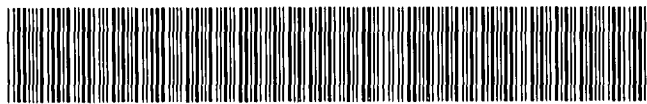


MISC 2014099408



DEC 23 2014 10:12 P 7

Misc 7  
5  
✓ FEE 46<sup>00</sup> FB 79-42483  
BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMF ☒  
DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
12/23/2014 10:12:56.10



2014099408

### PERMANENT EASEMENTS

THIS AGREEMENT is made this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by ROYCE GRAYHAWK, LLC, a Nebraska Limited Liability Company ("Grantor"), to and for the benefit of METROPOLITAN UTILITIES DISTRICT OF OMAHA, a Municipal Corporation and Political Subdivision ("Grantee"),

#### WITNESS:

Grantor, in consideration of the sum of Two Dollars (\$2.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants to Grantee, its successors and assigns, permanent easements to lay, maintain, operate, repair, relay and remove, at any time, pipelines for the transportation of gas and water and all appurtenances thereto, including, but not limited to, round iron covers, roadway boxes, valve boxes, fire hydrants, above-ground regulator pipes, and pipeline markers, together with the right of ingress and egress on, over, under and through lands described as follows:

#### PERMANENT GAS AND WATER EASEMENT

The entirety of Outlot A in West Grayhawk Replat 3, a subdivision, as surveyed, platted, and recorded in Douglas County, Nebraska.

This permanent easement contains 1.1386 acres, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

#### PERMANENT WATER EASEMENT

Tracts of land in West Grayhawk Replat 3, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska and described as: The southerly 8.5' of the easterly 100' of Lot 3 as it abuts the north property line of Outlot A and the west property line of Lot 4. The southerly 8.5' of the westerly 42.32' of Lot 4 as it abuts the north property line of Outlot A and the east property line of Lot 3. The southerly 8.5' of the easterly 70.28' of Lot 5 as it abuts the north property line of Outlot A and the west property line of Lot 6. The southerly 8.5' of the westerly 235.47' of Lot 6 as it abuts the north property line of Outlot A and the east property line of Lot 5.

This permanent easement contains 0.0875 of an acre, more or less, and is shown on the drawing attached hereto and made a part hereof by this reference.

Please file & return to:

A. Justin Cooper, Attorney  
Metropolitan Utilities District  
1723 Harney Street  
Omaha, Nebraska 68102-1960

MUDDI

✓ 795668

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 landscape features, and shall not permit anyone else to do so.

2. The granting of this Permanent Easement is subject to Grantee's agreement to restore the soil excavated and any landscape features and pavement disturbed for any purpose hereunder, as nearly as is reasonably possible to its original condition and contour within a reasonable time after the work is performed.

3. 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.

4. The person executing this instrument 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.

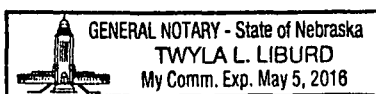
ROYCE GRAYHAWK, LLC, a Nebraska  
limited liability company, Grantor

By: L.R. James, II  
Lawrence R. James, II, Manager

ACKNOWLEDGMENT

STATE OF NEBRASKA    )  
                                  ) ss  
COUNTY OF DOUGLAS   )

This instrument was acknowledged before me on December 17<sup>th</sup>, 2014,  
by Lawrence R. James, II, Manager of Royce Grayhawk, LLC, on behalf of the limited  
liability company.



[Signature]  
Notary Public

WP1369.dgn OUTLOT A 10/7/2014 11:35:52 AM



# EASEMENT ACQUISITION

FOR  
WP1369  
100055001132

LAND OWNER  
ROYCE GRAYHAWK, L.L.C.  
13625 CALIFORNIA ST., SUITE 110  
OMAHA, NE 68134

TOTAL ACRE  
PERMANENT 0.0195  
TOTAL ACRE  
TEMPORARY N/A

LEGEND  
PERMANENT EASEMENT  
TEMPORARY EASEMENT

PAGE 1 OF 1

DRAWN BY DCS  
DATE 8/11/14  
CHECKED BY  
DATE  
APPROVED BY  
DATE  
REVISED BY  
DATE  
REV. CHK'D. BY  
DATE  
REV. APPROV. BY  
DATE

W. MAPLE

HIGHLAND

108

107

15056

15050

EVANS

ST. S

90

3528

89

3520

150th

3523

PARK

WEST

GRAYHAWK

PROP. 8'-6" PERM.  
M.U.D. ESMT.

100'-0"

EVANS

OUTLOT "A"

PLZ.

8' OPPD, QWEST, AND CABLE COMPANY PLAT  
DEDICATION EASEMENT BK2179 PG710  
INST. NO. 2004124140

WEST

GRAYHAWK

REP 3

INGRESS/EGRESS &  
UTILITY EASEMENT

NO SCALE  
LOT 3

