

PERPETUAL EASEMENT

THIS EASEMENT AGREEMENT made this 26th day of January, 1977, between the undersigned WESTWARD DEVELOPMENT CO., a Nebraska corporation (herein called "Grantor" whether one or more), and SANITARY AND IMPROVEMENT DISTRICT NO. 157 OF DOUGLAS COUNTY, NEBRASKA (herein after called "Grantee"),

WITNESSETH:

1. In consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, Grantor, being the owner of the property hereinafter described, does hereby give and grant unto the Grantee, its successors and assigns forever, four permanent water utility easements in, through, under, over, on and across Lots 340, 341, 342 and Outlot 4, all in Skyline Ranches III, a subdivision in Douglas County, Nebraska. The width and exact location of said permanent easementways are described in EXHIBITS "A", "B", "C" and "D", attached hereto and by this reference incorporated herein. These easements run with the land.

2. The scope and purpose of said easements is for the construction, use, repair, maintenance, replacement and renewal of water mains including all related or necessary appurtenances thereto. The Grantee and its contractor and engineers shall have full right and authority to enter upon said easementways in order to perform any of the acts and functions described within the scope and purposes of such easements.

3. By accepting and recording these permanent easement grants, said Grantee covenants and agrees to cause any trench made on said real property to be properly refilled and shall cause the restoration as nearly as practicably possible of all landscaping materials and plantings damaged or destroyed during the course of said construction and/or maintenance work in said real property to such condition(s) as exists on date hereof.

4. Grantor herein, for itself, its successors and assigns, does hereby covenant and agree with the said Grantee and its successors and assigns that at the time of the execution and delivery of these presents, Grantor is lawfully seized of said premises; that they are free from encumbrances; that Grantor has good right and lawful authority to grant said easementway(s) and Grantor further hereby covenants to warrant and defend said easementway(s) against the lawful claims of all persons whomsoever.

5. This Agreement shall be binding on the successors and assigns of the respective parties hereto.

EXECUTED on the day and year first above written.

WESTWARD DEVELOPMENT CO. Grantor

By:


L. A. Thornton, President

AUGUST 17, 1976

PERMANENT WATER UTILITY EASEMENT


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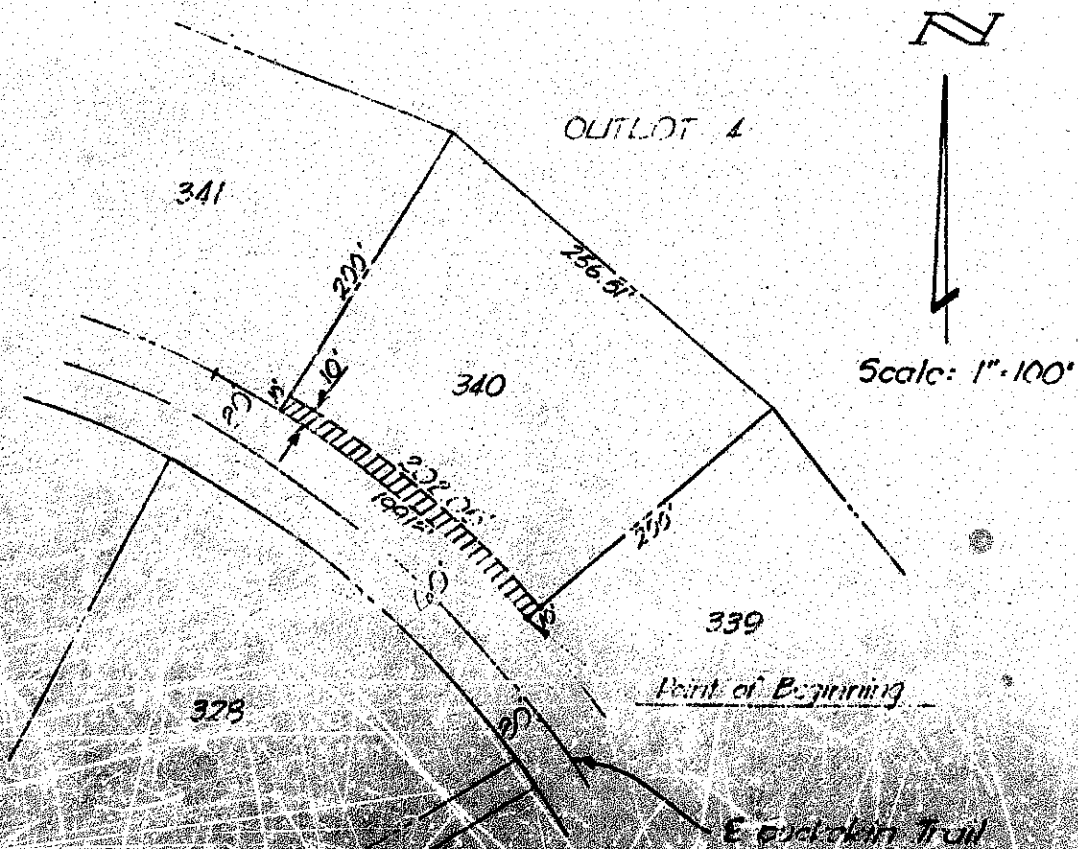
A 10 FOOT PERMANENT WATER UTILITY EASEMENT SITUATED ON PART OF LOT 340, SKYLINE RANCHES III, A SUBDIVISION LOCATED IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY COMMON CORNER OF LOTS 339 AND 340; THENCE NORTH $54^{\circ}50'25''$ EAST (ASSUMED BEARING) ALONG THE COMMON LINE OF SAID LOTS, A DISTANCE OF 10.00 FEET; THENCE NORTHWESTERLY ALONG A 693.96 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 202.05 FEET TO A POINT ON THE COMMON LINE OF LOTS 340 AND 341; THENCE SOUTH $38^{\circ}08'38''$ WEST ALONG SAID COMMON LINE TO THE EASTERLY RIGHT OF WAY LINE OF BUCKSKIN TRAIL, A DISTANCE OF 10.00 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AN ARC DISTANCE OF 199.13 FEET TO THE POINT OF BEGINNING.

ROLLEHON, SCHEMMER & ASSOCIATES, INC.
ARCHITECTS-ENGINEERS-PLANNERS
12100 WEST CENTER ROAD, SUITE 520
OMAHA, NEBRASKA 68144

LEGEND:

 PERMANENT WATER UTILITY EASEMENT



BOOK 576 PAGE 247
SKYLINE RANCHES III
PROJECT NO. 6530-02
AUGUST 17, 1976

PERMANENT WATER UTILITY EASEMENT


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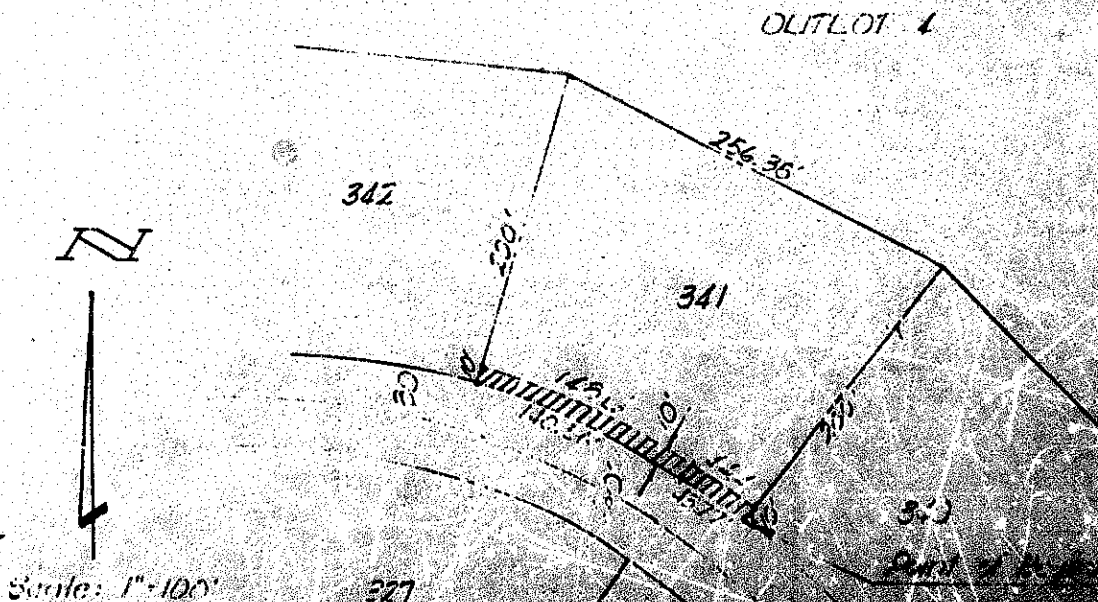
A 10 FOOT PERMANENT WATER UTILITY EASEMENT SITUATED ON PART OF LOT 341, SKYLINE RANCHES III, A SUBDIVISION LOCATED IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY COMMON CORNER OF LOTS 340 AND 341; THENCE NORTH $38^{\circ}08'38''$ EAST (ASSUMED BEARING) ALONG THE COMMON LINE OF SAID LOTS 340 AND 341 A DISTANCE OF 10.00 FEET; THENCE NORTHWESTERLY ALONG A 693.36 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 44.41 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUING NORTHWESTERLY ALONG A 472.52 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 143.6 FEET TO A POINT LOCATED ON THE COMMON LINE OF LOTS 341 AND 342; THENCE SOUTH $17^{\circ}03'46''$ WEST ALONG SAID COMMON LINE, A DISTANCE OF 10 FEET TO THE SOUTHERLY COMMON CORNER OF SAID LOTS 341 AND 342; THENCE SOUTHEASTERLY ALONG A 462.52 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE A.K.A. THE SOUTHWESTERLY PROPERTY LINE OF LOT 341), AN ARC DISTANCE OF 140.56 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUING SOUTHEASTERLY ALONG A 683.36 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 43.77 FEET TO THE POINT OF BEGINNING.

GOLLEHON, SCHEMMER & ASSOCIATES, INC.
ARCHITECTS-ENGINEERS-PLANNERS
12100 WEST CENTER ROAD, SUITE 520
OMAHA, NEBRASKA 68144

LEGEND:

 PERMANENT WATER UTILITY EASEMENT



AUGUST 17, 1976

PERMANENT WATER UTILITY EASEMENT


GOLLETON, SCHEMME & ASSOCIATES, INC.
ARCHITECTS-ENGINEERS-PLANNERS
12100 WEST CENTER ROAD, SUITE 520
OMAHA, NEBRASKA 68144

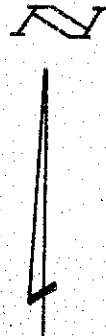
LEGAL DESCRIPTION:

A 10 FOOT PERMANENT WATER UTILITY EASEMENT SITUATED ON PART OF LOT 342, SKYLINE RANGES III, A SUBDIVISION LOCATED IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

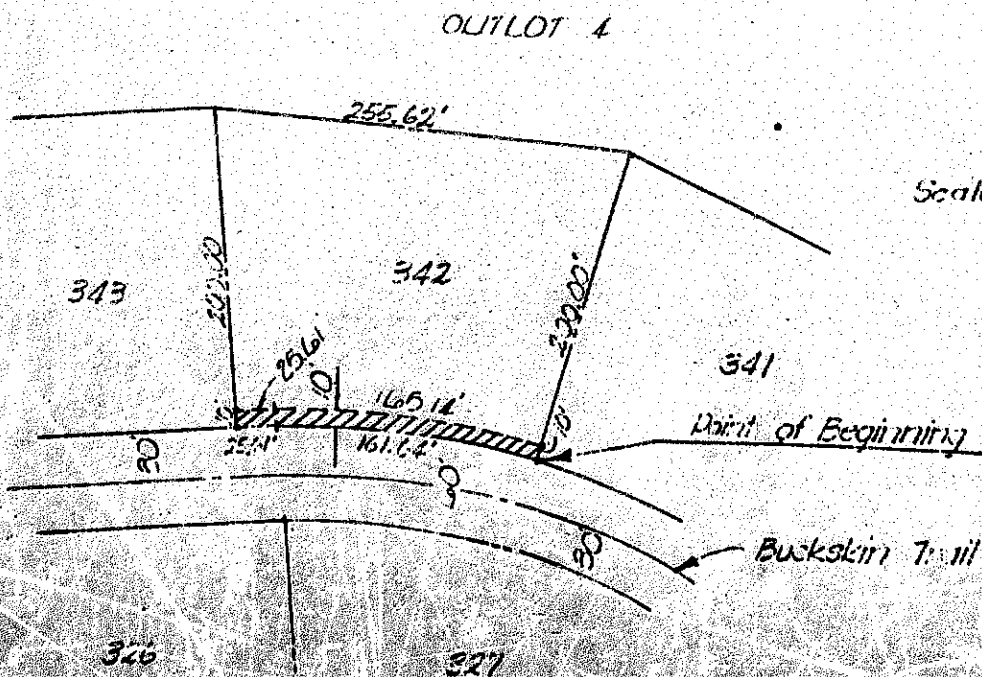
BEGINNING AT THE SOUTHERLY COMMON CORNER OF LOTS 341 AND 342; THENCE NORTH $17^{\circ}03'45''$ EAST (ASSUMED BEARING) ALONG THE COMMON LINE OF SAID LOTS, A DISTANCE OF 10.00 FEET; THENCE WESTERLY ALONG A 472.52 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 165.14 FEET TO A POINT OF TANGENCY; THENCE SOUTH $87^{\circ}02'21''$ WEST, A DISTANCE OF 25.61 FEET TO A POINT LOCATED ON THE COMMON LINE OF LOTS 342 AND 343; THENCE SOUTH $02^{\circ}57'39''$ EAST ALONG THE SAID COMMON LINE OF LOTS 342 AND 343, A DISTANCE OF 10 FEET TO THE SOUTHERLY COMMON CORNER OF SAID LOTS 342 AND 343; THENCE NORTH $87^{\circ}02'21''$ EAST ALONG THE SOUTHERLY PROPERTY LINE OF SAID LOT 342, A DISTANCE OF 25.61 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 462.52 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE A.K.A. THE SOUTHERLY PROPERTY LINE OF LOT 342), AN ARC DISTANCE OF 161.64 FEET TO THE POINT OF BEGINNING.

LEGEND:

 PERMANENT WATER UTILITY EASEMENT



Scale: 1"=100'



AUGUST 17, 1976

PERMANENT WATER UTILITY EASEMENT


GOLLETON, SCHEMME & ASSOCIATES, INC.
ARCHITECTS-ENGINEERS-PLANNERS
12100 WEST CENTER ROAD, SUITE 520
OMAHA, NEBRASKA 68144

LEGAL DESCRIPTION:

A 10 FOOT PERMANENT WATER UTILITY EASEMENT SITUATED ON PART OF LOT 342, SKYLINE RANCHES III, A SUBDIVISION LOCATED IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY COMMON CORNER OF LOTS 341 AND 342; THENCE NORTH $17^{\circ}03'45''$ EAST (ASSUMED BEARING) ALONG THE COMMON LINE OF SAID LOTS, A DISTANCE OF 10.00 FEET; THENCE WESTERLY ALONG A 472.52 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 165.14 FEET TO A POINT OF TANGENCY; THENCE SOUTH $87^{\circ}02'21''$ WEST, A DISTANCE OF 25.61 FEET TO A POINT LOCATED ON THE COMMON LINE OF LOTS 342 AND 343; THENCE SOUTH $02^{\circ}57'39''$ EAST ALONG THE SAID COMMON LINE OF LOTS 342 AND 343, A DISTANCE OF 10 FEET TO THE SOUTHERLY COMMON CORNER OF SAID LOTS 342 AND 343; THENCE NORTH $87^{\circ}02'21''$ EAST ALONG THE SOUTHERLY PROPERTY LINE OF SAID LOT 342, A DISTANCE OF 25.61 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A 462.52 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE A.K.A. THE SOUTHERLY PROPERTY LINE OF LOT 342), AN ARC DISTANCE OF 161.64 FEET TO THE POINT OF BEGINNING.

LEGEND:

 PERMANENT WATER UTILITY EASEMENT

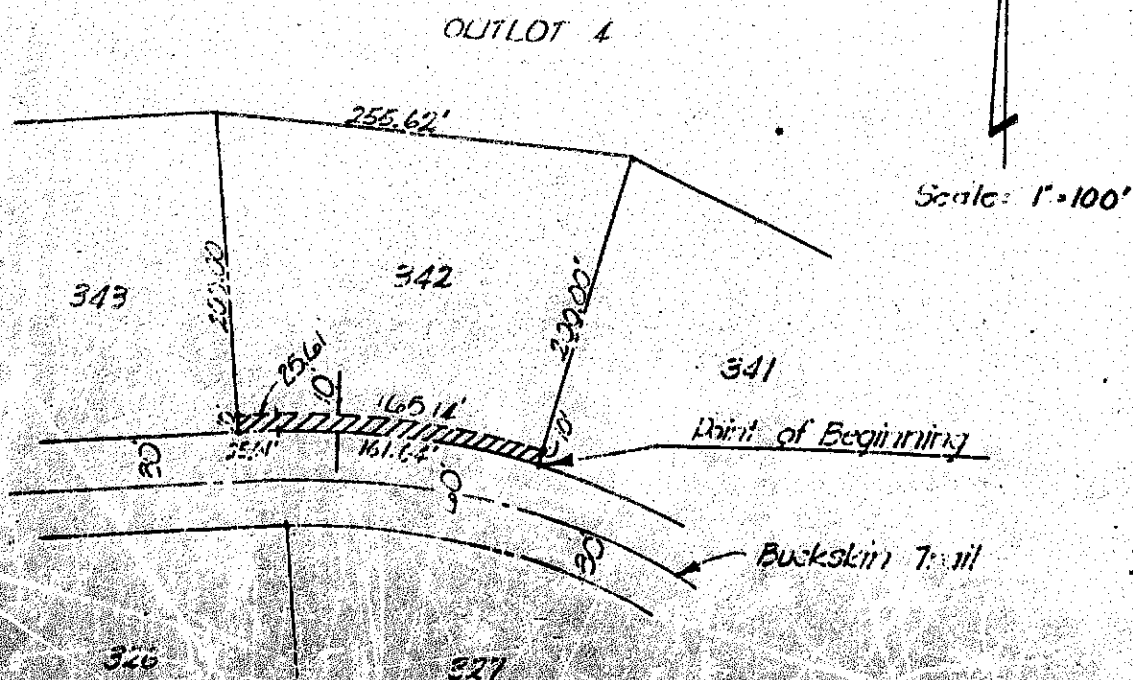


EXHIBIT 'C'

AUGUST 17, 1976

PERMANENT WATER UTILITY EASEMENT

LEGAL DESCRIPTION:

A 20 FOOT PERMANENT WATER UTILITY EASEMENT SITUATED ON PART OF OUTLOT 4, SKYLINE RANCHES III, IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERMOST CORNER OF SAID OUTLOT 4; THENCE NORTH 00°08'45" EAST (ASSUMED BEARING) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BUCKSKIN TRAIL A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°51'15" EAST A DISTANCE OF 373.83 FEET; THENCE NORTH 51°14'01" EAST TO THE SOUTHERNMOST LINE OF LOT 551, SKYLINE ESTATES II, A DISTANCE OF 206.96 FEET; THENCE SOUTH 89°51'15" EAST ALONG SAID SOUTHERNMOST LINE TO THE SOUTHEASTERNMOST CORNER OF SAID LOT 551, A DISTANCE OF 10.13 FEET; THENCE SOUTH 00°08'45" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF TIMBER LANE DRIVE A DISTANCE OF 17.53 FEET; THENCE SOUTH 51°14'01" WEST TO THE NORTHERLY RIGHT-OF-WAY LINE OF PACIFIC STREET A DISTANCE OF 210.90 FEET; THENCE NORTH 89°51'15" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 380.90 FEET TO THE POINT OF BEGINNING.

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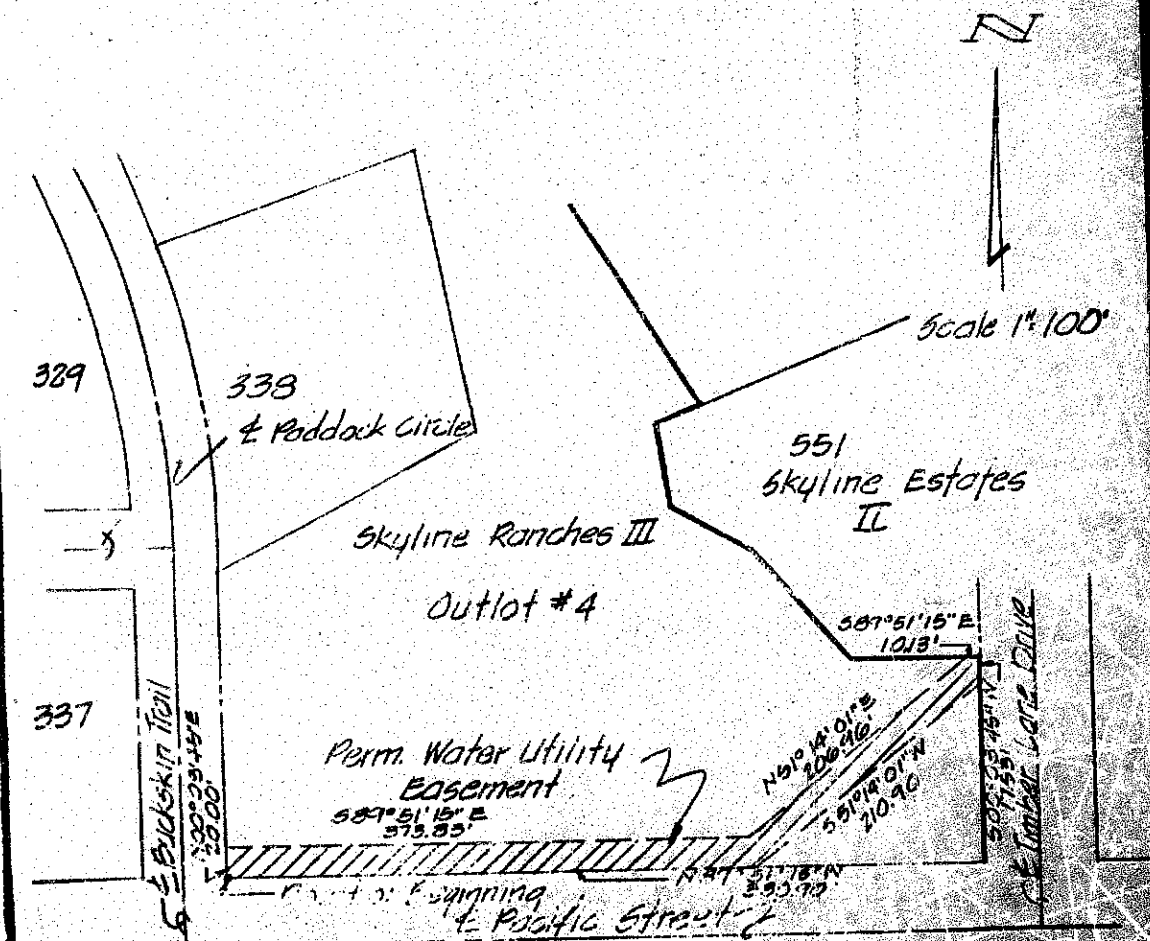


EXHIBIT "D"

RECEIVED

1977 FEB -4 PM 12:39

C. J. HALL, COUNTY CLERK
STATE OF NEBRASKA
ROOM 101, LINCOLN, NEBRASKA

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