



BK 1462 PG 051-053



MISC 2002 22182

RICHARD H. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

2002 SEP 17 PM 12:57

RECEIVED

GRADING AND DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT Hearthstone Homes, INC, A Nebraska corporation, herinafter 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 4<sup>th</sup> day of September, 2002.

GRANTOR

BY

Hearthstone Homes Inc

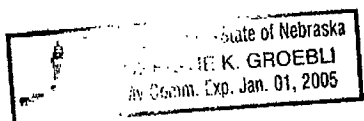
STATE OF NEBRASKA )

) 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(s) 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.

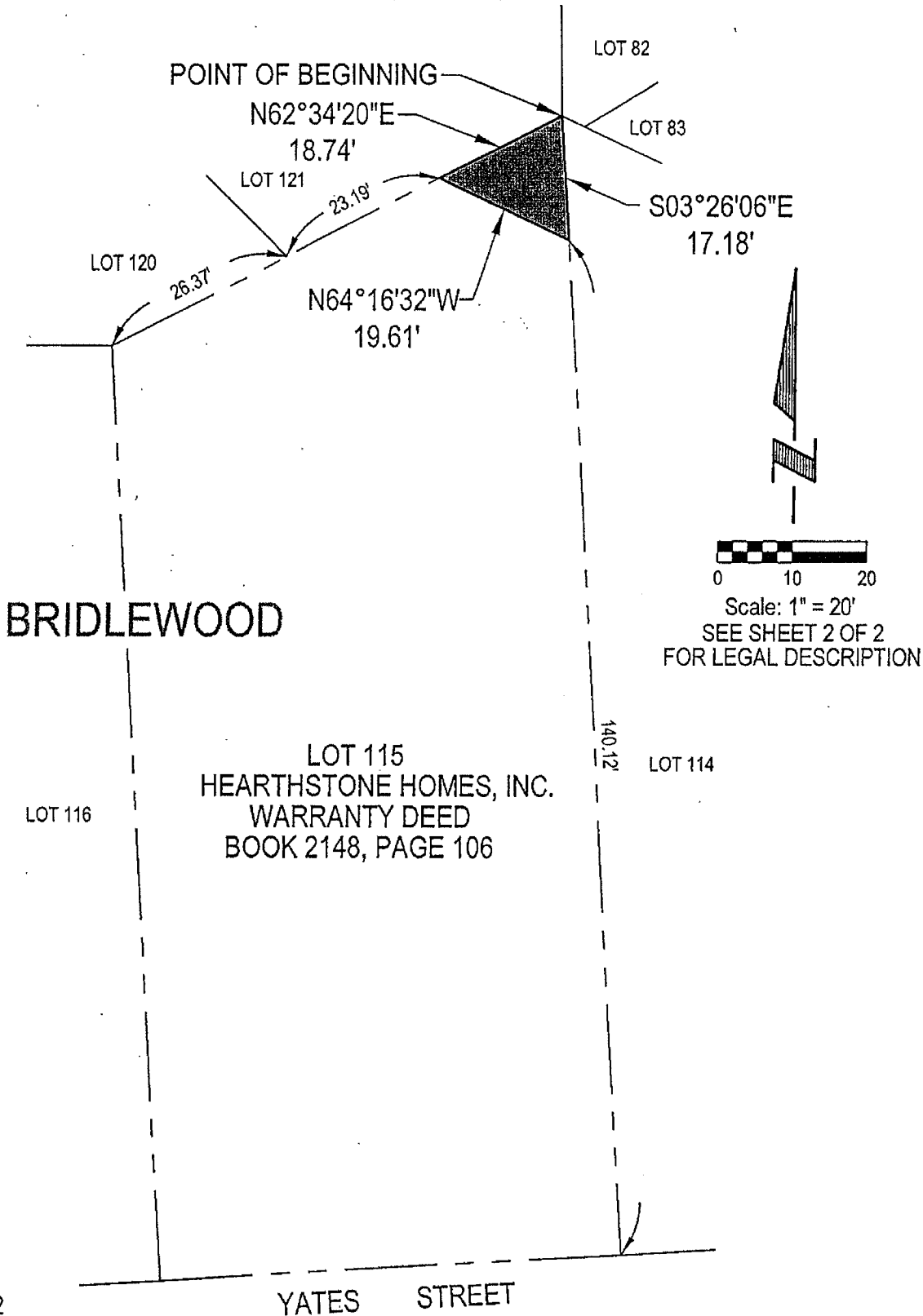
WITNESS my hand and Notary Seal this 4<sup>th</sup> day of September, 2002.



Christine K Groebli  
Notary Public

MC-04535  
MB  
15  
3  
1  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_  
DEL \_\_\_\_\_ SCAN CR \_\_\_\_\_

### 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: 9-3-02 Chkd by: \_\_\_\_\_ Date: \_\_\_\_\_  
 Job No.: 98128.10 Date: 8/16/2002 Book No.: \_\_\_\_\_

**LOT 115, BRIDLEWOOD  
 DRAINAGEWAY EASEMENT**  
 DOUGLAS COUNTY, NEBRASKA

LEGAL DESCRIPTION -- LOT 115, BRIDLEWOOD  
 DRAINAGEWAY EASEMENT  
 OWNER: HEARTHSTONE HOMES, INC.  
 WARRANTY DEED  
 BOOK 2148, PAGE 106

A DRAINAGEWAY EASEMENT LOCATED IN LOT 115, BRIDLEWOOD, A SUBDIVISION LOCATED IN PART OF THE SOUTH 1/2 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 NORTHEAST CORNER OF SAID LOT 115, BRIDLEWOOD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 114, SAID BRIDLEWOOD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 121, SAID BRIDLEWOOD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 82, SAID BRIDLEWOOD; THENCE S03°26'06"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID LOT 115, BRIDLEWOOD, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 114, BRIDLEWOOD, A DISTANCE OF 17.18 FEET; THENCE N64°16'32"W, A DISTANCE OF 19.61 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 115, BRIDLEWOOD, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 121, BRIDLEWOOD; THENCE N62°34'20"E ALONG SAID NORTHERLY LINE OF LOT 115, BRIDLEWOOD, SAID LINE ALSO BEING SAID SOUTHERLY LINE OF LOT 121, BRIDLEWOOD, A DISTANCE OF 18.74 FEET TO THE POINT OF BEGINNING.

SAID DRAINAGEWAY EASEMENT CONTAINS AN AREA OF 147 SQUARE FEET OR 0.003 ACRES, MORE OR LESS.

#98128.10  
 8-16-2002

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

SEE SHEET 1 OF 2 FOR DRAWING

SHEET 2 OF 2