

2019-28917

11/20/2019 09:03:53 AM

Recording fees paid:

\$22.00

Pages: 3

Deb Houghtaling

COUNTY CLERK/REGISTER OF DEEDS

By: jby



EASE

**PERMANENT EASEMENT
(INDIVIDUAL and/or PARTNERSHIP)**

When recorded return to:
City of Bellevue
Public Works Department
1510 Wall Street
Bellevue, Nebraska 68005

FOR OFFICE USE ONLY	
Project:	City of Bellevue-36 th Street - Blaine to Sheridan
Proj. No.:	MAPA-5061(5)
Tract No.:	A39
Address:	13210 South 35 th Avenue Bellevue, Nebraska 68123

KNOW ALL MEN BY THESE PRESENTS:

THAT KHRISTINA LADD a single person, hereinafter referred to as GRANTOR, (whether one or more) for and in consideration of the sum of ONE HUNDRED and NO/100 DOLLARS (\$100.00) and other valuable considerations, the receipt of which is hereby acknowledged, does hereby grant and convey unto the CITY OF BELLEVUE, NEBRASKA, a Municipal Corporation, hereinafter referred to as CITY, and to its successors and assigns, a permanent easement for the construction and maintenance of drainage ways and appurtenances thereto, in, through, and under the parcel of land described as follows, to-wit:

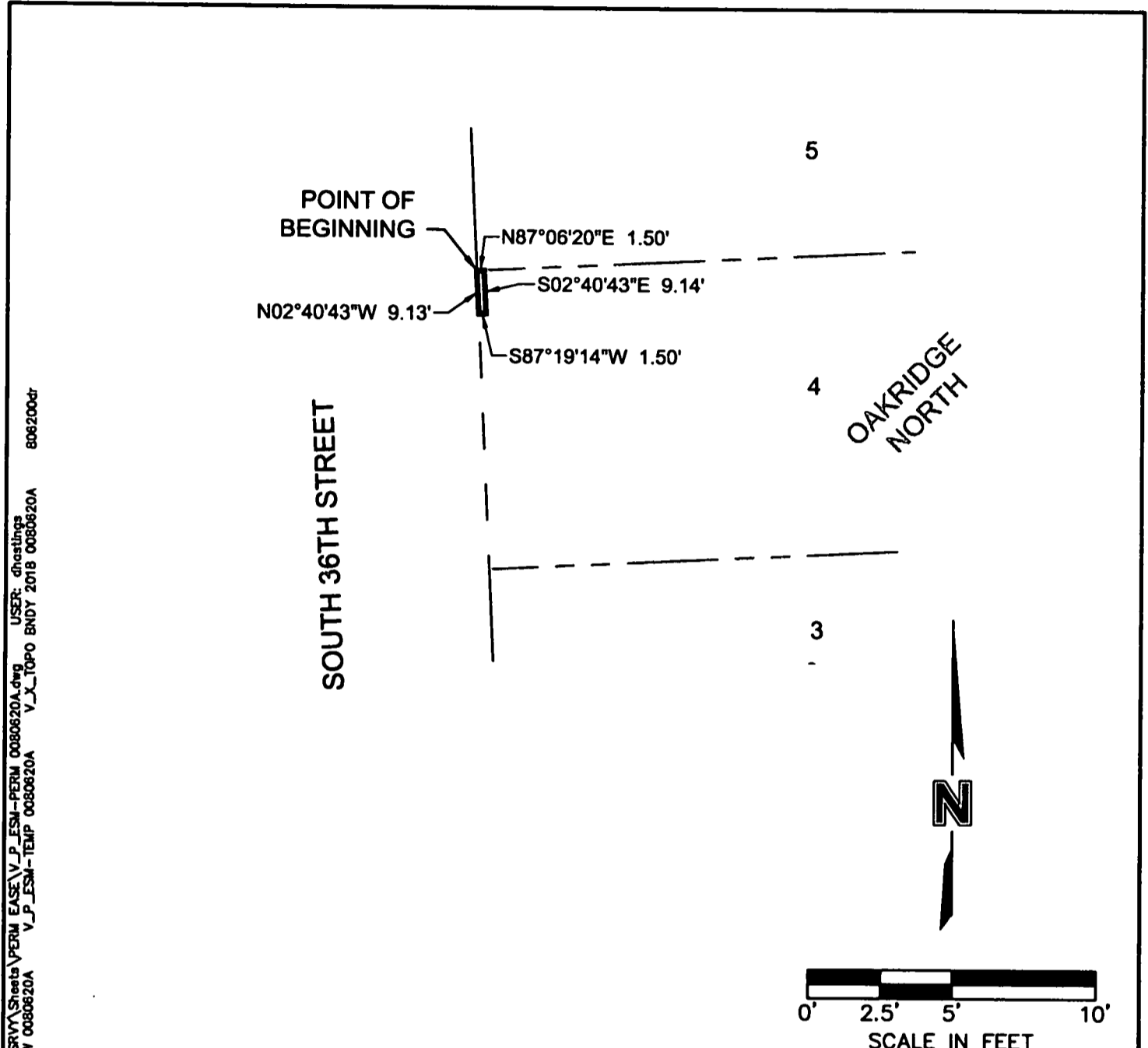
SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD unto said CITY, its successors and assigns, together with the right of ingress and egress from said premises for the purpose of constructing, inspecting, maintaining, operating, repairing or replacing said drainage way at the will of the CITY. The GRANTOR may, following construction of said drainage way continue to use the easement strip conveyed hereby for other purposes, subject to the right of the CITY to use the same for the purposes herein expressed.

It is further agreed as follows:

- 1) That no buildings, improvements, or other structures, nor any grading, fill or fill material, or embankment work, shall be placed in, on, over, or across said easement strip by GRANTOR, his or their successors and assigns without express approval of the CITY. Improvements which may be approved by CITY include landscaping, road and/or street surfaces, parking area surfacing, and/or pavement. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by GRANTOR, his heirs, successors or assigns.
- 2) That CITY will replace or rebuild any and all damage to improvements caused by CITY exercising its rights of inspecting, maintaining or operating said roadway, except that damage to, or loss of trees and shrubbery will not be compensated for by CITY.
- 3) This permanent easement is also for the benefit of any contractor, agent, employee, or representative of the CITY and any of said construction and work.
- 4) That CITY shall cause any trench made on said easement strip to be properly refilled and shall cause the premises to be left in a neat and orderly condition.
- 5) That said GRANTOR for himself or themselves and his or their heirs, executors and administrators does or do confirm with the said CITY and its assigns, that he or they, the GRANTOR is or are well seized in fee of the above described property and that he or they

EXHIBIT "A"



DWG: F:\Projects\008-0620-A\40-Design\Survey\SRV\Sheets\PERM EASE\V_P_ESM-PERM 0080620A.dwg
 DATE: Oct 05, 2018 8:04am
 XREFS: V_P_ROW 0080620A V_P_ESM-TEMP 0080620A V_P_ESM-PERM 0080620A V_X_TOPO BNDY 2018 0080620A
 USER: dhestings
 8062004r

LEGAL DESCRIPTION

A PERMANENT EASEMENT LOCATED IN LOT 4, OAKRIDGE NORTH, A PLATTED AND RECORDED SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 36TH STREET; THENCE ON THE NORTH LINE OF SAID LOT 4, ON AN ASSUMED BEARING OF N87°06'20"E, 1.50 FEET; THENCE S02°40'43"E, 9.14 FEET; THENCE S87°19'14"W, 1.50 FEET TO SAID EAST RIGHT-OF-WAY LINE OF SOUTH 36TH STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH 36TH STREET, N02°40'43"W, 9.13 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT EASEMENT CONTAINS A CALCULATED AREA OF 13.71 SQUARE FEET, MORE OR LESS.

PROJECT NO:	A08-0620
DRAWN BY:	DSH
DATE:	10/02/2018

**PERMANENT
EASEMENT**


 2111 South 67th Street, Suite 200
 Omaha, NE 68106
 TEL 402.341.1118
 FAX 402.341.5695

EXHIBIT
A39