



MISC 2004112636



AUG 24 2004 11:19 P 4

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
8/24/2004 11:19:03.65



2004112636

THIS PAGE INCLUDED FOR INDEXING

PAGE DOWN FOR BALANCE OF INSTRUMENT

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M^{3c}
 FEE 20.50 FB 01-60000
 BKP 27-16-11 CJO _____ COMP _____
 DEL _____ SCAN _____ FV _____

Temp. 12.4.01

unplatted land west of 351 + 029

PROJECT NO. C-28(418)
TRACT NO. 3

PERMANENT EASEMENT

THIS INDENTURE, made this 3rd day of June, 2004

between MARION MAGEE BREWER REVOCABLE TRUST 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 THREE HUNDRED FIFTEEN AND NO/100S Dollars \$ 315.00 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.

Marion Magee Brewer
MARION ALYCE BREWER, TRUSTEE
Marion Magee Brewer Trust

STATE OF Colorado

City & COUNTY OF Denver

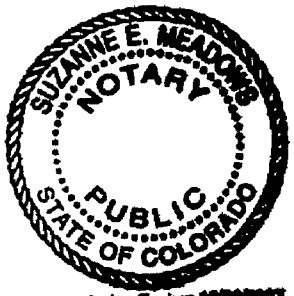
The foregoing instrument was acknowledged before me on June 3rd, 2004

by MARION ALYCE BREWER, TRUSTEE

T.I.N. _____

Suzanne E. Meadows
Signature of Person Taking Acknowledgement

Title: Notary Public



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

NOTARIAL SEAL
REGISTER OF DEEDS

TRACT 3

Parcel A

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of drainageways and storm sewer pipes over that part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 16 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Commencing at the northeast corner of the West Half of the Northwest Quarter of Section 27;

Thence South 02°44'10" East for 58.00 feet along the east line of the said West Half of the Northwest Quarter of Section 27;

Thence South 87°14'19" West for 65.04 feet to the TRUE POINT OF BEGINNING;

Thence South 69°05'56" West for 60.04 feet;


Thence North 20°54'04" West for 19.67 feet to the south line of an existing drainage and sewer easement;

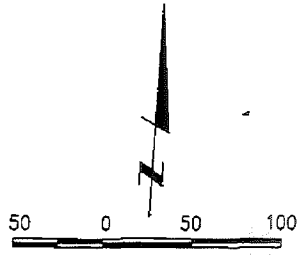
Thence North 87°14'19" East for 63.18 feet parallel with and 58.00 feet south of the north line of the said West Half of the Northwest Quarter of Section 27 to the Point of Beginning.

Contains 590 square feet (0.014 acre).

April 23, 2004
LAMP, RYNEARSON & ASSOCIATES, INC.
98055.11-055 (Tract 3, Parcel A, in the NW ¼ of the NW ¼, 27-16-11)

LEGEND

 Permanent Easement
590 square feet (0.014 acre)



SW 1/4 SW 1/4, SEC. 22, T16N, R11E

SE 1/4 SW 1/4,
SEC. 22, T16N, R11E

Existing 25' Drainage and
Storm Sewer Easement

Existing 33' County
Roadway Easement

NE COR. W 1/2, NW 1/4
SEC. 27, T16N, R11E
Point of Commencement

N87°14'19"E
63.18'

S02°44'10"E STATE STREET
58.00'

TRACT 3
Parcel A

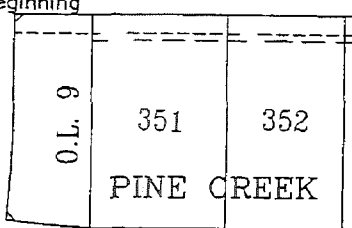
S87°14'19"W
65.04'

Point of Beginning

N20°54'04"W
19.67'

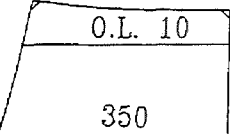
S69°05'56"W
60.04'

165TH STREET



50' ROW
Acquisition

NW 1/4, NW 1/4 SEC. 27, T16N, R11E



98055\dwg\9855E122.dwg

Book 98055 Page _____ Date 4-22-04 Dwn.By EAM Job Number 98055.11-055



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