




MISC 2007126255



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3/ BKP 1-14-10 BMT 30 COMP       
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Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
11/9/2007 11:50:54.32  
  
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## EASEMENT

THIS INDENTURE, made this 10<sup>th</sup> day of October, 2007

between WESTERN LAND SPRINGS CORPORATION

hereinafter referred to as "Grantor(s)," and the County of Douglas, State of Nebraska, hereinafter called "County."

WITNESSETH:

THAT, said Grantor(s) in consideration of the sum of ONE AND NO/100 Dollars (\$1.00) and other valuable consideration, to Grantor(s) in hand paid by said County, the receipt whereof is hereby acknowledged, does or do hereby grant, sell, convey and confirm unto said County and its assigns forever, an easement for the right to use, construct, build, maintain and repair a roadway for the passage of traffic, together with all appurtenances, wires, lines, poles, structures and other applicable equipment pertaining to any paving in, through, over and under the parcel of land described as follows, to wit:

(SEE ATTACHED)

No buildings, improvements or structures shall be placed in, on, over or across said easements by undersigned, his or their successors and assigns without express approval of Douglas County. Any trees, grass and shrubbery placed on said easement shall be maintained by Grantor(s), his or their heirs, successors and assigns.

Said County shall cause any excavation made on aforesaid realty to be properly refilled, and shall cause grass seed to be sown over said excavation, and shall cause the premises to be left in a neat and orderly condition. This easement is also for the benefit of any contractor, agent, employee and representative of the County and any of said construction and work. Said County shall maintain its culvert and/or ditch in good order so as to protect Grantor's lands from damage on account of improper failure of maintenance.

Said Grantor(s) for himself or themselves and his or their heirs, executors and administrators does or do confirm with the said County and its assigns, that he or they, the Grantor(s), is or are well seized in fee of the above described property and that he or they has or have the right to grant and convey this easement in the manner and form aforesaid, and that he or they will, and his or their heirs, executors and administrators shall warrant and defend this easement to said County and its assigns against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, said Grantor(s) has or have hereunto set his or their hand(s) and seal(s) the day and year first above written.

WESTERN SPRINGS LAND CORPORATION

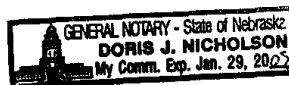
BY Gerald L. Torczon, President  
GERALD L. TORCZON

STATE OF NEBRASKA, COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on Oct. 10, 2007

by Gerald L. Torczon, President, WESTERN SPRINGS LAND CORPORATION, INC.

T.I.N. 47-0797655



Doris J. Nicholson  
Signature of Person Taking Acknowledgement

Title: Notary Public

**TOM DOYLE**  
DOUGLAS COUNTY ENGINEER  
15505 WEST MAPLE ROAD  
OMAHA, NEBRASKA 68116-5173

# EXHIBIT "A"

## TRACT 6, PARCEL B

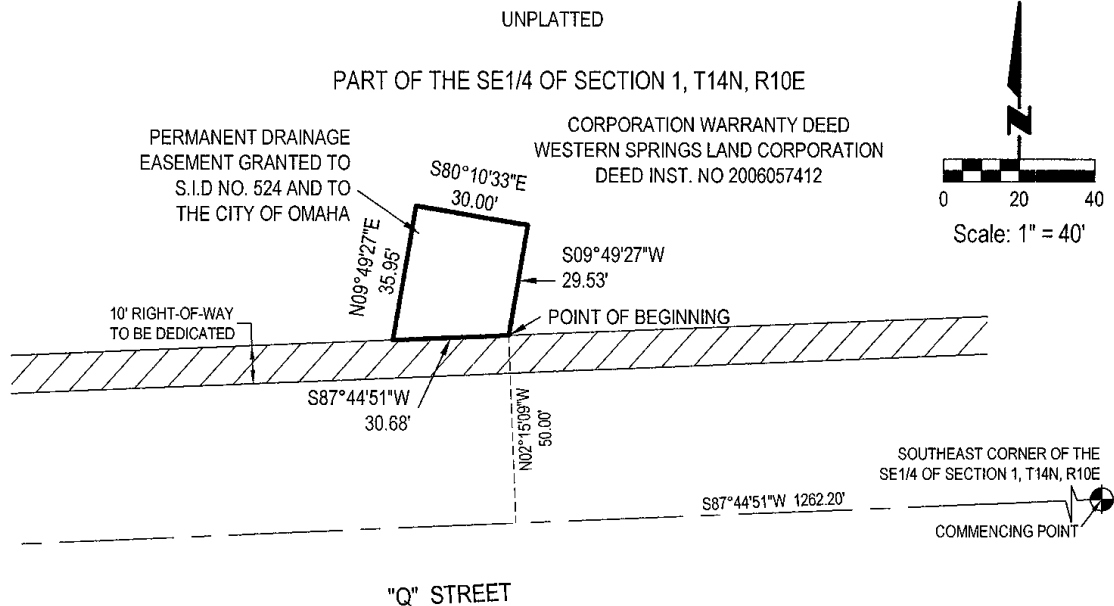
### LEGAL DESCRIPTION

#### PERMANENT DRAINAGE EASEMENT GRANTED TO SID NO. 524 AND TO THE CITY OF OMAHA

A PERMANENT DRAINAGE EASEMENT LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE1/4 OF SECTION 1; THENCE S87°44'51"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SE1/4 OF SECTION 1, A DISTANCE OF 1262.20 FEET; THENCE N02°15'09"W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S87°44'51"W, A DISTANCE OF 30.68 FEET; THENCE N09°49'27"E, A DISTANCE OF 35.95 FEET; THENCE S80°10'33"E, A DISTANCE OF 30.00 FEET; THENCE S09°49'27"W, A DISTANCE OF 29.53 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT DRAINAGE EASEMENT CONTAINS AN AREA OF 982 SQUARE FEET OR 0.023 ACRES, MORE OR LESS.



REVISED: 04-19-07



**E&A CONSULTING GROUP, INC.**  
ENGINEERING • PLANNING • FIELD SERVICES  
330 NORTH 117TH STREET OMAHA, NE 68154 PHONE: (402) 895-4700

Drawn by: JHVD Chkd by: Chkd by:

Job No.: P2004.277.001 Revised: 08/29/07 Date: 02/16/07 Sheet No.: 1 of 1

TRACT 6, PARCEL B  
PERMANENT DRAINAGE EASEMENT  
PART OF THE SE1/4 OF SECTION 1, T14N, R10E  
DOUGLAS COUNTY, NEBRASKA