLEWOOD, A DISTANCE OF 15.00 FEET; THENCE N65°58'39"E, A DISTANCE OF 63.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 154, BRIDLEWOOD, SAID LINE ALSO BEING THE SOUTHWESTERLY LINE OF SAID LOT 155, BRIDLEWOOD; THENCE S24°01'21"E ALONG SAID NORTHEASTERLY LINE OF LOT 154, BRIDLEWOOD, SAID LINE ALSO BEING SAID SOUTHWESTERLY LINE OF LOT 155, BRIDLEWOOD, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID DRAINAGEWAY EASEMENT CONTAINS AN AREA OF 945 SQUARE FEET OR 0.022 ACRES, MORE OR LESS.

#98128.10
8-28-2002

E&A CONSULTING GROUP, INC.
12001 "Q" STREET
OMAHA, NE 68137

SEE SHEET 1 OF 2 FOR DRAWING

SHEET 2 OF 2