

\$30.50

Dan Galte

REGISTER OF DEEDS

INST NO 2002

2002 MAY -3 P 4: 44

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SARASOTA COUNTY, FL

BLOCK

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FACILITIES EASEMENT

That Capital Sports Foundation, a Nebraska Corporation

herein called "Grantor," whether one or more, record owner of the real property hereinafter described, for and in consideration of the sum of One Dollar and other valuable consideration (\$1.00 and OVC), duly paid the receipt whereof is duly acknowledged, and the further consideration of the performance of the covenants and agreements by Grantee as hereinafter set out and expressed, does hereby GRANT, REMISE, and RELINQUISH unto the CITY OF LINCOLN, NEBRASKA, a municipal corporation, d/b/a LINCOLN ELECTRIC SYSTEM, its successors and assigns, herein called "LES" as follows:

The permanent exclusive right, privilege, and easement to survey, construct, reconstruct, relocate, maintain, operate, inspect, repair, replace, protect, alter and remove one or more pipelines for the transportation of water and/or effluent, natural or methane gas, including below ground appurtenances, including cathodic protection apparatus if gas is transported, and electric transmission lines and appurtenances thereto, including structures, structure foundations, poles, pole foundations, down guys, anchors, insulators, underground cables, communication lines, wires and supports upon, above, along, under, in and across the following described real property, to wit:

Attached Exhibit "A"

TO HAVE AND TO HOLD UNTO THE CITY OF LINCOLN, NEBRASKA, d/b/a LINCOLN ELECTRIC SYSTEM, its successors and assigns, forever, or until released by LES.

LES shall have the right of reasonable ingress and egress to and from the easement area from public roads and streets and from adjacent properties for its employees, contractors, vehicles, and equipment, and shall have the right to remove, control, impede the growth of, trim, and clear away any trees, weeds, rocks, shrubs, roots, limbs or other surface materials which now or at any future time are located on, overhang, or extend onto the easement area and which interfere with or jeopardize lines to be constructed or installed by the terms of this easement. Grantor hereby grants to LES the right to top or remove any trees which, in falling would come within 15 feet of the nearest electric line conductor. LES will remove all brush, trimmings and debris at its expense.

That in the exercise of its rights hereunder, Grantee shall: (a) bury all line pipe to provide a minimum cover of thirty-six inches (36"), except in rock where a minimum cover of twenty-four inches (24") will be provided; (b) restore the ground surface as nearly as practicable to the original contour which existed immediately prior to the commencement of any work; (c) provide suitable ditch cross-overs during construction as are reasonably required by Grantor; (d) properly support each side of a contemplated fence opening by suitable post and braces before a fence is cut, and, where required, to provide a temporary gate; (e) repair in a good and workmanlike manner any and all fences and drainage and irrigation systems which are cut or damaged by Grantee; and (f) restore or pay Grantor for any damages caused by Grantee to Grantor's growing crops, grasses, trees, shrubbery, fences, buildings, or livestock as a result of the construction of Grantee's facilities.

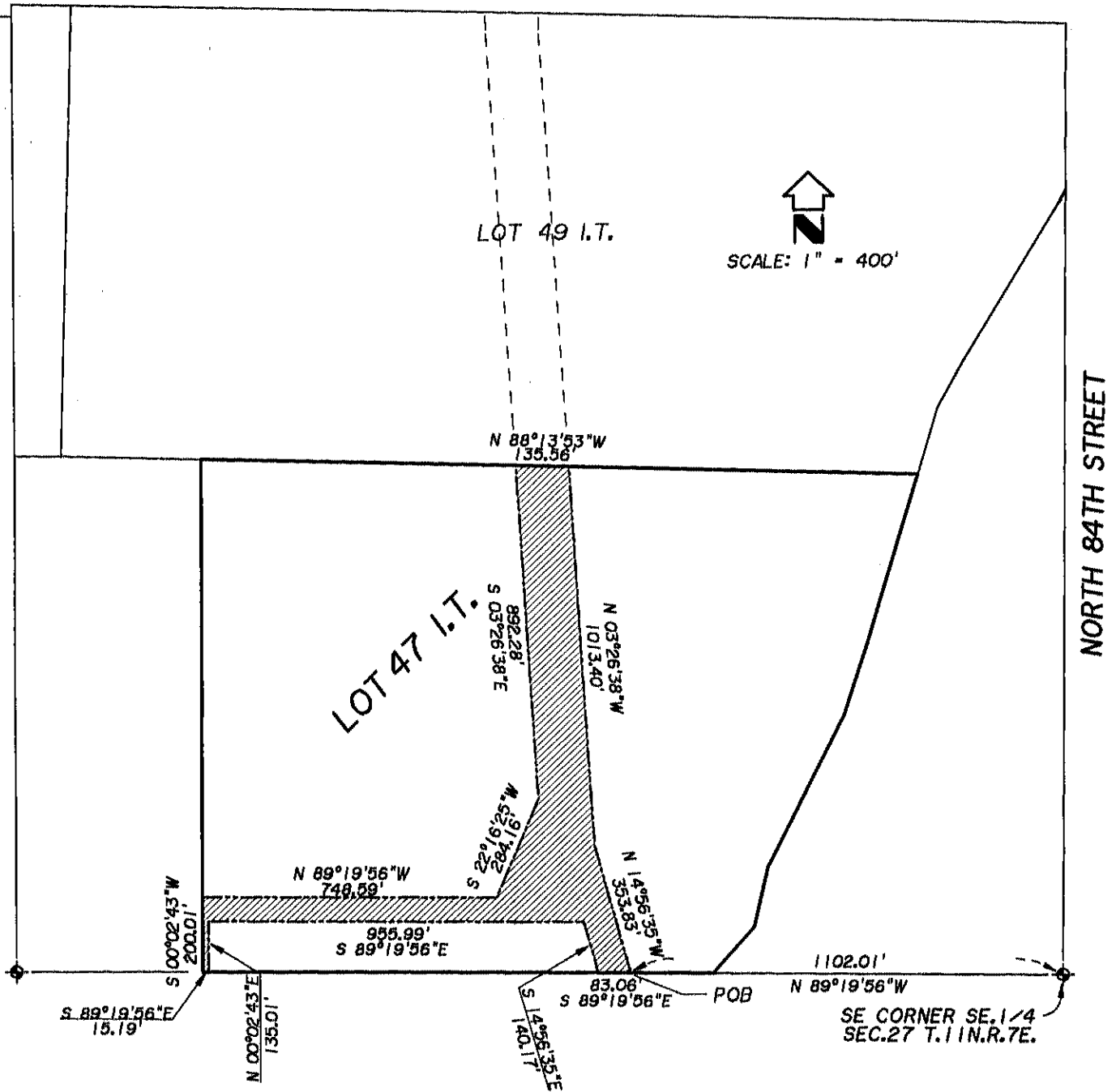
It is the intention of the parties hereto that Grantor is hereby granting the uses herein specified without divesting Grantor of title and ownership of the rights to use and enjoy the above-described property for any purpose except the construction of buildings or structures, storage of any flammable material, metal, or other personal property, or use of the area in any

LES em

L.E.S. UTILITY EASEMENT

Exhibit "A"

Page 1 of 4



LEGAL DESCRIPTION: A part of Lot 47 of Irregular Tracts located in the Southeast Quarter of Section 27, T. 11 N. R. 7 East of the 6th P.M., Lancaster County, Nebraska

OWNER:

SCALE: 1" = 400'

DATE: 5-30-2001

TRACT NO.

L.E.S. - SV005.78V-7

Exhibit "A"
Page 2 of 4

LEGAL DESCRIPTION

Description of a Utility Easement across a part of Lot 47 of Irregular Tracts located in the Southeast Quarter of Section 27, Township 11 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Referring to the Southeast corner of the Southeast Quarter of said Section 27; THENCE in a Westerly direction, along the South line of the Southeast Quarter of said Section 27, on an assumed bearing of North 89 degrees 19 minutes 56 seconds West for a distance of 1102.01 feet to the **Point of Beginning**

THENCE North 14 degrees 56 minutes 35 seconds West for a distance of 353.83 feet

THENCE North 03 degrees 26 minutes 38 seconds West for a distance of 1013.40 feet to a point on the North line of said Lot 47

THENCE North 88 degrees 13 minutes 53 seconds West, along the North line of said Lot 47, for a distance of 135.56 feet

THENCE South 03 degrees 26 minutes 38 seconds East for a distance of 892.28 feet

THENCE South 22 degrees 16 minutes 25 seconds West for a distance of 284.16 feet

THENCE North 89 degrees 19 minutes 56 seconds West for a distance of 748.59 feet to a point on the West line of said Lot 47

THENCE South 00 degrees 02 minutes 43 seconds West, along the West line of said Lot 47, for a distance of 200.01 feet to the Southwest corner of said Lot 47

THENCE South 89 degrees 19 minutes 56 seconds East, along the South line of said Lot 47, for a distance of 15.19 feet

THENCE North 00 degrees 02 minutes 43 seconds East for a distance of 135.01 feet

THENCE South 89 degrees 19 minutes 56 seconds East for a distance of 955.99 feet


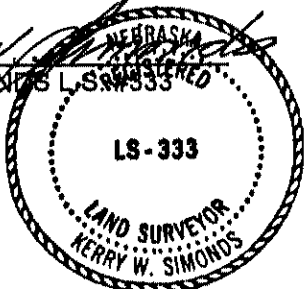
THENCE South 14 degrees 56 minutes 35 seconds East for a distance of 140.17 feet to a point on the South line of said Lot 47

THENCE South 89 degrees 19 minutes 56 seconds East, along the South line of said Lot 47, for a distance of 83.06 feet to the **Point of Beginning**

Said property contains 5.87 acres more or less.

I hereby certify the location of the Proposed Easement across the property described above, the centerline of which was located by me or under my direct supervision.

Signed this 30th day of May, 2001.


KERRY W. SIMONDS L.S.#333


L.E.S. UTILITY EASEMENT

Exhibit "A"

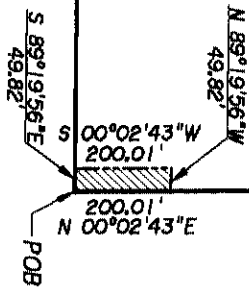
Page 3 of 4

NORTH 70TH STREET

SCALE: 1" = 400'



LOT 48 I.T.



LEGAL DESCRIPTION: A part of Lot 48 of Irregular Tracts located in the S.1/2 of Section 27, T.11N. R.7 East of the P.M., Lancaster County, Nebraska

OWNER:

SCALE: 1" = 400'

DATE: 5-30-2001

TRACT NO.

LES-5V6576V-6

Exhibit "A"
Page 4 of 4

LEGAL DESCRIPTION

Description of a Utility Easement across a part of Lot 48 of Irregular Tracts located in the South One-Half of Section 27, Township 11 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Southeast corner of said Lot 48; THENCE in a Northerly direction, along the East line of said Lot 48, on an assumed bearing of North 00 degrees 02 minutes 43 seconds East, for a distance of 200.01 feet

THENCE North 89 degrees 19 minutes 56 seconds West for a distance of 49.82 feet

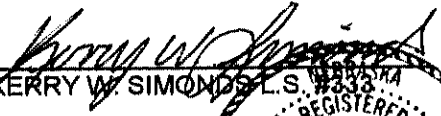
THENCE South 00 degrees 02 minutes 43 seconds West for a distance of 200.01 feet to a point on the South line of said Lot 48

THENCE South 89 degrees 19 minutes 56 seconds East, along the South line of said Lot 48, for a distance of 49.82 feet to the **Point of Beginning**

Said property contains 0.23 acres more or less.

I hereby certify the location of the Proposed Easement across the property described above, the centerline of which was located by me or under my direct supervision.

Signed this 30th day of May, 2001.


KERRY W. SIMONDS, L.S. #333
