

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
98-027325

98 SEP 28 PM 1:46

*Lloyd J. Dowding*  
REGISTER OF DEEDS

98-27325  
Counter JK  
Verify JY  
D.E. JS  
Proof a  
Fee \$ 2600  
Ck  Cash  Cng  PNR



**THIS PAGE ADDED  
FOR RECORDING  
INFORMATION.**

**DOCUMENT STARTS ON  
NEXT PAGE.**

**LLOYD J. DOWDING**  
SARPY COUNTY REGISTER OF DEEDS  
1210 GOLDEN GATE DRIVE, #1109  
PAPILLION, NE 68046-2895  
402-593-5773

98-27325A

## SEWER EASEMENT

In consideration of the sum of One Thousand One Hundred Dollars (\$1,100.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Victor Stepanek owner of the real estate hereinafter described, its successors and assigns, hereinafter called "Grantor", whether one or more, hereby grants and conveys to the CITY OF LA VISTA, a municipal corporation in Sarpy County, Nebraska, its successors and assigns, hereinafter called "CITY", the following permanent easement over, under and upon the following described real estate owned by Grantor:

A permanent sewer and drainage easement in a tract of land located in the north east quarter of Section 13, Township 14 north, Range 12 east of the 6<sup>th</sup> p.m., Sarpy County, Nebraska, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference and also in a tract of land located in the north west quarter of Section 18, Township 14 north, Range 13 east, of the 6<sup>th</sup> p.m., Sarpy County, Nebraska, more particularly described on Exhibit "B" attached hereto and incorporated herein by reference.

Said permanent easement is perpetual in duration commencing at the date hereof. The purpose and scope of the easement herein granted shall be to use sewer pipes now existing or hereafter constructed by City, its successors or assigns, and to survey, excavate, construct, reconstruct, replace, relocate, inspect, repair, clean out, enlarge, remove, add to, maintain, use and operate sanitary sewer lines, together with necessary appurtenances thereto or therefor.

In regard to said easement, it is expressly agreed:

1. The City, its engineers, contractors and agents, shall have the full right and authority of ingress and egress at all times upon the easement in order to perform any of the acts and functions described within the purposes and scope of this easement.
2. Grantor agrees not to allow any buildings or structures to remain or to be placed upon the permanent easementway except fences and roadways. City shall in no event be responsible for the replacement, restoration or reconstruction of improvements now or hereafter situated upon the easementway.
3. The City shall at all times have the responsibility to construct, maintain and repair the sewer to be constructed within the easement.
4. Grantor warrants, covenants and represents that it has lawful possession of said real estate, good, right and lawful authority to make the conveyance herein and that Grantor and its successors and assigns shall warrant and defend the same.

IN WITNESS WHEREOF, the parties hereto have signed their names and caused the execution of this agreement in triplicate this 28<sup>th</sup> day of September, 1998.

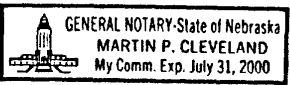
*Victor Stepanek*  
Victor Stepanek

STATE OF NEBRASKA    )  
                                  ) SS.  
COUNTY OF SARPY     )

On this 28<sup>th</sup> day of September, 1998, before me, the undersigned, a Notary Public, duly commissioned, qualified for and residing in said county, personally came Victor Stepanek, to me known to be the identical person whose name is affixed to the foregoing Sewer Easement and acknowledged the same to be his voluntary act and deed.

WITNESS my hand and notarial seal the day and year last above written.

*M. P. Cleveland*  
NOTARY PUBLIC



**LEGAL DESCRIPTION**

A permanent easement for the construction, operation and maintenance of sanitary sewers over that part of Tax Lot 16 in the Northeast Quarter of Section 13, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

Commencing at the southeast corner of the Northeast Quarter of Section 13;

Thence North 00°37'29" West (assumed bearings) for 101.17 feet along the east line of the Northeast Quarter to the TRUE POINT OF BEGINNING;

Thence South 70°44'40" West for 82.27 feet;

Thence North 87°26'09" West for 583.70 feet;

Thence South 12°10'15" West for 18.51 feet to the west line of said Tax Lot 16;

Thence North 58°55'30" West for 52.85 feet along said west line;

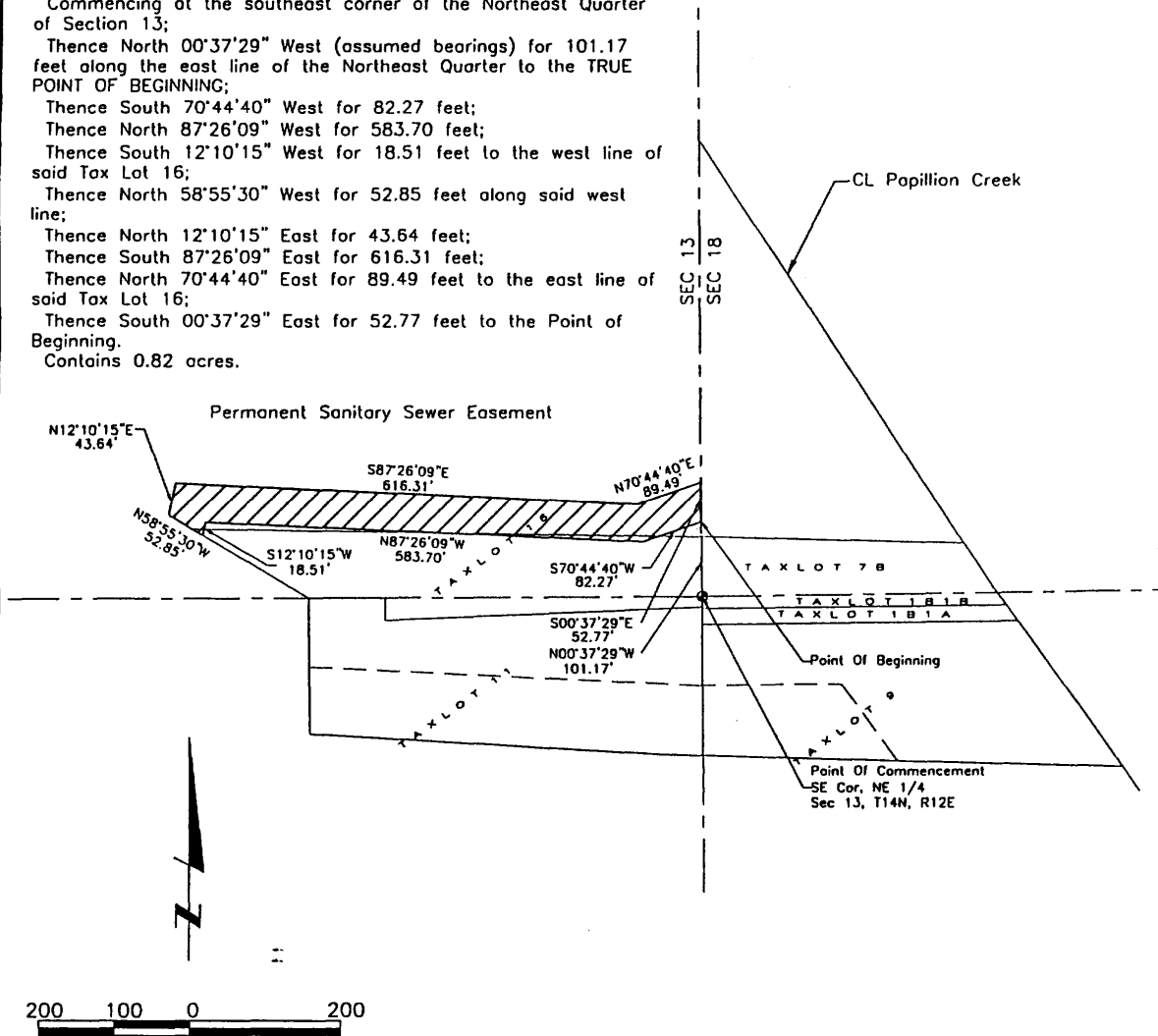
Thence North 12°10'15" East for 43.64 feet;

Thence South 87°26'09" East for 616.31 feet;

Thence North 70°44'40" East for 89.49 feet to the east line of said Tax Lot 16;

Thence South 00°37'29" East for 52.77 feet to the Point of Beginning.

Contains 0.82 acres.



**EXHIBIT A**

XREF: 91078422  
96004\9604E101 V3

Book \_\_\_\_\_ Page \_\_\_\_\_ Date 8/3/98 Dwn.By EAM Job Number 96004.01-041

**lamp, rynearson & associates, inc.**  
 engineers                      surveyors                      planners

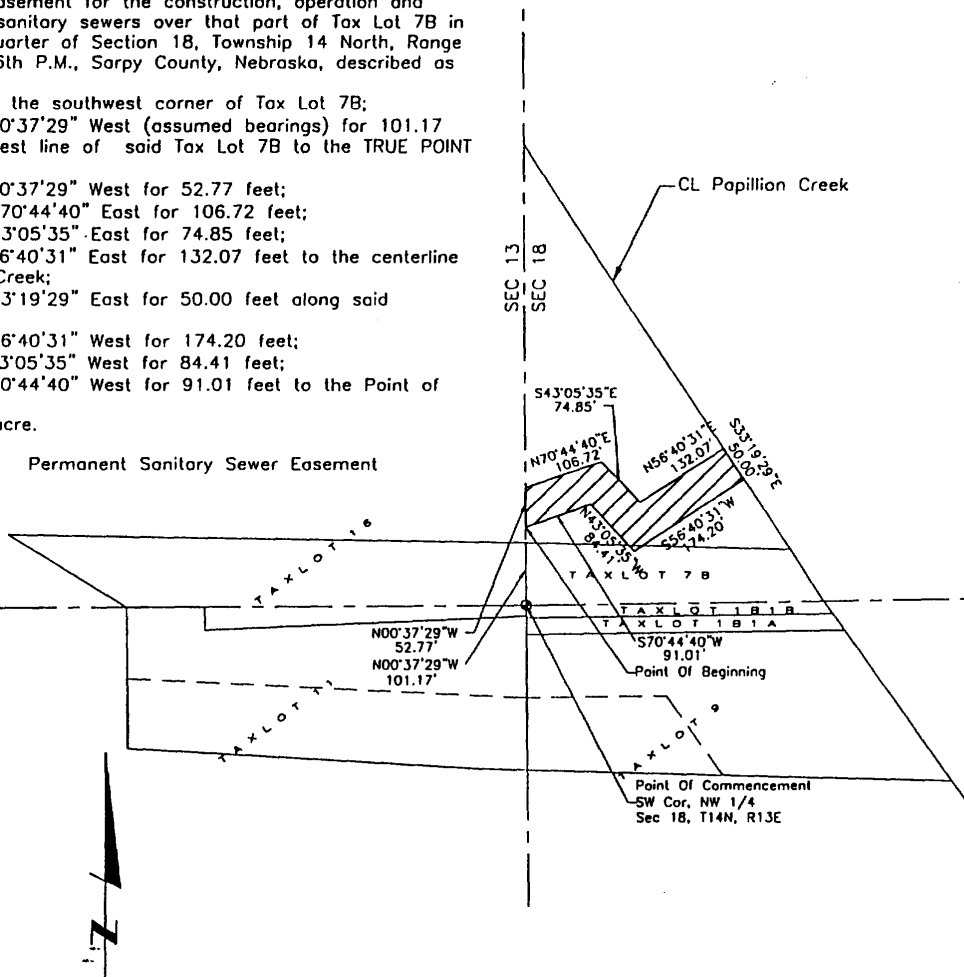
14710 west dodge road, suite 100                      ph 402-498-2498  
 omaha, nebraska 68154-2029                      fax 402-498-2730

**LEGAL DESCRIPTION**

A permanent easement for the construction, operation and maintenance of sanitary sewers over that part of Tax Lot 7B in the Northwest Quarter of Section 18, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

- Commencing at the southwest corner of Tax Lot 7B;
  - Thence North 00°37'29" West (assumed bearings) for 101.17 feet along the west line of said Tax Lot 7B to the TRUE POINT OF BEGINNING;
  - Thence North 00°37'29" West for 52.77 feet;
  - Thence North 70°44'40" East for 106.72 feet;
  - Thence South 43°05'35" East for 74.85 feet;
  - Thence North 56°40'31" East for 132.07 feet to the centerline of the Papillion Creek;
  - Thence South 33°19'29" East for 50.00 feet along said centerline;
  - Thence South 56°40'31" West for 174.20 feet;
  - Thence North 43°05'35" West for 84.41 feet;
  - Thence South 70°44'40" West for 91.01 feet to the Point of Beginning.
- Contains 0.38 acre.

Permanent Sanitary Sewer Easement



**EXHIBIT B**

REF: 91078422  
96004\9604E101 V4

Book \_\_\_\_\_ Page \_\_\_\_\_ Date 8/3/98 Dwn.By EAM Job Number 96004.01-041

**lamp, rynearson & associates, inc.**  
engineers      surveyors      planners

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