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#2664

FILED
CASS COUNTY, NE.

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COMPARED BK 24 OF Misc PG 244

David John
REGISTER OF DEEDS
2664 \$15.50

PERMANENT UTILITY EASEMENT

Grantor, Wiles Investment Co. Ltd., a Nebraska Corporation, and for its, successors and assigns, in consideration of One Dollar (\$1.00) and other consideration, grants to Grantee, the Plattsmouth Airport Authority, for and on behalf of the City of Plattsmouth, Nebraska, a municipal corporation and political subdivision of the State of Nebraska, and its successors and assigns, a permanent utility easement as follows, and as shown on the attached Exhibit A:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 11, T 11 N, R 13E OF THE 6TH P.M. IN CASS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTH QUARTER CORNER OF SAID SECTION 11, THENCE S 00 DEGREES, 50 MINUTES 51 SECONDS W, ASSUMED BEARING, ALONG THE WESTERLY LINE OF THE EAST HALF OF SAID SECTION 11 AND THE WESTERLY LINE OF PLATTSMOUTH MUNICIPAL AIRPORT PROPERTY A DISTANCE OF 1,889.72 FEET; THENCE EASTERLY S 89 DEGREES, 57 MINUTES, 05 SECONDS E ALONG THE SOUTHERLY PROPERTY LINE OF SAID AIRPORT PROPERTY A DISTANCE OF 1,407.84 FEET; THENCE S 02 DEGREES, 01 MINUTES, 49 SECONDS W ALONG THE WESTERLY PROPERTY LINE OF SAID AIRPORT A DISTANCE OF 1,136.26 FEET TO THE SOUTHWEST CORNER OF SAID AIRPORT PROPERTY; THENCE N 90 DEGREES, 00 MINUTES, 00 SECONDS E ALONG THE MOST SOUTHERLY PROPERTY LINE OF SAID AIRPORT A DISTANCE OF 585.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG AN EXISTING DRAINAGE PIPE A DISTANCE OF 313.00 FEET WITH AN EASEMENT OF 20.00 FEET ON ALL SIDES OF THE EXISTING DRAINAGE PIPE. CONTAINING AN AREA OF 13,320 +/- SQUARE FEET, 0.31 +/- ACRES.

This utility easement as described is for the purpose of Grantee constructing, reconstructing, locating, relocating, altering, inspecting, repairing, replacing, maintaining, installing, and otherwise operating a storm water drainage system, as is necessary and convenient for Grantee and its successors and assigns. Grantor also grants to Grantee the right of ingress and egress in a reasonable manner in and around the Easement area to perform all necessary functions concerning the storm water sewer system.

This grant is subject to the following conditions: Any use of the easement property shall be done in a good and workmanlike manner. All work will be done at Grantee's expense; and in no event, other than for use made at Grantor's request for Grantor's benefit, shall Grantor have liability for any expense related to Grantee's use of the easement area. Grantee will restore the easement property, and any area outside the easement used for ingress and egress, in a proper manner consistent with its use, including the grass, topography, and soil to substantially the same condition that existed prior to Grantee's disruption of the easement area. Grantee, as it relates to its use of the easement area, will hold Grantor harmless from any claim by any person regarding the easement area or Grantee's use of it. Grantor agrees not to construct any buildings or structures, or any other above-ground improvement, on the surface of the easement area. Grantee will maintain the easement area as it relates to its use of the same and Grantors will provide all other maintenance. Grantor will hold Grantee harmless from all liability for the easement area except as to Grantee's use.

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Grantee is subject to the payment of crop damages for its use of the easement in the event such use results in any crop damage.

This grant is for a permanent easement which runs with the land and inures to the benefit of Grantee and its successors and assigns, and is binding on Grantor's successors and assigns.

IN WITNESS WHEREOF, Grantor executes this instrument this 7th day of May ~~2011~~²⁰¹².



Howard E. Wiles

STATE OF NEBRASKA)
)ss.
COUNTY OF CASS)

This instrument was acknowledged before me on ~~November 7th, 2006~~^{May 7th, 2012} by Howard E. Wiles, President of Wiles Investments Co. Ltd., a Nebraska corporation, on behalf of the corporation. Howard E. Wiles personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.





Notary Public

