


COUNTER LM
VERIFY LM
FEES \$ 22.00
CHG SFILE
SUBMITTED THOMPSON, DREESSEN, & DOR

FILED SARPY CO. NE. INSTRUMENT NUMBER
<b>2016-20932</b>
2016 Aug 22 11:48:57 AM

REGISTER OF DEEDS


## PERMANENT STORM SEWER & DRAINAGE EASEMENT

*When recorded return to:*  
City of La Vista, Nebraska  
Public Works Department  
8116 Park View Blvd.  
La Vista, NE 68128

### *KNOW ALL MEN BY THESE PRESENTS:*

THAT **Cookaroo Investments, L.L.C.**, a Nebraska Limited Partnership, hereinafter referred to as GRANTOR, (whether one or more) for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, does hereby grant and convey unto the **City of La Vista, Nebraska**, a Municipal Corporation, hereinafter referred to as "GRANTEE," and to its successors and assigns, a permanent easement for the right to construct, maintain and operate a storm sewer and drainage structure, and/or drainage way and appurtenances thereto, in, through, and under the parcel of land described as follows, to-wit:

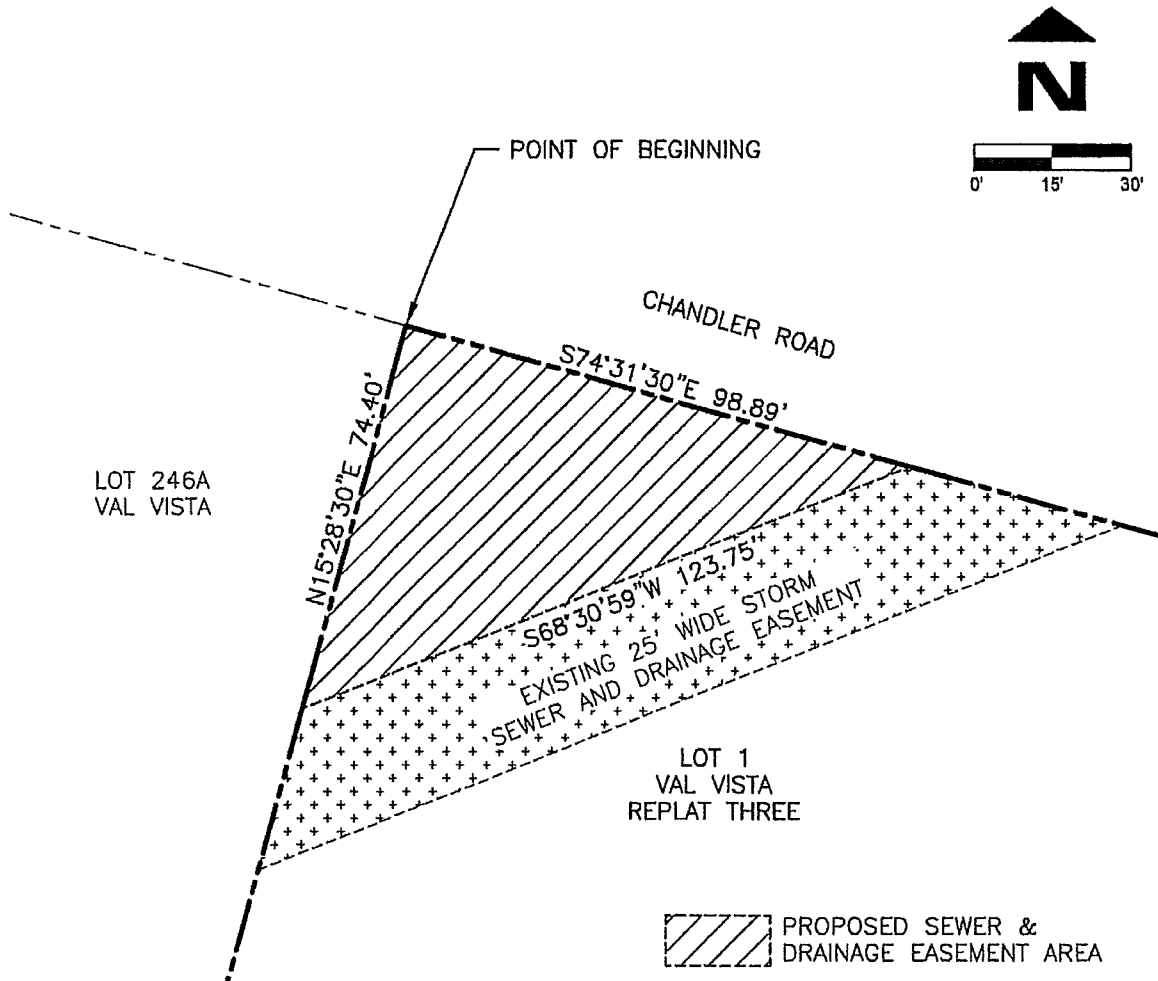
### **SEE ATTACHED EXHIBIT "A" PERMANENT EASEMENT LEGAL DESCRIPTION**

TO HAVE AND TO HOLD unto said GRANTEE, its successors and assigns, together with the right of ingress and egress from said premises for the purpose of constructing, inspecting, maintaining, operating, repairing or replacing said sewer or drainage at the will of the GRANTEE. The GRANTOR may, following construction of said sewer continue to use the surface of the easement strip conveyed hereby for other purposes, subject to the right of the GRANTEE to use the same for the purposes herein expressed.

It is further agreed as follows:

- 1) That no buildings, improvements, or other structures, nor any grading, fill or fill material, or embankment work, shall be placed in, on, over, or across said easement strip by GRANTOR, his or their successors and assigns without express approval of the GRANTEE. Improvements which may be approved by GRANTEE include landscaping, road and/or street surfaces, parking area surfacing, and/or pavement. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by GRANTOR, his heirs, successors or assigns.
- 2) That GRANTEE will replace or rebuild any and all damage to improvements caused by GRANTEE exercising its rights of inspecting, maintaining or operating said sewer or drainage, except that damage to, or loss of trees and shrubbery will not be compensated for by GRANTEE.





**LEGAL DESCRIPTION**

THAT PART OF LOT 1, VAL VISTA REPLAT THREE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S74°31'30"E (ASSUMED BEARING) 98.89 FEET ON THE NORTH LINE OF SAID LOT 1; THENCE S68°30'59"W 123.75 FEET TO THE WEST LINE OF SAID LOT 1; THENCE N15°28'30"E 74.40 FEET ON THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

	Job Number: 1691-105 EX thompson, dreessen & dornier, inc. 10836 Old Mill Rd Omaha, NE 68154 p.402.330.8860 f.402.330.5866 td2co.com	Date: 07/22/2016 Drawn By: MRS Reviewed By: DHN Revision Date:	<h2>EXHIBIT "A"</h2>	Book Page
	(Empty space for additional information)			