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By

RICHARD N TAKECHI
REGISTER OF DEEDS
DOUGLASS COUNTY, NE

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North
of
Lot 96
within
portion
now
Granted
to
State of
NE

EASEMENT

THIS INDENTURE, made this 25 day of July, 2000between UTOPIA, L.L.C

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 & 00/100 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 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.

This easement runs with the land.

The consideration recited includes damages for change of grade, if any, and any and all claims for damage arising from change of grade or grading are hereby waived.

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.

UTOPIA, L.L.C.

By: Kevin Irish
Kevin Irish, Managing Member

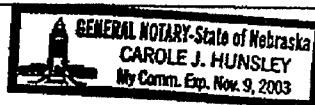
By: Jeff Johnson
Jeff Johnson, Managing Member

STATE OF NEBRASKA, COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on July 25, 2000 by Kevin Irish, Managing Member and Jeff Johnson, Managing Member.

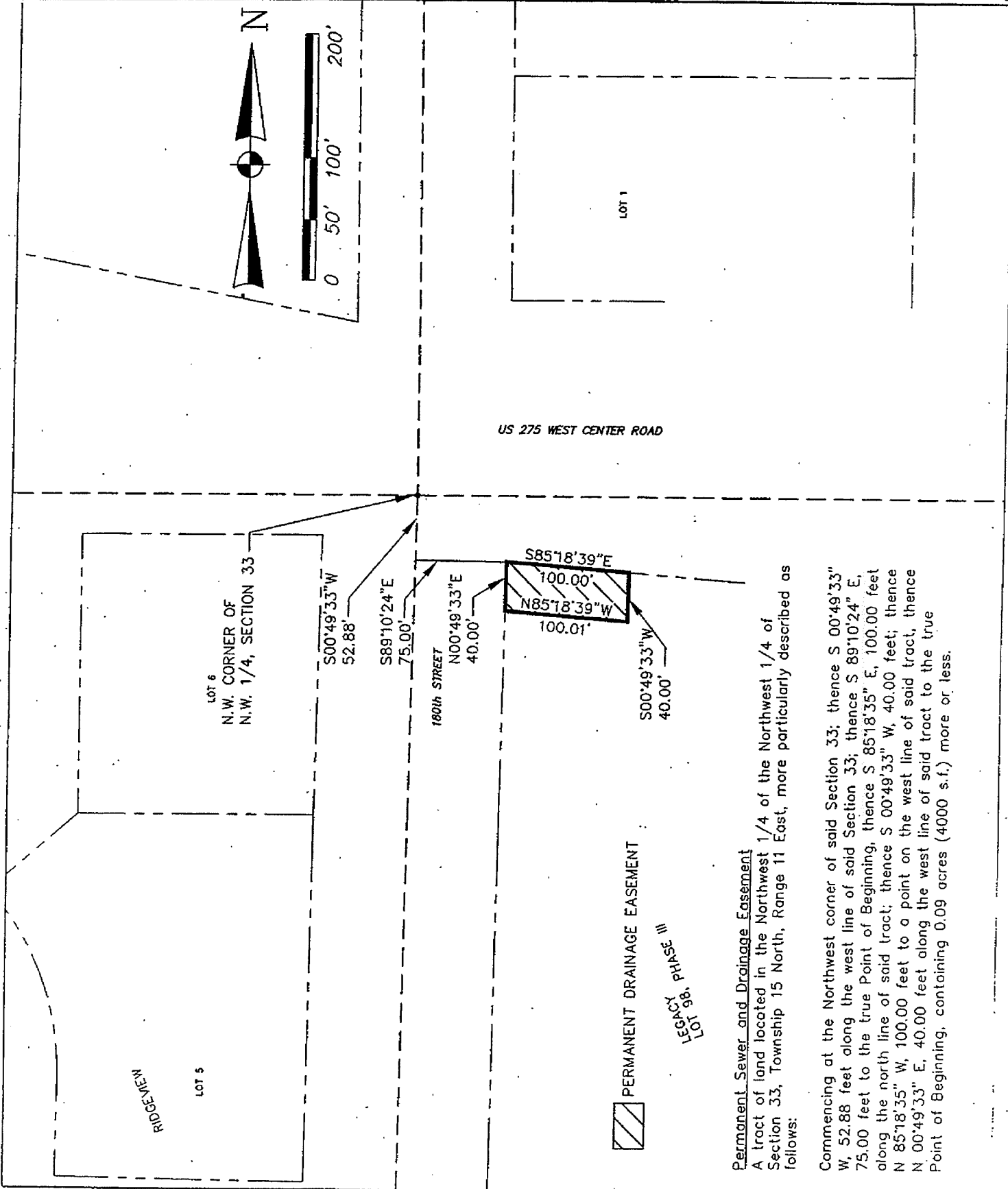
Carole J. Hunsley
Signature of Person Taking Acknowledgement

Title:



T.I.N. _____

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



Permanent Sewer and Drainage Easement
A tract of land located in the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 15 North, Range 11 East, more particularly described as follows:
Commencing at the Northwest corner of said Section 33; thence S 00°49'33" W, 52.88 feet along the west line of said Section 33; thence S 89°10'24" E, 75.00 feet to the true Point of Beginning, thence S 85°18'35" E, 100.00 feet along the north line of said tract; thence S 00°49'33" W, 40.00 feet; thence N 85°18'35" W, 100.00 feet to a point on the west line of said tract, thence N 00°49'33" E, 40.00 feet along the west line of said tract to the true Point of Beginning, containing 0.09 acres (4000 s.f.) more or less.