

49-727

DECLARATION OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Charles G. Smith and Nellie M. Smith,  
husband and wife, hereinafter referred to as "Smith" are the  
owners of the following described real estate situated in  
Sarpy County, Nebraska:

A part of the Northwest Quarter of the Northwest Quarter  
of Section 4, Township 13 North, Range 13 East of the  
6th P.M., Sarpy County, Nebraska, more particularly  
described as follows:

Commencing at the Northwest corner of said Section 4;  
thence South 89° 46' 47" East (assumed bearing) along  
the North line of said Section 4 a distance of 65.00  
feet to the Point of Beginning; thence continuing South  
89° 46' 47" East a distance of 690.00 feet; thence South  
09° 41' 20" East a distance of 116.63 feet; thence South  
89° 53' 37" East a distance of 49.13 feet; thence South  
00° 08' 49" West a distance of 270.00 feet; thence North  
89° 51' 12" West a distance of 24.00 feet; thence South  
00° 08' 49" West a distance of 265.00 feet; thence South  
22° 17' 21" West a distance of 69.14 feet; thence South  
00° 08' 49" West a distance of 239.86 feet; thence North  
89° 51' 12" West a distance of 30.00 feet; thence South  
00° 08' 49" West a distance of 374.00 feet to a point on  
the South line of said Northwest Quarter of the Northwest  
Quarter; thence North 89° 47' 44" West along said line a  
distance of 684.00 feet to a point on the East right-of-  
way line of 36th Street; thence North 00° 08' 49" East  
along said right-of-way line a distance of 33.00 feet;  
thence South 89° 47' 44" East a distance of 105.00 feet;  
thence North 00° 08' 49" East a distance of 132.00 feet;  
thence North 89° 47' 44" West a distance of 90.00 feet to  
a point on the East right-of-way line of 36th Street;  
thence North 00° 08' 49" East along said line a distance  
of 153.40 feet; thence North 00° 25' 14" West a distance  
of 321.64 feet; thence Easterly on a 303.00 foot radius  
curve to the right (chord bearing of South 79° 05' 44"  
East and chord distance of 119.00 feet) an arc distance of  
119.78 feet to a point of reverse curvature; thence  
Easterly on a 362.00 foot radius curve to the left an arc  
distance of 238.69 feet; thence North 09° 03' 01" West a  
distance of 322.00 feet; thence North 89° 46' 49" West a  
distance of 59.00 feet; thence South 00° 13' 11" West a  
distance of 20.00 feet; thence North 89° 46' 49" West  
a distance of 138.00 feet; thence North 26° 16' 05" West  
a distance of 82.68 feet; thence North 89° 46' 49" West a  
distance of 69.00 feet to a point on the East right-of-way  
line of 36th Street; thence North 00° 25' 14" West along  
said line a distance of 351.00 feet to the Point of  
Beginning.

FILED FOR RECORD 11-22-76 10:00 A. M. IN BOOK 49 OF *Map Recs.* 25<sup>th</sup> Copy.  
PAGE 227 *Carl L. Hildebrand* 925  
REGISTER OF DEEDS, SARPY COUNTY, NEB.

*Sec 4*  
61302

49-727A

Except that portion previously dedicated to public use being described as follows:

A part of the NW 1/4 of the NW 1/4 of Section 4, Township 13 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said Section 4; thence S89° 46' 47"E (assumed bearing), along the North line of said Section 4, a distance of 717.00 feet to the Point of Beginning; thence continuing S89° 46' 47"E, along said North line of Section 4, a distance of 38.00 feet; thence S09° 41' 20"E, a distance of 116.63 feet; thence S89° 53' 37"E, a distance of 49.13 feet; thence S00° 08' 49"W, a distance of 270.00 feet; thence N89° 51' 12"W, a distance of 24.00 feet; thence S00° 08' 49"W, a distance of 265.00 feet; thence S22° 17' 21"W, a distance of 69.14 feet; thence S00° 08' 49"W, a distance of 67.86 feet; thence Northwesterly, on a curve to the left with a radius of 204.79 feet a distance of 44.39 feet, said curve having a long chord which bears N06°03'44"W, a distance of 44.30 feet; thence N12°16'17"W, a distance of 103.20 feet; thence Northerly, on a curve to the right with a radius of 254.79 feet, a distance of 55.22 feet; thence N00°08'49"E, a distance of 102.00 feet; thence Northwesterly, on a curve to the left with a radius of 814.68 feet a distance of 38.80 feet; thence N02°34'55"W, a distance of 74.29 feet; thence Northerly, on a curve to the right with a radius of 654.76 feet a distance of 31.18 feet; thence N00°08'49"E, a distance of 186.00 feet; thence Northwesterly, on a curve to the left with a radius of 417.36 feet a distance of 87.88 feet; thence N11°55'01"W, a distance of 28.53 feet; thence Northerly, on a curve to the right with a radius of 166.09 feet a distance of 35.18 feet, said curve having a long chord which bears N05°50'54"W, a distance of 35.12 feet to the Point of Beginning.

The above described property being generally known as the Granada Apartment Complex, Sarpy County, Nebraska.

and

WHEREAS, Smith is the Owner of the property known as Lots 1 through 94, inclusive, Granada II, a subdivision of Bellevue, Nebraska,

and

WHEREAS, Smith desires to provide perpetual access over and across the property first described (Granada Apartments) to the public dedicated right-of-way in Granada II.

THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, Charles G. Smith and Nellie M. Smith, husband and wife, as grantor, do hereby publish, declare, grant, convey and confirm the following easement over and across the property first described above for the benefit of Lots 1 through 94, inclusive, Granada II, Bellevue, Sarpy County, Nebraska, as surveyed, platted and recorded.

49-727B

Commencing at the Northwest corner of said Section 4; thence S00°08'49"W, (assumed bearing) along the West line of said Section 4, a distance of 688.06 feet; thence S89°51'11"E, a distance of 71.81 feet to a point on the East right-of-way line of 36th Street, said point also being the Point of Beginning; thence Southeasterly, on a curve to the right with a radius of 303.00 feet a distance of 119.78 feet, said curve having a long chord which bears S79°05'44"E, a distance of 119.00 feet; thence Northeasterly, on a curve to the left with a radius of 362.00 feet a distance of 266.40 feet, said curve having a long chord which bears S88°51'24"E, a distance of 260.43 feet; thence N70°03'38"E, a distance of 240.88 feet; thence S89°51'11"E, a distance of 70.45 feet; thence Southeasterly, on a curve to the left with a radius of 254.79 feet a distance of 5.98 feet, said curve having a long chord which bears S11°37'47"E, a distance of 5.98 feet; thence S12°16'17"E, a distance of 55.91 feet; thence N89°51'11"W, a distance of 119.63 feet; thence S64°43'38"W, a distance of 147.78 feet; thence Westerly on a curve to the right with a radius of 422.00 feet a distance of 349.84 feet, said curve having a long chord which bears S88°28'39"W, a distance of 339.91 feet; thence Westerly, on a curve to the left with a radius of 243.00 feet a distance of 96.00 feet, said curve having a long chord which bears N79°05'44"W, a distance of 95.44 feet to a point on said East right-of-way line of 36th Street; thence N00°25'14"W, along said East right-of-way line of 36th Street, a distance of 60.00 feet to the Point of Beginning.

Notwithstanding the easement granted herein, nothing in shall be construed as to affect the responsibility for maintenance of the roadways and other facilities by transferring the responsibility of any future owner to maintain the ment area.

NELLIE M. SMITH

On this 17th day of November, 1976, before me the undersigned, a Notary Public duly commissioned and qualified for said County, personally came CHARLES G. SMITH AND NEILLIE M. SMITH, husband and wife, to me known to be the identical persons whose names are subscribed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

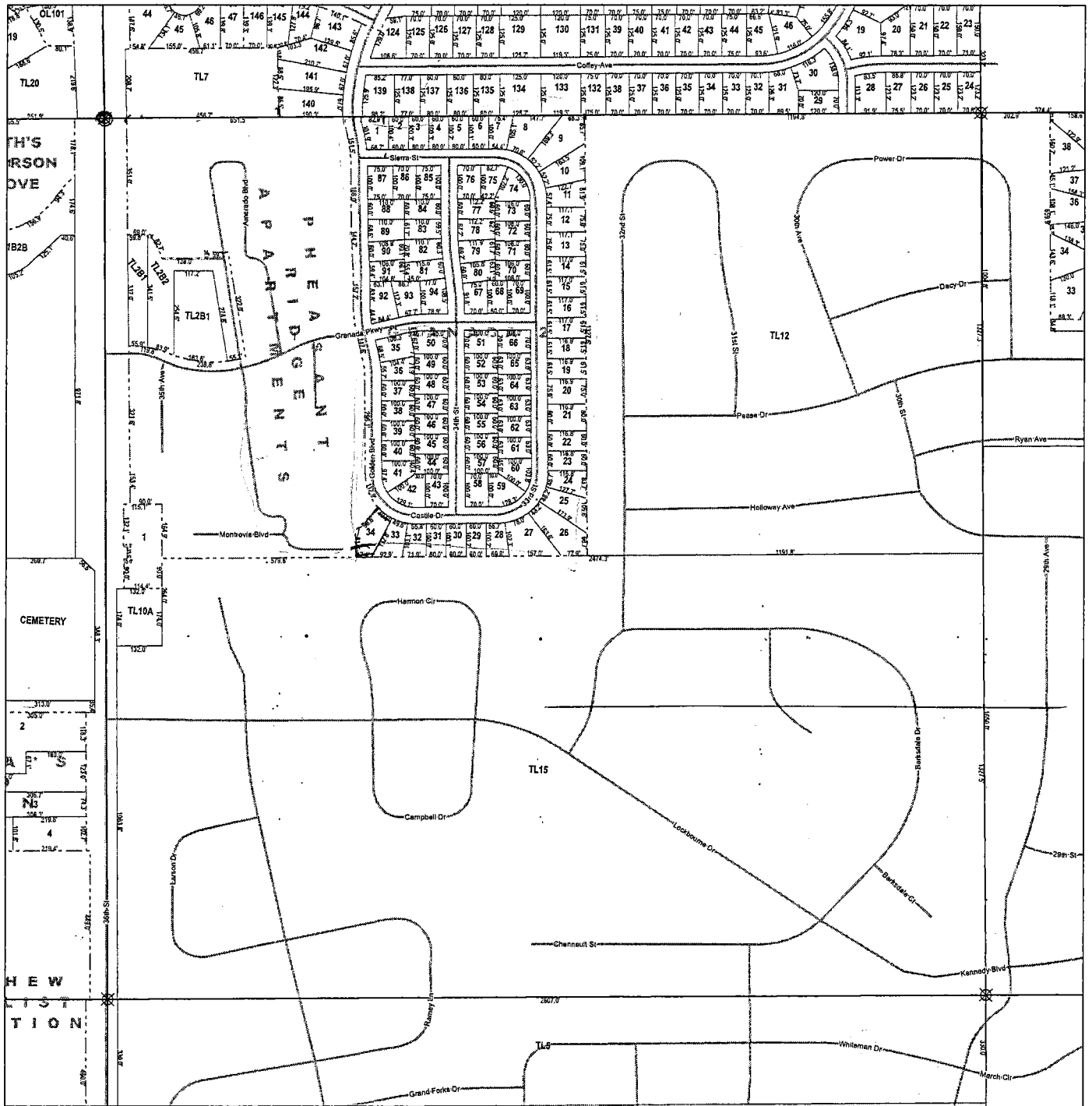
**GENERAL HISTORY - State of Nebraska**  
**L. D. LUDWIG**  
and others My Comm. Exp. Aug. 12, 1880

Notary Public

AN

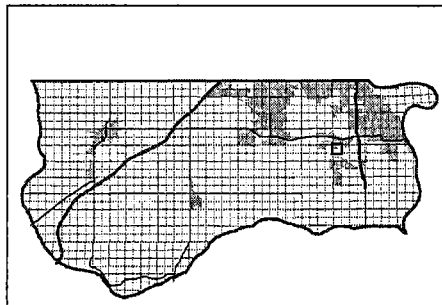
# NW1/4 SEC 04 T13N R13E

1 inch = 200 feet



SARPY COUNTY  
SURVEYOR'S OFFICE

sarpy county  
GIS



## Legend

- Corners
- Quarter Sections
- Subdivisions
- Rights of Way
- Lots
- Blocks
- Railroads
- Street Centerline

## NOTICE

This map constitutes a representation based on information provided to the Sarpy County Surveyors Office by other individuals and organizations. Therefore no representations regarding the accuracy of the size, dimensions, measurements, condition, platting, or location of the within described area are made. Should such information be required for construction, zoning, or other purposes, the services of a private surveyor and/or title search should be secured.

This Map Was Printed On:  
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