



BK 1402 PG 362-364



MISC 2001 16091

RICHARD J. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

01 OCT -9 PM 3:40

RECEIVED

*South of Subd.*

**TEMPORARY CONSTRUCTION EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

THAT 192 CENTER STREET, L.L.C., a Nebraska limited liability company, hereinafter collectively referred to as GRANTOR, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto and SANITARY AND IMPROVEMENT DISTRICT NO. 472 OF DOUGLAS COUNTY, NEBRASKA, hereinafter referred to as GRANTEE, and to its successors and assigns, a temporary easement for the right to construct, install, maintain and operate sanitary sewers, and appurtenances thereto, in, through and under the parcel of land legally described as follows:

See Exhibit "A," attached hereto and by this reference incorporated herein.

This easement shall run with the land and terminate thirty (30) days after the improvements are completed.

Said easement, along with the right of ingress and egress, is granted for construction and installation of a sanitary sewer line, including general grading and placement of fill material upon the condition that the Grantee 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.

The area disturbed will be property refilled and left in a neat and orderly condition upon the completion of construction, including re-seeding, if applicable, but not including replacement of any trees. This easement is also for the benefit of any contractor, agent, employee and representative of the Grantee in any of said construction and work.

Said Grantor for itself and its successors and assigns does confirm with said Grantee and its successors and assigns, that Grantor has the right to grant 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 Grantee and its successors and assigns against the lawful claims and demands of all persons. This easement runs with the land.

This instrument contains the entire agreement of the parties; that there are no other different agreements or understandings between the Grantor and Grantee or its agents; and that the Grantor in executing and delivering this instrument, has not relied upon any promises, inducements or representations of the Grantee or its agents except as are set forth herein.

**FULLENKAMP, DOYLE & JOBEUN**  
11440 WEST CENTER ROAD  
OMAHA, NEBRASKA 68144-4482  
AJH

*27120*

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FEE 15 FB 01-60000  
BKP 30-15-11 G/D COMP \_\_\_\_\_  
DEL \_\_\_\_\_ SCAN CR FV \_\_\_\_\_

IN WITNESS WHEREOF, GRANTOR has executed this Temporary Construction Easement on this 28<sup>th</sup> day of SEPTEMBER 2001.

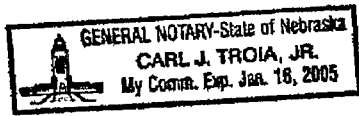
GRANTOR:  
192 CENTER STREET, L.L.C., a  
Nebraska limited liability company,

By: John Mabrey  
John Mabrey, ~~Manager and Member~~

STATE OF NEBRASKA     )  
  )  
  )     ss.  
COUNTY OF DOUGLAS    )

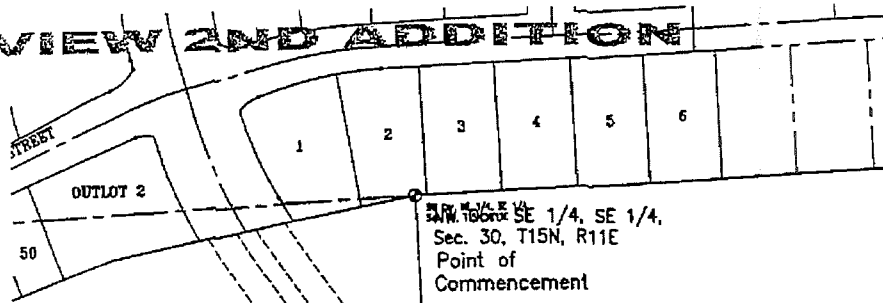
Before me, the undersigned, Notary Public in and for said County and State appeared John Mabrey, ~~Manager and Member~~ of 192 Center Street, L.L.C., a Nebraska limited liability company, known to me to be the identical person who signed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of said limited liability company.

WITNESS my hand and Notarial Seal this 28<sup>th</sup> day of SEPTEMBER 2001.



Carl J. Troia, Jr.  
Notary Public

# SHADOW VIEW 2ND ADDITION



### LEGAL DESCRIPTION

A temporary construction easement over that part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Commencing at the northwest corner of the said Southeast Quarter of the Southeast Quarter of Section 30 which is also an angle point in the south line of Lot 2, SHADOW VIEW 2ND ADDITION, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;

Thence South 02°36'54" East (bearings referenced to the Final Plat of SHADOW VIEW 2ND ADDITION) for 400.72 feet along the west line of the said Southeast Quarter of Southeast Quarter of Section 30 to the TRUE POINT OF BEGINNING;

Thence South 18°36'18" East for 16.53'

Thence South 25°52'13" East for 236.80 feet;

Thence South 02°36'54" East for 551.78 feet parallel with and 100.00 feet east of the west line of the Southeast Quarter of the Southeast Quarter of Section 30 to the north right of way line of West Center Road;

Thence North 86°35'48" West for 80.44 feet along said north right of way line;

Thence North 02°36'54" West for 526.89 feet parallel with and 20.00 feet east of the west line of the Southeast Quarter of the Southeast Quarter of Section 30;

Thence North 25°52'13" West for 45.71 feet to the west line of the Southeast Quarter of the Southeast Quarter of Section 30;

Thence North 02°36'54" West for 207.91 feet along the west line of the Southeast Quarter of the Southeast Quarter of Section 30 to the Point of Beginning.

Contains a net area of 0.946 acres of temporary construction easement.

SE 1/4, SE 1/4, Sec. 30, T15N, R11E  
Point of Beginning

S18°36'18"E  
16.53'

S25°52'13"E  
236.80'

N25°52'13"W  
45.71'

N02°36'54"W  
526.89'

S02°36'54"E  
551.78'

SE 1/4, SE 1/4,

SE 1/4, SE 1/4,

80' Temporary Construction Easement

EXHIBIT A  
Page 1 of 1



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Book \_\_\_\_\_ Page \_\_\_\_\_ Date June 25, 2001 Dwn.By aet Job Number 00052.11-030



**lamp, rynearson & associates, inc.**  
engineers surveyors planners

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