



**TEMPORARY CONSTRUCTION EASEMENT**

***KNOW ALL MEN BY THESE PRESENTS:***

THAT Celebrity Homes, Inc., a Nebraska corporation, hereinafter referred to as "GRANTOR," (whether one or more) for and in consideration of the sum of One dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey unto the **City of Omaha, Nebraska**, a Municipal Corporation, hereinafter referred to as "CITY," and to its successors and assigns, and **Sanitary and Improvement District No. 582 of Douglas County, Nebraska**, and its successors and assigns, hereinafter referred to as "SID 582", an easement for the right to enter upon and use for working space for the construction of an interceptor wastewater sewer, and appurtenances thereto, the parcel of land described as follows, to-wit:

**SEE ATTACHED EXHIBIT "A"-TEMPORARY EASEMENT LEGAL DESCRIPTION**

It is further agreed as follows:

- 1) That this easement runs with the land and terminates thirty (30) days after the improvements are completed.
- 2) That said easement is granted upon the condition that the CITY or SID 582 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.
- 3) That the CITY or SID 582 shall cause any trench made on said easement strip to be properly refilled and shall cause the area disturbed under this easement to be restored upon completion of construction. This temporary easement is also for the benefit of any contractor, agent, employee, public utility company and representative of the CITY and SID 582 in any of said construction work.
- 4) 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, and SID 582 and its assigns, including public utility companies and their assigns, that he or they, the GRANTOR

*PJK*  
FULLENKAMP, DOYLE & JOBEUN  
11440 WEST CENTER ROAD  
OMAHA, NE 68144-4482

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 temporary easement to said CITY and its assigns, and SID 582 and its assigns, including public utility companies and their assigns against the lawful claims and demands of all persons.

- 5) That this instrument contains the entire agreement of the parties; that there are no other or different agreements or understandings, except a Permanent Easement, between the GRANTOR and the CITY or its agents or SID 582, or its assigns; and that the GRANTOR in executing and delivering this instrument, has not relied upon promises, inducements, or representations of the CITY or its agents or employees, or SID 582 or its agents or employees, except as are set forth herein.
- 6) 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, the said GRANTOR has executed this easement on the 29<sup>th</sup> day of November, 2017.

GRANTOR

Celebrity Homes, Inc.

By: [Signature]  
Name: Chad Larsen  
Its: Vice President

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF DOUGLAS    )

Before me, the undersigned Notary Public in and for said county and state, appeared Chad Larsen, the Vice President of Celebrity Homes, Inc., a Nebraska corporation, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of said corporation.

WITNESS my hand and Notarial Seal this 29 day of November, 2017.

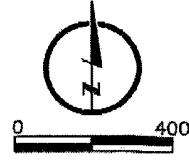
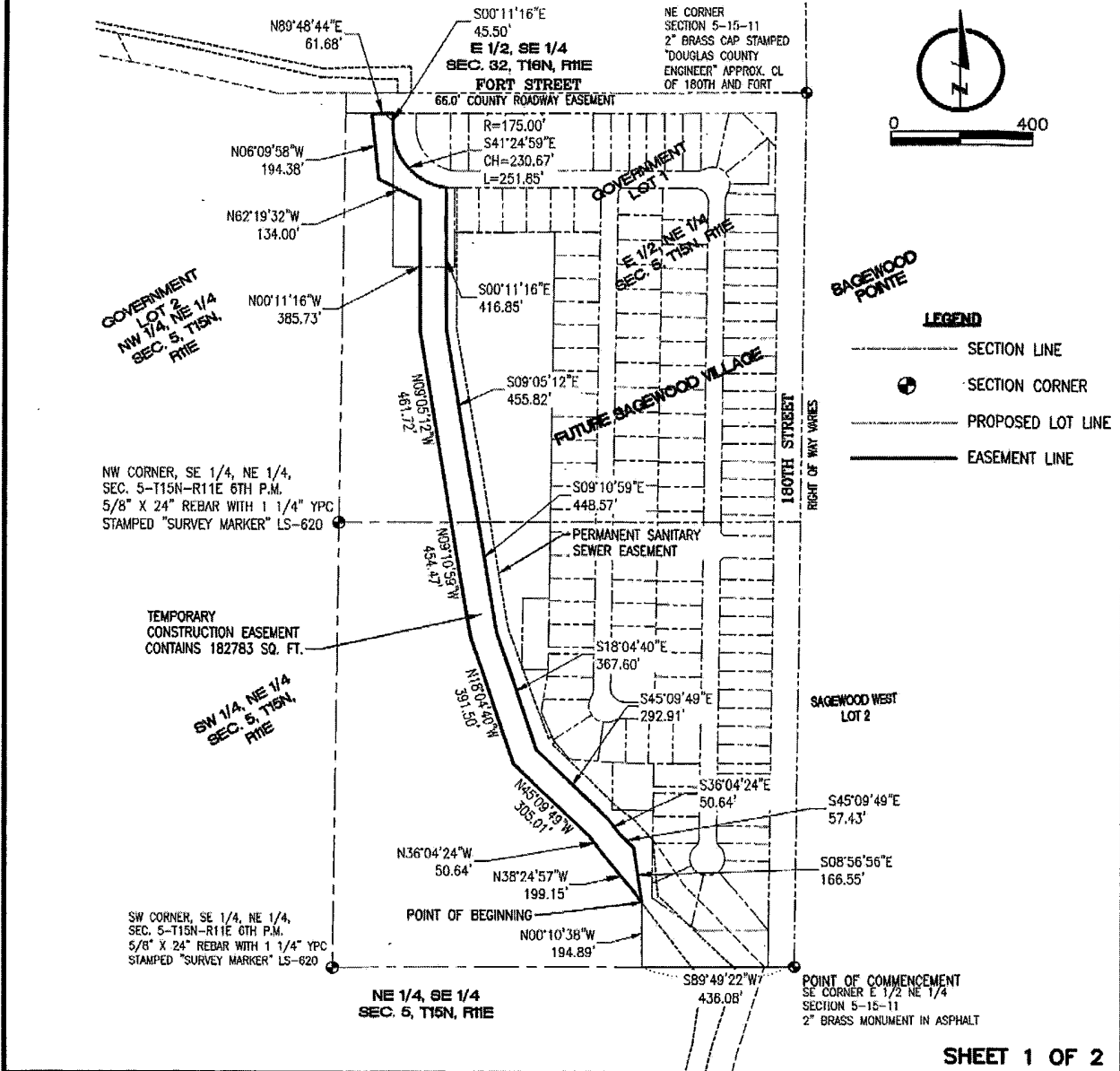
[Signature]  
Notary Public



# EASEMENT EXHIBIT

## LEGAL DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT OVER THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: (SEE ATTACHED SHEET FOR COMPLETE LEGAL DESCRIPTION.)



- LEGEND**
- SECTION LINE
  - ⊙ SECTION CORNER
  - - - - PROPOSED LOT LINE
  - EASEMENT LINE

SHEET 1 OF 2



**LAMP RYNEARSON & ASSOCIATES**

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 Omaha, Nebraska 68154-2027 402.496.2730 | F  
 www.LRA-inc.com

<b>DRAWN BY</b> EAM	<b>DESIGNED BY</b>	<b>REVIEWED BY</b> WEK	<b>PROJECT - TASK NUMBER</b> 0115109.01-004	<b>DATE</b> 8-23-17	<b>BOOK AND PAGE</b>	<b>REVISIONS</b>
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# EASEMENT EXHIBIT

## LEGAL DESCRIPTION

A TEMPORARY CONSTRUCTION EASEMENT OVER THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE SOUTH 89°49'22" WEST (BEARINGS REFERENCED TO THE DOUGLAS COUNTY LOW DISTORTION COORDINATE SYSTEM) 436.08 FEET ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE NORTH 00°10'38" WEST FOR 194.89 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 38°24'57" WEST FOR 199.15 FEET;

THENCE NORTH 36°04'24" WEST FOR 50.64 FEET;

THENCE NORTH 45°09'49" WEST FOR 305.01 FEET;

THENCE NORTH 18°04'40" WEST FOR 391.50 FEET;

THENCE NORTH 09°10'59" WEST FOR 454.47 FEET;

THENCE NORTH 09°05'12" WEST FOR 461.72 FEET;

THENCE NORTH 00°11'16" WEST FOR 385.73 FEET;

THENCE NORTH 62°19'32" WEST FOR 134.00 FEET;

THENCE NORTH 06°09'58" WEST FOR 194.38 FEET;

THENCE NORTH 89°48'44" EAST FOR 61.68 FEET 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 32;

THENCE SOUTH 00°11'16" EAST FOR 45.50 FEET;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 175.00 FEET AND A LONG CHORD BEARING SOUTH 41°24'59" EAST FOR 230.67 FEET) FOR AN ARC LENGTH OF 251.85 FEET;

THENCE SOUTH 00°11'16" EAST FOR 416.85 FEET;

THENCE SOUTH 09°05'12" EAST FOR 455.82 FEET;

THENCE SOUTH 09°10'59" EAST FOR 448.57 FEET;

THENCE SOUTH 18°04'40" EAST FOR 367.60 FEET;

THENCE SOUTH 45°09'49" EAST FOR 292.91 FEET;

THENCE SOUTH 36°04'24" EAST FOR 50.64 FEET;

THENCE SOUTH 45°09'49" EAST FOR 57.43 FEET;

THENCE SOUTH 08°56'56" EAST FOR 166.55 FEET TO THE POINT OF BEGINNING.

CONTAINS 182,783 SQ. FT. OR 4.196 ACRES.

SHEET 2 OF 2



**LAMP RYNEARSON**  
& ASSOCIATES

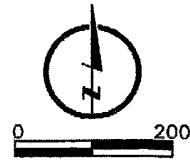
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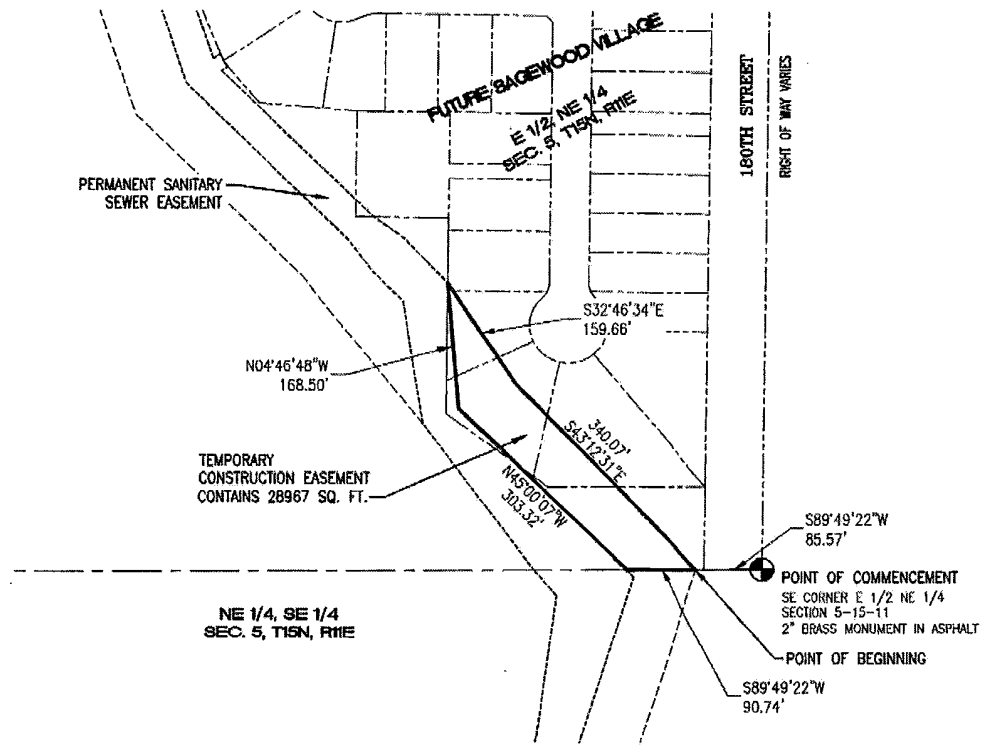
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A TEMPORARY CONSTRUCTION EASEMENT OVER THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 5;  
 THENCE SOUTH 89°49'22" WEST (BEARINGS REFERENCED TO THE DOUGLAS COUNTY LOW DISTORTION COORDINATE SYSTEM) 85.57 FEET ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 5 TO THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 89°49'22" WEST FOR 90.74 FEET ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 5;  
 THENCE NORTH 45°00'07" WEST FOR 303.32 FEET;  
 THENCE NORTH 04°46'48" WEST FOR 168.50 FEET;  
 THENCE SOUTH 32°46'34" EAST FOR 159.66 FEET;  
 THENCE SOUTH 43°12'31" EAST FOR 340.07 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 AND THE POINT OF BEGINNING.  
 CONTAINS 28,967 SQ. FT. OR 0.665 ACRES.



### LEGEND

- SECTION LINE
- SECTION CORNER
- PROPOSED LOT LINE
- ===== EASEMENT LINE



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