



BK 1474 PG 092-101



MISC 2002 28047

STANLEY TAYLOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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EASEMENT

THIS EASEMENT made this 6th day of November, 2002, by and between Dodge Development, Inc., a Nebraska corporation (herein referred to as the "Grantor"), and Sanitary and Improvement District No. 458 of Douglas County, Nebraska (herein referred to as the "Grantee").

WHEREAS, the Grantee is a sanitary and improvement district installing sanitary sewer in a subdivision known as Elk Valley in Douglas County, Nebraska, and

WHEREAS, the Grantee needs a certain permanent easement for a sanitary sewer and related facilities in Elk Valley.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the following is agreed between the Grantor and Grantee herein.

1. Grant of Easements. The Grantor does hereby give, grant and convey unto the Grantee, and its successors and assigns, a permanent easement for construction and maintenance of a sanitary sewer and related facilities over a portion of Lots 28, 29, 30, 31, and 32 in Elk Valley, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, as shown on Exhibit "A", attached hereto and incorporated herein by reference.

2. Scope and Purpose of Easements. The scope and purpose of this easement is for a permanent easement for a sanitary sewer and related facilities over and under said properties. The Grantee shall have the full right and authority to enter upon this easement for the construction, reconstruction, repair, maintenance, replacement and renewal of a sanitary sewer and related facilities.

3. Consideration for Easement. The consideration paid by the Grantee to the Grantor for said easement is \$1.00 and other valuable consideration.

4. Term of Easements. This easement shall be perpetual.

5. Make Good Any Damages. By accepting and recording this easement the Grantee agrees to make good or cause to make good to the owner of the property on which said easement is located all damage that may be done by reason of negligent changes, alterations, maintenance, inspections, repairs or construction in the way of damage to trees, grounds, buildings, or other improvements thereon, including crops, vines and gardens, and further agrees that when said construction, or any subsequent construction on said easement is completed, the property shall be returned to the same condition it was prior to any work done on the Easement.

6. Lawful Authority. The Grantor herein for itself, its successors and assigns, does hereby covenant and agree with said Grantee, its successors and assigns, that the Grantor is lawfully seized of said property, and that the Grantor has the right and lawful authority to grant said easement, and the Grantor further warrants and defends said easement against the claims of all persons whomsoever.

015108

7. Binding Effect. This easement shall be binding upon the successors and assigns of the Grantor and Grantee.

DATED the day above written.

GRANTOR:

By: DODGE DEVELOPMENT, INC.,
A Nebraska corporation

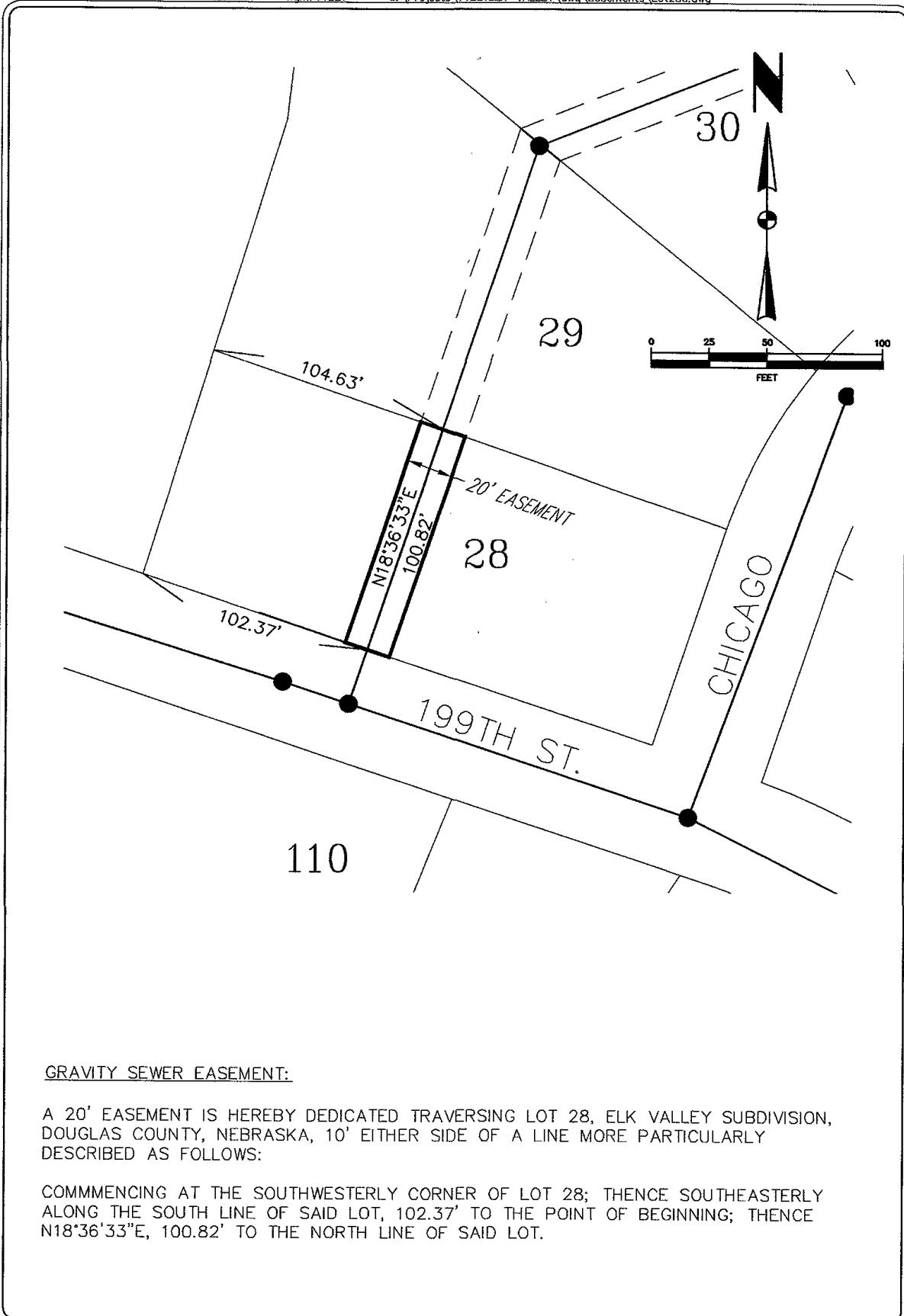
By: W. L. Morrison, Jr.
W. L. Morrison, Jr., President

State of Nebraska)
) ss.
County of Douglas)

The foregoing instrument was acknowledged before me this 6th day of November, 2002, by W. L. Morrison, Jr., as President of Dodge Development, Inc., a Nebraska corporation.

Kristy J. Gregath
Notary Public





GRAVITY SEWER EASEMENT:

A 20' EASEMENT IS HEREBY DEDICATED TRAVERSING LOT 28, ELK VALLEY SUBDIVISION, DOUGLAS COUNTY, NEBRASKA, 10' EITHER SIDE OF A LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 28; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT, 102.37' TO THE POINT OF BEGINNING; THENCE N18°36'33"E, 100.82' TO THE NORTH LINE OF SAID LOT.

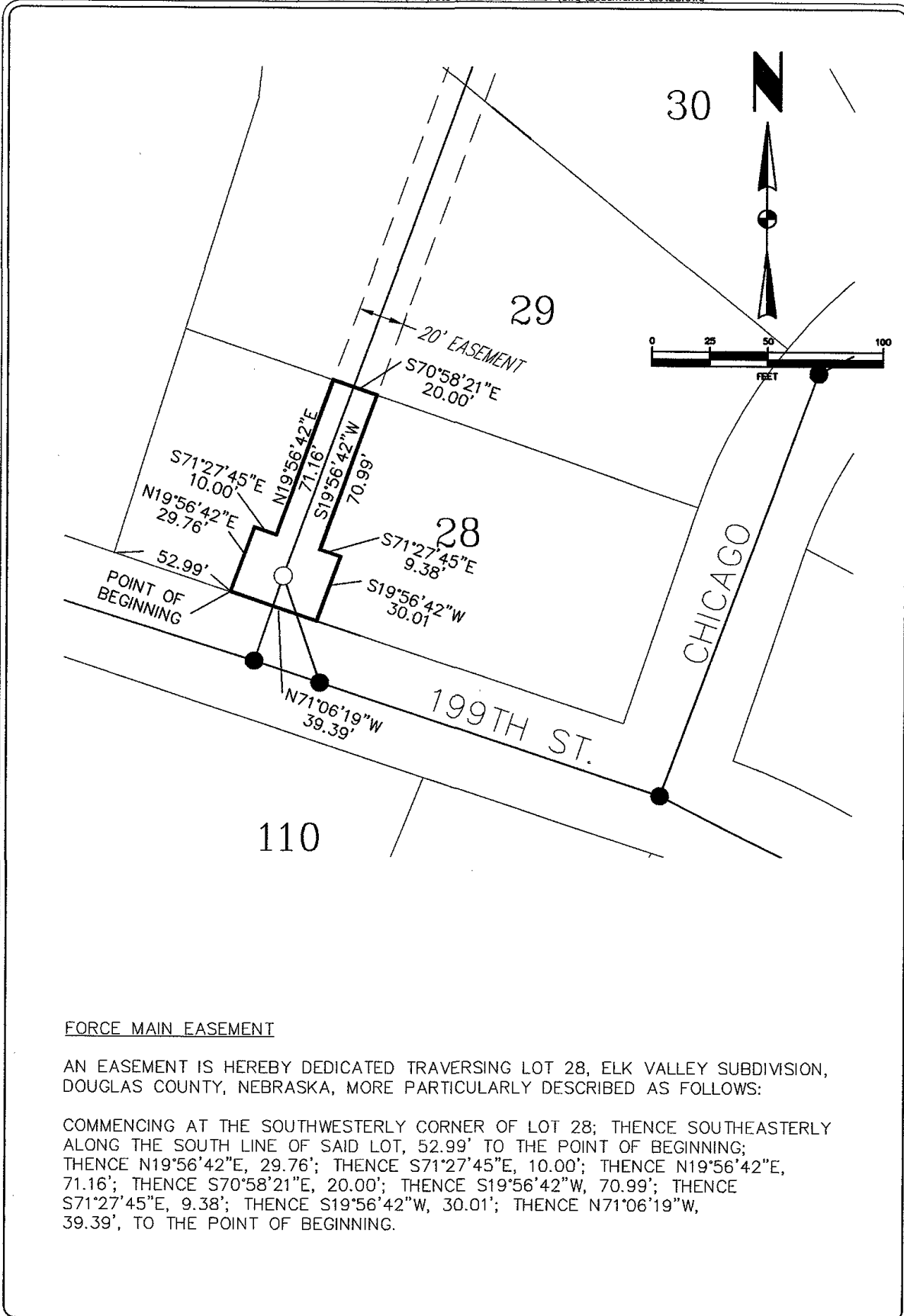
1 OF 1
MAR '02
sheet
date
71221
project no.

project ELK VALLEY-SANITARY IMPROVEMENTS
client SANITARY AND IMPROVEMENT DISTRICT NO. 458
sheet GRAVITY SEWER EASEMENT- LOT 28

JLB
drawn
CAC
designed
CJK
approved

hgm
ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha

MAR '02 fb: hgm: 71221 G:\Projects\71221ELK-VALLEY\dwg\Easements\Lot28.dwg



FORCE MAIN EASEMENT

AN EASEMENT IS HEREBY DEDICATED TRAVERSING LOT 28, ELK VALLEY SUBDIVISION, DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

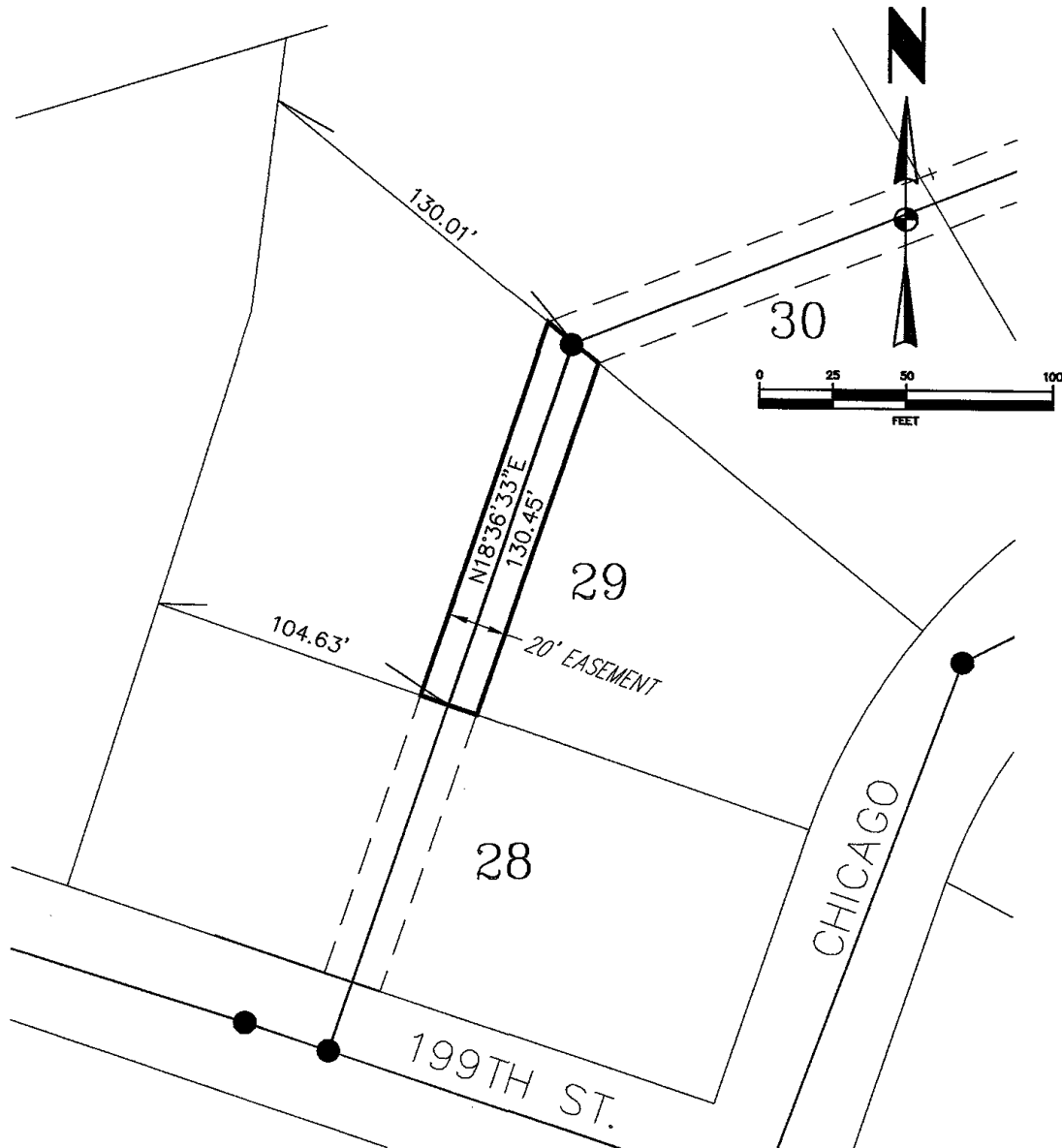
COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 28; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT, 52.99' TO THE POINT OF BEGINNING; THENCE N19°56'42"E, 29.76'; THENCE S71°27'45"E, 10.00'; THENCE N19°56'42"E, 71.16'; THENCE S70°58'21"E, 20.00'; THENCE S19°56'42"W, 70.99'; THENCE S71°27'45"E, 9.38'; THENCE S19°56'42"W, 30.01'; THENCE N71°06'19"W, 39.39', TO THE POINT OF BEGINNING.

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MAR '02
sheet
date
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project ELK VALLEY--SANITARY IMPROVEMENTS
client SANITARY AND IMPROVEMENT DISTRICT NO. 458
sheet FORCE MAIN EASEMENT-- LOT 28

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ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha



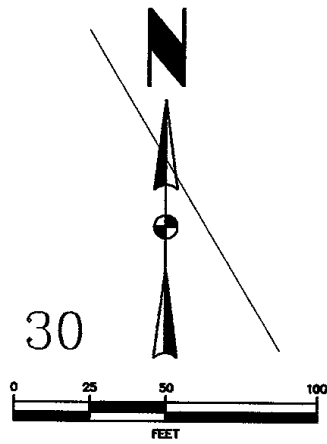
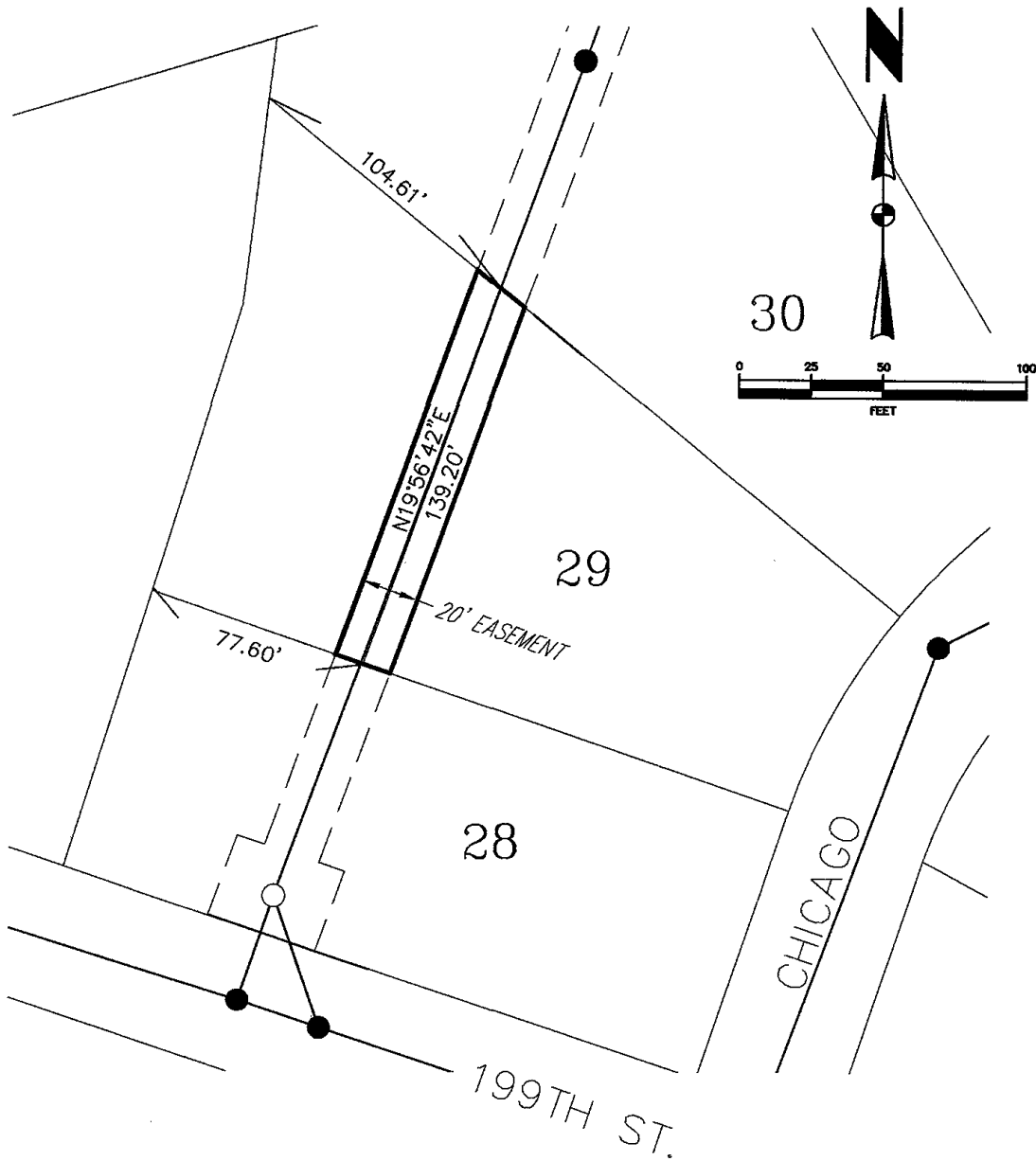
GRAVITY SEWER EASEMENT:

A 20' EASEMENT IS HEREBY DEDICATED TRAVERSING LOT 29, ELK VALLEY SUBDIVISION, DOUGLAS COUNTY, NEBRASKA, 10' EITHER SIDE OF A LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 29; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT, 104.63' TO THE POINT OF BEGINNING; THENCE N18°36'33"E, 130.45' TO THE NORTH LINE OF SAID LOT.

1 OF 1 MAR '02 sheet	project no. 71221	project ELK VALLEY--SANITARY IMPROVEMENTS	JLB drawn CAC designed CJK approved	hgm ASSOCIATES INC. ENGINEERING ARCHITECTURE SURVEYING council bluffs omaha
	client SANITARY AND IMPROVEMENT DISTRICT NO. 458	sheet GRAVITY SEWER EASEMENT-- LOT 29		

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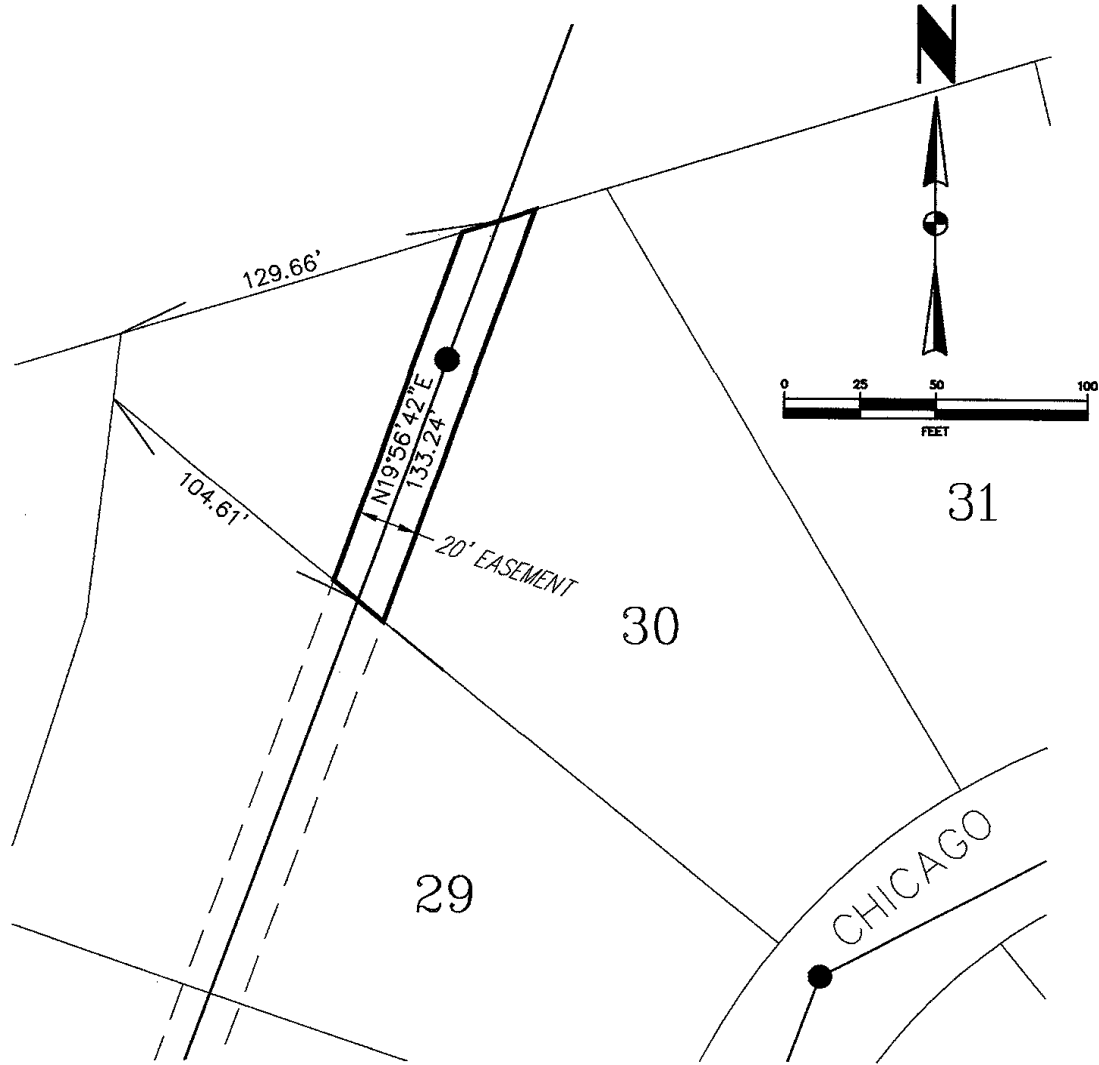


FORCE MAIN EASEMENT:

A 20' EASEMENT IS HEREBY DEDICATED TRAVERSING LOT 29, ELK VALLEY SUBDIVISION, DOUGLAS COUNTY, NEBRASKA, 10' EITHER SIDE OF A LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 29; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT, 77.60' TO THE POINT OF BEGINNING; THENCE N19°56'42"E, 139.20' TO THE NORTH LINE OF SAID LOT.

1 OF 1 MAR '02 sheet	project ELK VALLEY-SANITARY IMPROVEMENTS client SANITARY AND IMPROVEMENT DISTRICT NO. 458 sheet FORCE MAIN EASEMENT- LOT 29	JLB drawn CAC designed CJK approved	hgm ASSOCIATES INC. ENGINEERING ARCHITECTURE SURVEYING council bluffs omaha
	project no. 71221 date MAR '02		



FORCE MAIN EASEMENT:

A 20' EASEMENT IS HEREBY DEDICATED TRAVERSING LOT 30, ELK VALLEY SUBDIVISION, DOUGLAS COUNTY, NEBRASKA, 10' EITHER SIDE OF A LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

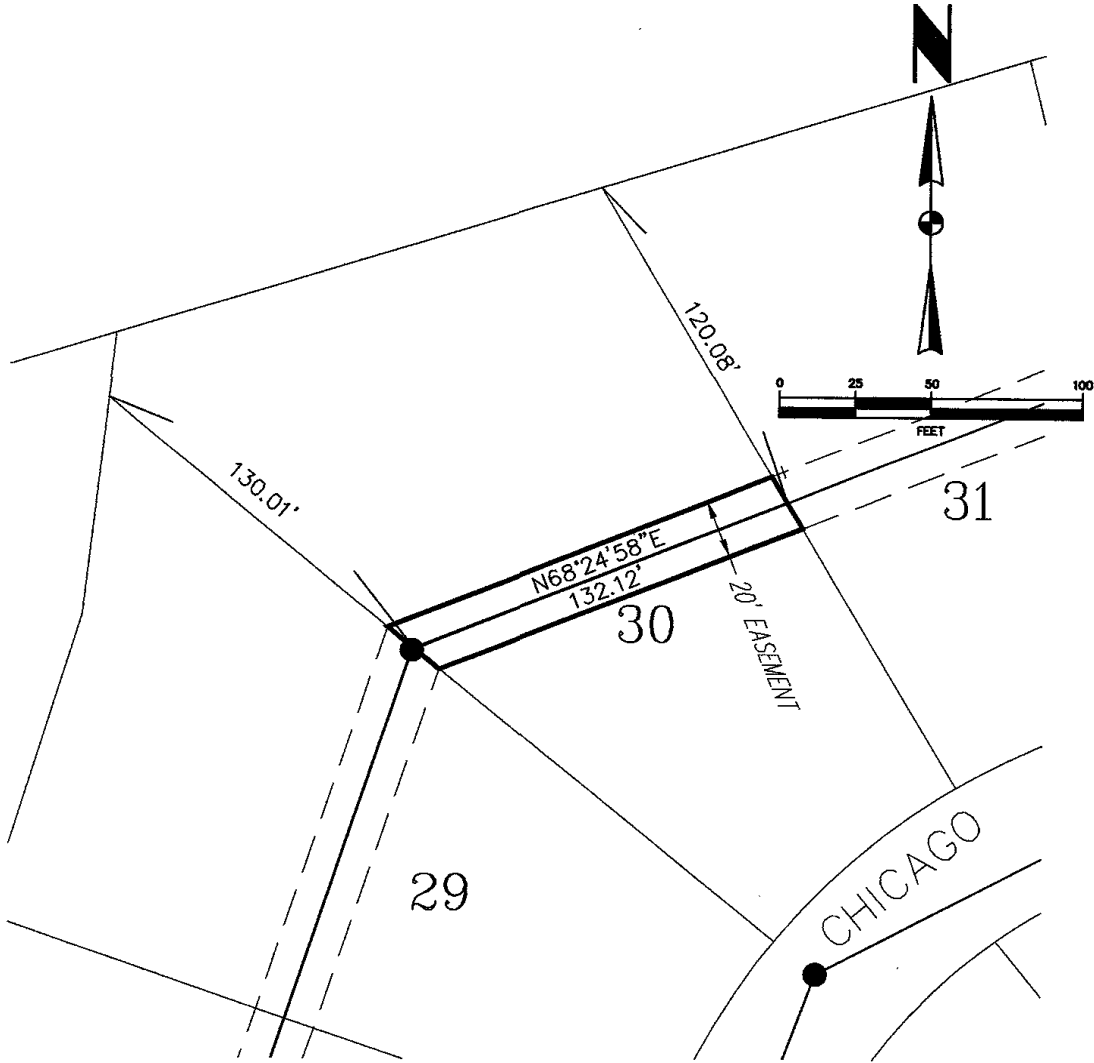
COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 30; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT, 104.61' TO THE POINT OF BEGINNING; THENCE N19°56'42"E, 133.24' TO THE NORTH LINE OF SAID LOT.

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MAR '02
date
71221
project no.

project ELK VALLEY-SANITARY IMPROVEMENTS
client SANITARY AND IMPROVEMENT DISTRICT NO. 458
sheet FORCE MAIN EASEMENT- LOT 30

JLB
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CAC
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CJK
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hgm
ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha



GRAVITY SEWER EASEMENT:

A 20' EASEMENT IS HEREBY DEDICATED TRAVERSING LOT 30, ELK VALLEY SUBDIVISION, DOUGLAS COUNTY, NEBRASKA, 10' EITHER SIDE OF A LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

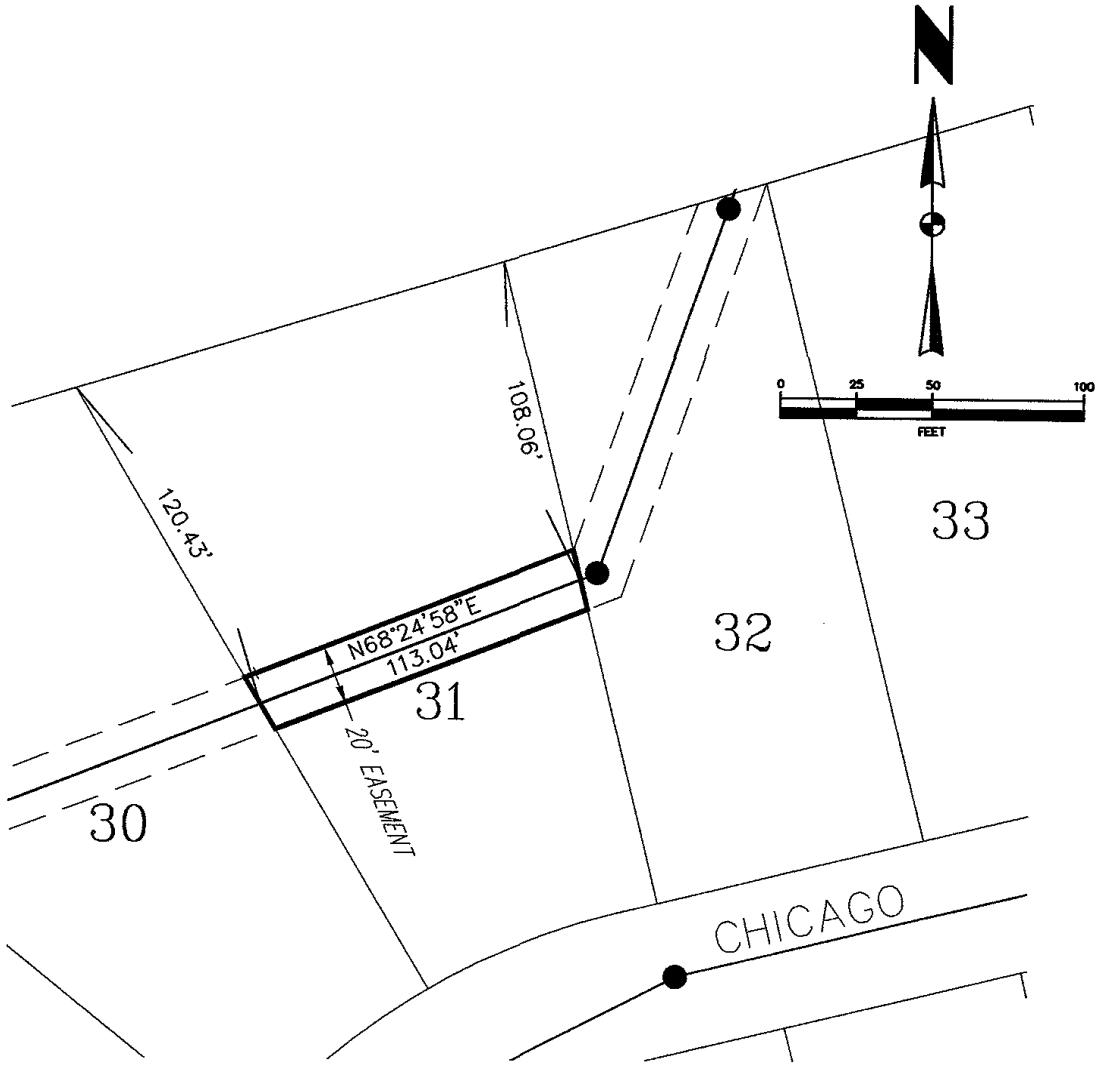
COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 30; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT, 130.01' TO THE POINT OF BEGINNING; THENCE N68°24'58\"E, 132.12' TO THE EASTERLY LINE OF SAID LOT.

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project ELK VALLEY-SANITARY IMPROVEMENTS
client SANITARY AND IMPROVEMENT DISTRICT NO. 458
sheet GRAVITY SEWER EASEMENT- LOT 30

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hgm
ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha



GRAVITY SEWER EASEMENT:

A 20' EASEMENT IS HEREBY DEDICATED TRAVERSING LOT 31, ELK VALLEY SUBDIVISION, DOUGLAS COUNTY, NEBRASKA, 10' EITHER SIDE OF A LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

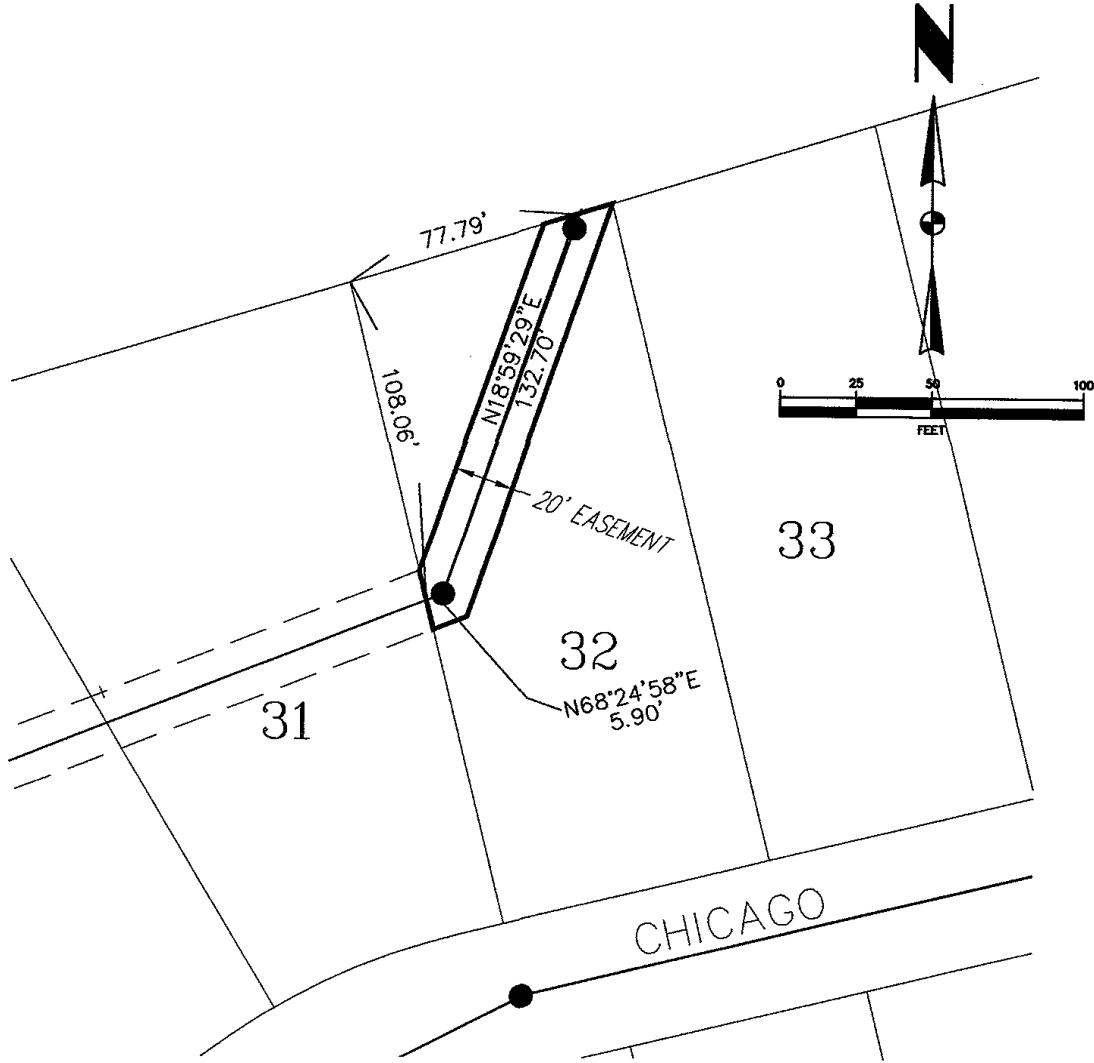
COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 31; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT, 120.43' TO THE POINT OF BEGINNING; THENCE N68°24'58"E, 113.04' TO THE EAST LINE OF SAID LOT.

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date
project no.

project ELK VALLEY-SANITARY IMPROVEMENTS
client SANITARY AND IMPROVEMENT DISTRICT NO. 458
sheet GRAVITY SEWER EASEMENT- LOT 31

JLB
drawn
CAC
designed
CJK
approved

hgm
ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha



GRAVITY SEWER EASEMENT:

A 20' EASEMENT IS HEREBY DEDICATED TRAVERSING LOT 32, ELK VALLEY SUBDIVISION, DOUGLAS COUNTY, NEBRASKA, 10' EITHER SIDE OF A LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 32; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT, 108.06' TO THE POINT OF BEGINNING; THENCE N68°24'58"E, 5.90'; THENCE N18°59'29"E, 132.70' TO THE NORTH LINE OF SAID LOT.

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MAR '02
sheet
project no.
71221

project ELK VALLEY-SANITARY IMPROVEMENTS
client SANITARY AND IMPROVEMENT DISTRICT NO. 458
sheet GRAVITY SEWER EASEMENT- LOT 32

JLB
drawn
CAC
designed
CJK
approved

hgm
ASSOCIATES INC.
ENGINEERING ARCHITECTURE SURVEYING
council bluffs omaha