

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2004-01905

2004 JAN 16 P 3:56

Glenn J. Lawling
REGISTER OF DEEDS

COUNTER SM C.E. LM
VERIFY SM D.E. LM
PROOF \$
FEES \$ 11.00
CHECK# _____
CHG SLT 11.00 CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

DEC-31-2003 13:05

P.01

ENCROACHMENT EASEMENT

Easement located on Lot 491 in favor of Lot 179, in Hickory Ridge Subdivision
in Sarpy County, Nebraska. Address 17712 Edna St

For good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, Grantor does hereby grant and convey unto Grantees, their successors and assigns, a permanent easement for the placement of any improvement including, but not limited to, fences, structures, trees, shrubbery, and driveway, (here and after called "Improvement") over, through, and across the property described in Exhibit "A", attached hereto. Lot 491, Hickory Ridge, a Subdivision in Sarpy County, Nebraska.

TO HAVE AND TO HOLD the above described easement unto the Grantees, their successors and assigns forever, however, in the event that said Improvement as now constructed is removed or deteriorates into a state of disrepair, said easement shall terminate and be of no further force and effect. Grantees for themselves, their successors and assign agree that they shall not replace any Improvement so removed and shall, in the event that such Improvement deteriorated into a state of disrepair, remove the same at their sole expense.

All provisions of this instrument, including the benefits and burdens, shall run with the land and are binding upon and insure to the benefit of the Grantor and Grantees herein and to their respective successors and assigns

IN THE WITNESS WHEREOF, the undersigned has caused this easement to be signed and delivered this 2 day of Jan 2004

GRANTOR:
HEARTHSTONE HOMES, INC
a Nebraska Corporation

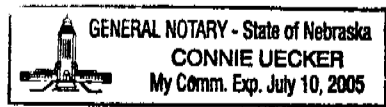
By Christie K. Brown
Assistant Secretary

GRANTEES:
Bruce Zetter

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The forgoing instrument was acknowledged before me, a Notary Public this 2 day of January of 2004.

Connie Uecker
Notary Public



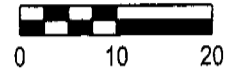
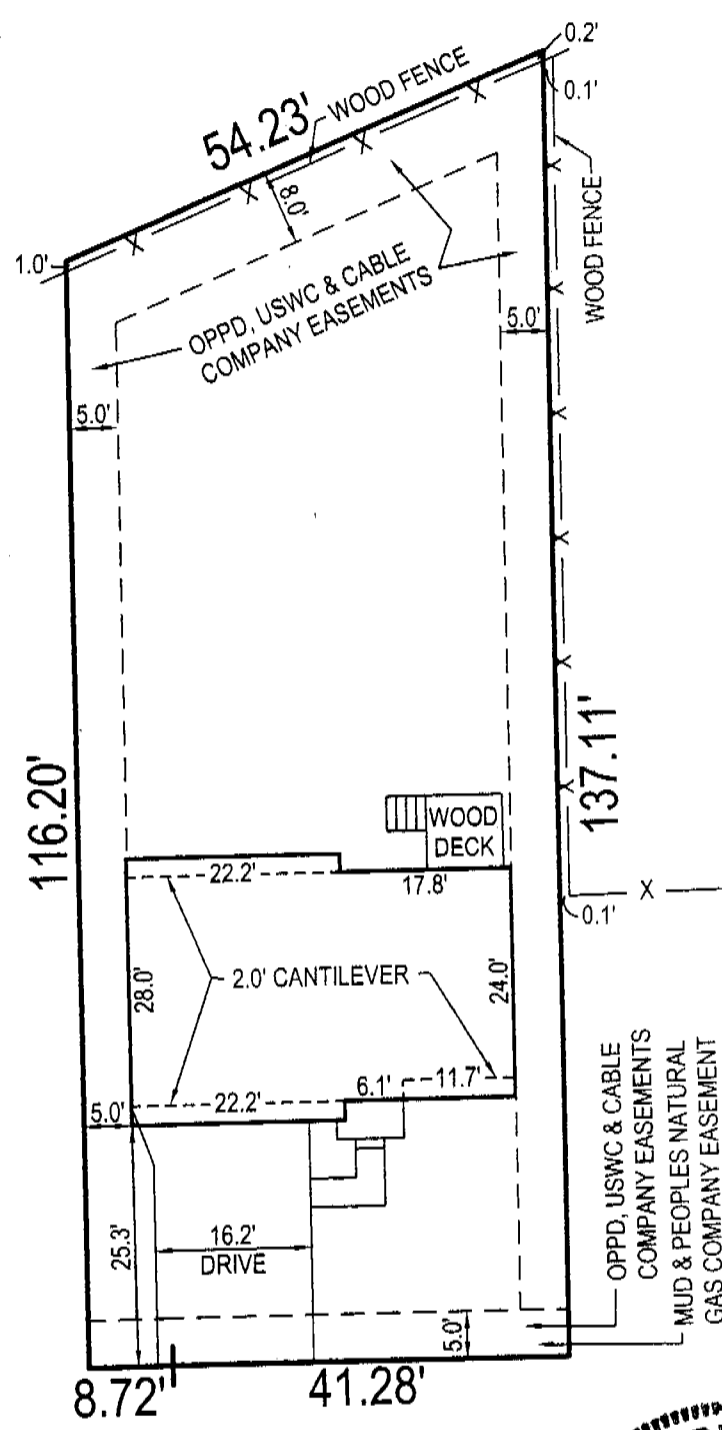
Return to
Jamie & Marcee Martin
17710 EDNA ST.
Omaha, NE 68136

01905

SLT
Charge

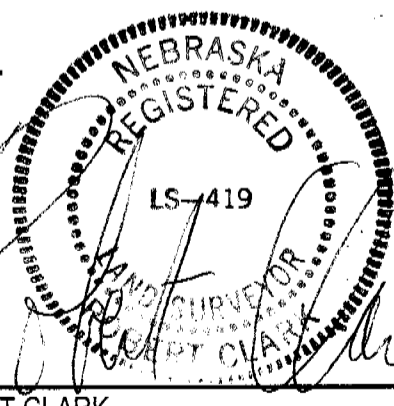
2004-01905A

WARNING: THIS DRAWING CANNOT BE LEGALLY USED TO INSTALL A FENCE OR ANY OTHER STRUCTURE ON THIS PROPERTY, AND IS NOT INTENDED TO BE A LAND SURVEY AS DEFINED BY STATE STATUTES.



Scale: 1" = 20'

EDNA STREET



ROBERT CLARK L.S. 419
 12-22-03
 DATE



E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 12001 Q STREET OMAHA, NE 68137 PHONE: (402) 895-4700

HOUSE STAKE BOOK: 2546, PAGE 76.
 AS BUILT BOOK: 2659, PAGE 72

Drawn by: DSH Chkd by: *WAC* Date: 1-5-04 Chkd by: _____ Date: _____

Job No.: 98200 Date: 12-29-03 Client Job No.: hkr04/491/0000

AS BUILT SURVEY
 LOT 491
 HICKORY RIDGE
 17710 EDNA STREET