

TEMPORARY CONSTRUCTION EASEMENT

Carol Givens

Carol Givens, Register of Deeds
DODGE COUNTY NE
Pages: 3 Fee: \$22.00

THIS INDENTURE, made this 11th day of November, 2022, between James P. & Marjorie A. Determan, hereinafter referred to as "Grantor", and City of North Bend Nebraska, hereinafter called "City".

WITNESSETH:

THAT, said Grantor in consideration of the sum of \$1.00 and other valuable consideration, does hereby donate, grant and convey unto said City and its assigns, a temporary easement for the use of the parcel of land described as follows, to wit:

SEE ATTACHED EXHIBIT
Temporary Easement Legal Description

This easement runs with the land and terminates thirty (30) days after the improvement is completed, with the total duration of actual use of this temporary construction easement not to exceed one year or 365 calendar days from the date construction begins.

Said easement is granted upon the condition that the City will remove or cause to be removed, all presently existing improvements thereon, including, but not limited to, crops, vines, gardens and lawns within the easement area as necessary for construction, with the following exceptions:

The area disturbed under this easement will be seeded upon completion of construction.

This easement is also for the benefit of any contractor, agent, employee and representative of the City in 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 City and its assigns, that Grantor(s) have the right to grant this easement in the manner and form aforesaid, subject to all easements, covenants, conditions and restrictions of record and that he or they will, and he or their heirs, executors and administrators shall warrant and defend this easement to said City and its assigns against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party of the first part has hereunto and these presents to be signed this 11th day of November, 2022.



GRANTOR:

OWNER:

James P. Determan
James P. Determan

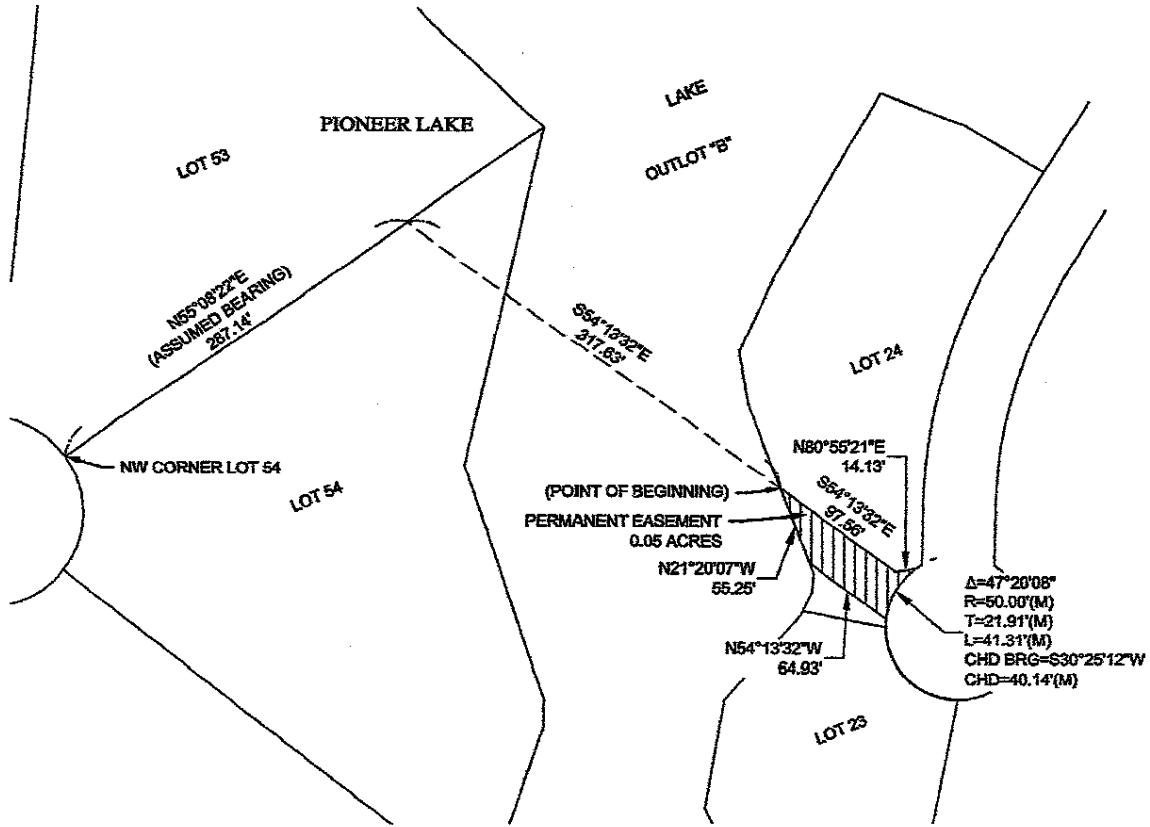
OWNER:

Marjorie A. Determan
Marjorie A. Determan

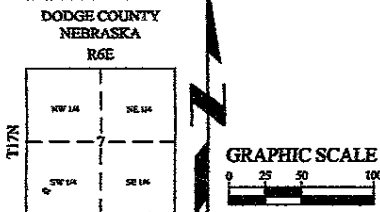
ACKNOWLEDGMENT

WATER MAIN EASEMENT

CITY OF NORTH BEND



VICINITY SKETCH



NOTE: ALL BEARINGS ARE ASSUMED.

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

PERMANENT EASEMENT DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT 24, PIONEER LAKE, PART OF SECTION 7 TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE 6TH P.M., AND PART OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 5 EAST OF THE 6TH P.M., ALL IN DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHWEST CORNER OF SAID LOT 54, THENCE N55°08'22"E (ASSUMED BEARING) ON THE NORTHERLY LINE OF SAID LOT 54, A DISTANCE OF 287.14 FEET; THENCE S54°13'32"E, A DISTANCE OF 317.83 FEET TO THE WESTERLY LINE OF SAID LOT 24 OF SAID PIONEER LAKE AND THE POINT OF BEGINNING; THENCE CONTINUING S54°13'32"E, A DISTANCE OF 97.56 FEET; THENCE N80°55'21"E, A DISTANCE OF 14.13 FEET TO THE EASTERLY LINE OF SAID LOT 24; THENCE SOUTHWESTERLY ON A 50.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 41.31 FEET, THE CHORD OF SAID CURVE BEARS S30°25'12"W, A DISTANCE OF 40.14 FEET; THENCE N54°13'32"W, A DISTANCE OF 64.93 FEET TO SAID WESTERLY LINE; THENCE N21°20'07"W ON SAID WESTERLY LINE, A DISTANCE OF 55.25 FEET TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES, MORE OR LESS.

DATE	10/19/2022
SCALE	1"=100'
DRAWN	AWH
JOB NO.	221335
FIELD BOOK	NORTH BEND 11
FIELD WORK	JG
SHEET	1 OF 1
FILE NO.	

JEG CONSULTING GROUP

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