

DOCUMENT#: 202300255
Recorded 01-27-2023 at 9:24 AM

Carol Givens

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

PERMANENT EASEMENT

THIS INDENTURE, made this 2 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 One and 00/dollar (\$1.00) and other valuation consideration, to Grantor in hand paid by said City, the receipt whereof is hereby acknowledged, does or do hereby donate, grant convey and confirm unto said City and its assigns forever, a water main easement for the right to use, construct, build, maintain, repair and construct a water main, together with all appurtenances, structures, and other applicable works pertaining to such water main in, through, over or under the parcel of land described as follows, to wit:

**See Attached Exhibit
Permanent Easement Legal Description**

No buildings, improvements or structures except floating docks with horizontal helical supports shall be placed in, on, over or across said easements by undersigned, its successors and assigns without express approval by the City of North Bend and their City Engineer. Any trees, grass and shrubbery placed on said easement shall be maintained by Grantor, its successors and assigns. If the City of North Bend and their City Engineer grant approval for an improvement in, on, over or across said easement, the City will be responsible for all expenses if repairs/maintenance on said water main is required and/or restoration to property owner's improvement.

Said City shall cause any trench made on aforesaid realty to be properly refilled, seeded or sodded, 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 City in connection with any of said construction and work. Said City shall maintain its water main in good order so as to protect Grantor's lands from damage on account of improper failure of maintenance.

Said Grantor for itself and its successors and assigns does confirm with the said City and its assigns, that the Grantor is well seized in fee of the above described property and that it has the right to grant and convey this easement in the manner and form aforesaid, and that it will, and its successors and assigns 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 by its respective officers this 2nd day of November, 2022.

GRANTOR:

OWNER:

James P. Determan
James P. Determan

OWNER:

Marjorie A. Determan
Marjorie A. Determan

ACKNOWLEDGMENT

STATE OF Nebraska)
COUNTY OF Lancaster)SS

On this 2nd day of November, 2022, before me, a Notary Public in and for said County, personally came

James P. Determan owner
James P. Determan (Title)

and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Seal:



Katy Stege
NOTARY PUBLIC

STATE OF Nebraska)
COUNTY OF Lancaster)SS

On this 2nd day of November, 2022, before me, a Notary Public in and for said County, personally came

Marjorie A. Determan - owner
Marjorie A. Determan (Title)

and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed.

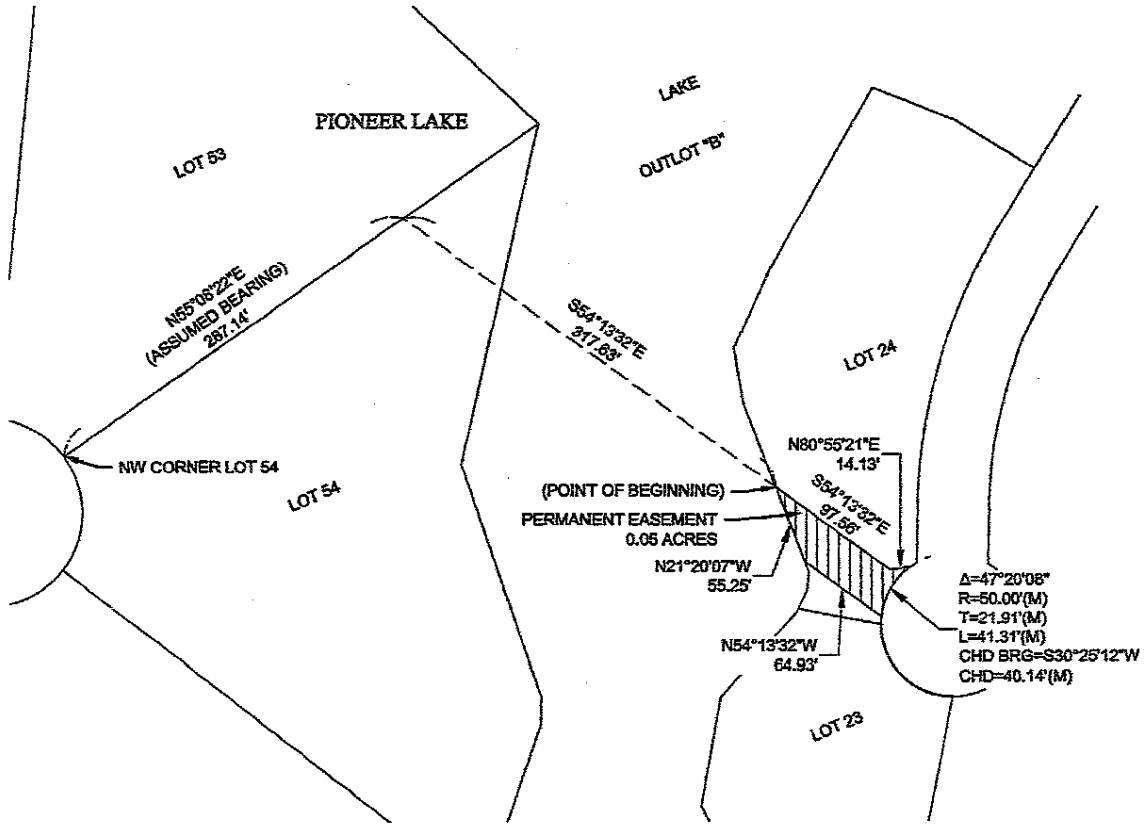
WITNESS my hand and Notarial Seal the day and year last above written.

Notary Seal:

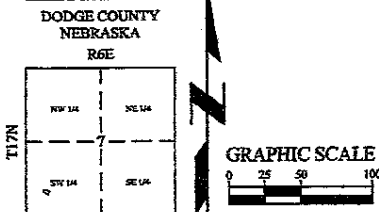


Katy Stege
NOTARY PUBLIC

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

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.	

JG CONSULTING GROUP
500.723.8567
Wahoo, NE 403-443-4561
www.jgc.com

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 317.63 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.