

N= FEE

Inst # 2015028649 Fri Jul 10 14:08:17 CDT 2015
Filing Fee: \$0.00
Lancaster County, NE Assessor/Register of Deeds Office EASE
Pages 3

Lancaster County
444 Cherrycreek Rd.
Bldg. C
Lincoln, NE 68528

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That, Evon May and Linda Nelson, Co-Trustees, the Edna J. Gerdes Revocable Trust, herein called the "Grantor", record owner of the real property hereinafter described, for and in consideration of the sum of One and 00/100 Dollars (\$1.00), duly paid, the receipt whereof is hereby 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 Lancaster County, a governmental subdivision of the State of Nebraska, herein called "Grantee", permanent easement on the following legally described real estate situated in Lancaster County, Nebraska, to wit:

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A part of Lot 88, Irregular Tracts, located in the NW ¼, of Section 21, Township 11 North, Range 5 East of the 6th Principal Meridian, Lancaster County, Nebraska, more particularly described as follows:

Referring to the southwest corner of said NW ¼; thence South 89 Degrees, 39 Minutes, 13 Seconds East, with the south line of said NW ¼, a distance of 1290.97 feet to a point, said point being the southeast corner of said Lot 88, Irregular Tracts; thence North 47 Degrees, 56 Minutes, 19 Seconds West, with the northeasterly line of said Lot 88, Irregular Tracts, a distance of 675.76 feet to the point of beginning; thence continuing North 47 Degrees, 56 Minutes, 19 Seconds West, with the northeasterly line of said Lot 88, Irregular Tracts, a distance of 155.75 feet to a point; thence with a curve to the left, with the northeasterly line of said Lot 88, Irregular Tracts, with a radius of 5779.65 feet, with a delta angle of 01 Degrees, 25 Minutes, 57 Seconds, with an arc length of 144.50 feet, said arc subtended by a chord which bears North 51 Degrees, 14 Minutes, 55 Seconds West, with a chord length of 144.49 feet to a point; thence South 32 Degrees, 39 Minutes, 39 Seconds East, a distance of 51.83 feet to a point; thence South 42 Degrees, 13 Minutes, 41 Seconds East, a distance of 100.50 feet to a point; thence South 53 Degrees, 38 Minutes, 58 Seconds East, a distance of 100.50 feet to a point; thence South 71 Degrees, 41 Minutes, 18 Seconds East, a distance of 54.63 feet to the point of beginning.

Containing 0.14 acres, more or less.

TO HAVE AND TO HOLD unto Lancaster County, Nebraska, its successors and assigns, the right to construct, use and maintain on the land herein described utilities, such slopes as are necessary to retain and support the County road, the construction and/or extension of drainage structures and/or the construction of a drainage channel or drainage ditch and so long as such utilities, slopes, drainage structure, drainage channel or drainage ditch is used and maintained, the right of ingress and egress to said property herein described from the County road for the purpose of inspecting, repairing, and maintaining the said utilities, slopes, drainage structure, drainage channel and/or drainage ditch located thereon at the will of the Grantee, it being the intention of the parties hereto that the Grantee shall have the right to assign, grant and dedicate utility easements and that Grantor is hereby granting the uses herein specified without divesting Grantor of title and ownership of the rights to use the above described property for any purpose that does not interfere with the uses herein granted.

The Grantor, in consideration of the payments herein stated, agrees not to construct buildings, ornamental fences or other improvements which may be damaged by the Grantees uses herein specified. If the Grantor chooses to make such improvements, Grantor hereby waives all claims for damages which may occur from the Grantees use as herein specified with the exception of necessary fence removal and replacement costs, or damages caused by negligence of the Grantee.

THIS INSTRUMENT, and the covenants and agreements herein contained shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties.

In witness whereof the Grantor has signed this 28th day of May, 2015

x Evon May Co-Trustee
Evon May, Co-Trustee

x Linda Nelson Co-Trustee
Linda Nelson, Co-Trustee

State of Nebraska County of Lancaster :

Before me, a Notary Public qualified for said County, personally came _____

Evon May, Co-Trustee and Linda Nelson, Co-Trustee

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on May 28, 2015

My commission expires April 12, 2018

Notary Public John E. Mahan II



State of _____ County of _____ :

Before me, a Notary Public qualified for said County, personally came _____

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on _____

My commission expires _____

Notary Public _____