



BK 1463 PG 377-379



MISC 2002 22919

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

2002 SEP 25 AM 8:32

RECEIVED

GRADING AND DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Misc
 FEE 15.00 fb MC-04535
 BKP _____ C/O _____ COM (D)
 DEL _____ SCAN (D) FV _____

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 16th day of Sept., 2002.

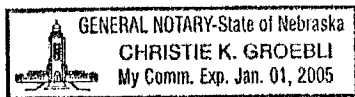
GRANTOR

BY [Signature] president

STATE OF NEBRASKA)
) ss.
 COUNTY OF DOUGLAS)

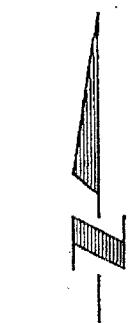
Before me, the undersigned, Notary Public in and for said county and state appeared John J. Smith * (know to me to be the identical person(s) who signed the above instrument and acknowledged the execution thereof to be his/her or their voluntary act and deed. *President Of Hearthstone Homes, INC, A Nebraska Corporation.

WITNESS my hand and Notary Seal this 16th day of September, 2002.



Christie K. Groebli
 Notary Public

EXHIBIT "A"



Scale: 1" = 20'
SEE SHEET 2 OF 2
FOR LEGAL DESCRIPTION

YATES STREET

BRIDLEWOOD

LOT 105

99.00'

LOT 106
HEARTHSTONE HOMES, INC.
WARRANTY DEED
BOOK 2148, PAGE 106

102.64'

LOT 107

N03°26'06"W
12.02'

12.00'

S89°57'51"E 60.11'

S03°26'06"E
12.02'

N89°57'51"W 60.11'

LOT 98

LOT 97

POINT OF BEGINNING

SHEET 1 OF 2



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

DRAINAGEWAY EASEMENT

LOT 106, BRIDLEWOOD

(LOTS 1 THRU 143 INCLUSIVE & OUTLOT "A")
DOUGLAS COUNTY, NEBRASKA

Drawn by: DEF Chkd by: _____ Date: _____ Chkd by: _____ Date: _____
Job No.: 98128.13 Date: 9/11/2002 Book No.: _____

I:\Projects\98128\dwgs\EASEMENTS\EASE-LOT 106 DRAIN-000.dwg, 8.5x14 Exhibit, 09/11/02 11:02:37 AM, EddieF

LEGAL DESCRIPTION - LOT 106, BRIDLEWOOD (LOTS 1 THRU 143 INCLUSIVE & OUTLOT "A")
 DRAINAGEWAY EASEMENT
 OWNER: HEARTHSTONE HOMES, INC.
 WARRANTY DEED
 BOOK 2148, PAGE 106

A 12.00 FOOT WIDE DRAINAGEWAY EASEMENT LOCATED IN LOT 106, BRIDLEWOOD (LOTS 1 THRU 143 INCLUSIVE & OUTLOT "A"), 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 SOUTHEAST CORNER OF SAID LOT 106, BRIDLEWOOD (LOTS 1 THRU 143 INCLUSIVE & OUTLOT "A"), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 107, SAID BRIDLEWOOD (LOTS 1 THRU 143 INCLUSIVE & OUTLOT "A"), SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 97, SAID BRIDLEWOOD (LOTS 1 THRU 143 INCLUSIVE & OUTLOT "A"); THENCE N89°57'51"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID LOT 106, BRIDLEWOOD (LOTS 1 THRU 143 INCLUSIVE & OUTLOT "A"), SAID LINE ALSO BEING SAID NORTH LINE OF LOT 97, BRIDLEWOOD (LOTS 1 THRU 143 INCLUSIVE & OUTLOT "A"), AND ALSO THE NORTH LINE OF LOT 98, SAID BRIDLEWOOD (LOTS 1 THRU 143 INCLUSIVE & OUTLOT "A"), A DISTANCE OF 60.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 106, BRIDLEWOOD (LOTS 1 THRU 143 INCLUSIVE & OUTLOT "A"), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 105, SAID BRIDLEWOOD (LOTS 1 THRU 143 INCLUSIVE & OUTLOT "A"); THENCE N03°26'06"W ALONG THE WEST LINE OF SAID LOT 106, BRIDLEWOOD (LOTS 1 THRU 143 INCLUSIVE & OUTLOT "A"), SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 105, BRIDLEWOOD (LOTS 1 THRU 143 INCLUSIVE & OUTLOT "A"), A DISTANCE OF 12.02 FEET; THENCE S89°57'51"E, A DISTANCE OF 60.11 FEET TO A POINT ON THE EAST LINE OF SAID LOT 106, BRIDLEWOOD (LOTS 1 THRU 143 INCLUSIVE & OUTLOT "A"), SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 107, BRIDLEWOOD (LOTS 1 THRU 143 INCLUSIVE & OUTLOT "A"); THENCE S03°26'06"E ALONG SAID EAST LINE OF LOT 106, BRIDLEWOOD (LOTS 1 THRU 143 INCLUSIVE & OUTLOT "A"), SAID LINE ALSO BEING SAID WEST LINE OF LOT 107, BRIDLEWOOD (LOTS 1 THRU 143 INCLUSIVE & OUTLOT "A"), A DISTANCE OF 12.02 FEET TO THE POINT OF BEGINNING.

SAID DRAINAGEWAY EASEMENT CONTAINS AN AREA OF 721 SQUARE FEET OR 0.017 ACRES, MORE OR LESS.

#98128.13
 9-11-2002

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

SEE SHEET 1 OF 2 FOR DRAWING

SHEET 2 OF 2