

2012-01669

01/18/2012 8:55:33 AM

*Clay J. Dowling*

REGISTER OF DEEDS

COUNTER      C.E.       
VERIFY      D.E.       
PROOF       
FEES \$ 11.50  
CHECK#       
CHG      CASH 20.00  
REFUND 8.50 CREDIT       
SHORT      NCR     

EASEMENT  
FOR  
SANITARY SEWERS



This indenture made this 17<sup>th</sup> day of January, 2012 by and between B-4 Corners L.L.C., hereinafter referred to as "Grantor", and Sanitary and Improvement District No. 48 of Sarpy County, Nebraska, hereinafter referred to as "Grantee".

WITNESSETH:

That Grantor, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to Sanitary and Improvement District No. 48 of Sarpy County, Nebraska, its successors and assigns perpetual easement for the construction, maintenance and operation of a sanitary sewer main or mains over, across, under and through those portions of Lots 1, 3 and 4, B-4 Corners No. 12, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, more particularly located and described on Exhibit "A", attached hereto which are hereby incorporated in and made a part of this easement by reference.

The easement herein granted and conveyed includes the right to install, repair, alter, maintain and operated a sanitary sewer or sewers upon, over, across and under the ground embraced within the easement hereinbefore described.

To have and to hold said easement and right-of-way shown on Exhibit "A" unto said Grantee, Sanitary and Improvement District No. 48 of Sarpy County, Nebraska, its successors and assigns in perpetuity.

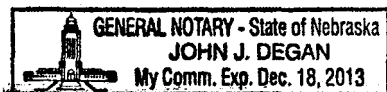
IN WITNESS WHEREOF, the Grantor has caused this easement to be signed on the and first above written.

*Theodore J. Pelster*  
Theodore J. Pelster  
Manager, B-4 Corners LLC

STATE OF NEBRASKA     )  
  )SS:  
COUNTY OF SARPY     )

On this 17 day of January, 2012, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came Theodore J. Pelster, to me personally known to be the same person whose name is affixed to the foregoing instrument in that capacity and who acknowledged the same to be his voluntary act and deed.

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



*John J. DeGAN*  
Notary Public

B4R  
B4 Corners LLC  
15907 Josephine St  
Omaha NE 68136

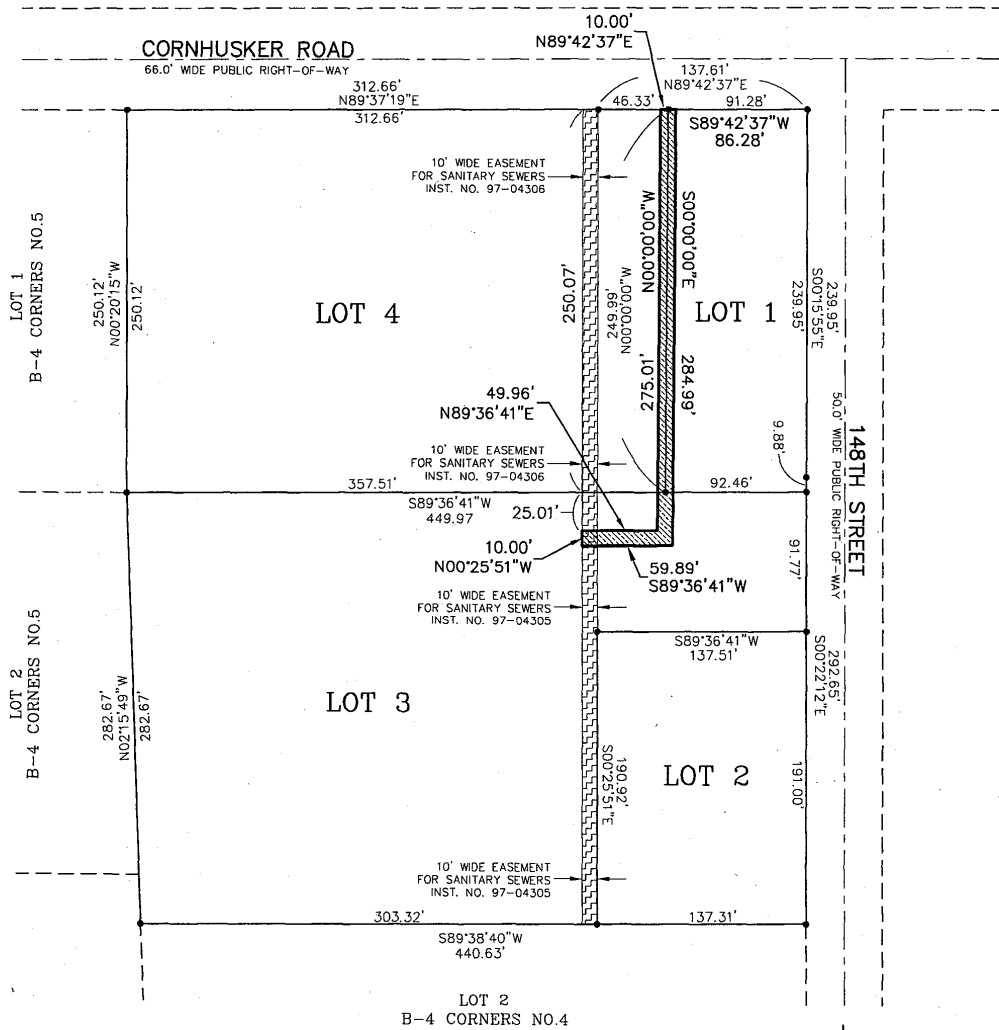
# EXHIBIT "A"

## SANITARY SEWER EASEMENT

### LEGAL DESCRIPTION

A 10.0 FOOT WIDE SANITARY SEWER EASEMENT OVER PART OF LOTS 1, 3 AND 4, B-4 CORNERS NO. 12, AN ADDITION AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, B-4 CORNERS NO. 12; THENCE S89°42'37"W (ASSUMED BEARING) FOR 86.28 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE S00°00'00"E FOR 284.99 FEET ALONG A LINE 5.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 1; THENCE S89°36'41"W FOR 59.89 FEET; THENCE N00°25'51"W FOR 10.00 FEET ALONG THE WEST LINE OF AN EXISTING 10.0' WIDE SANITARY SEWER EASEMENT AS RECORDED AS INSTRUMENT NO. 97-04305 OF THE RECORDS OF SARPY COUNTY, NEBRASKA; THENCE N89°36'41"E FOR 49.96 FEET; THENCE N00°00'00"W FOR 275.01 FEET ALONG A LINE 5.0 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 1; THENCE N89°42'37"E FOR 10.00 FEET ALONG THE NORTH LINE OF SAID LOTS 1 AND 4 TO THE POINT OF BEGINNING. CONTAINS 3,349 SQUARE FEET MORE OR LESS.



- NEW 10.0' WIDE SANITARY SEWER EASEMENT
- EXISTING 10.0' WIDE SANITARY SEWER EASEMENT



**Tinkham Land Surveying, Inc.**  
 9910 NORTH 48TH STREET, SUITE 208  
 OMAHA, NE 68152-1548  
 TELEPHONE (402) 451-2088

