

81-266

PERPETUAL EASEMENT

THIS EASEMENT AGREEMENT made this Yo day of April, 1976, between the undersigned, WESTWARD DEVELOPMENT CO. (herein called "Grantor") and SANITARY AND IMPROVEMENT DISTRICT NO. 157 OF DOUGLAS COUNTY, NEBRASKA (herein 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 real property hereinafter described, does hereby give and grant unto the Grantee, its successors and assigns, a perpetual access easement over, under, on and across the following described real estate in Douglas County, Nebraska, to-wit:

That part of Lot Thirty-Eight (38), in Skyline Estates, a subdivision in Douglas County, Nebraska, which is more particularly described and shown on EXHIBIT "A" attached hereto and by this reference incorporated herein.

2. The scope and purpose of said perpetual access easement is to provide ingress and egress on and across the easement area for Grantee, its successors and assigns, and all present and future residents of Grantee, and the construction, use, maintenance and repair of such improvements as Grantee may deem necessary to facilitate such ingress and egress use. No buildings, improvements or structures shall be placed in, on, over or across said permanent easement area by Grantor or its successors and assigns. The Grantee, its successors or assigns, and its contractors and engineers, shall have the full right and authority to enter upon said easementway in order to perform any of the acts and functions described within the scope and purpose of this easement.

3. 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 Grantor has good right and lawful authority to grant said license and easementway; and Grantor further hereby covenants to warrant and defend said license and easementway against the lawful claims of all persons whomsoever.

EXECUTED the day and year first above written.

WESTWARD DEVELOPMENT CO., Grantor

ATTEST:

Paul Decker  
Secretary

By: L. A. Thornton  
L. A. Thornton, President

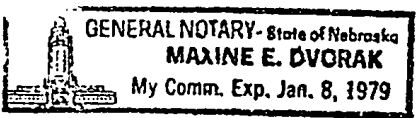
STATE OF NEBRASKA)  
 ) ss.  
COUNTY OF DOUGLAS)

On the day and year first above written, before me, the undersigned a Notary Public duly commissioned and qualified for said County, personally came L. A. THORNTON, President of Westward Development Co., to me personally known to be the President and the identical person whose name is affixed to the foregoing Perpetual Easement, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of the said corporation.

WITNESS my hand and Notarial Seal at Omaha, Nebraska, in said County, the day and year first above written.

*Maxine E. Dvorak*  
\_\_\_\_\_  
Notary Public

My Commission expires Jan 8, 1979 .



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To The Office of  
**GEORGE E. EHRHART**  
County Surveyor and Engineer  
**Douglas County**

Field Notes:

*As Platted*

**LAND SURVEYOR'S CERTIFICATE**

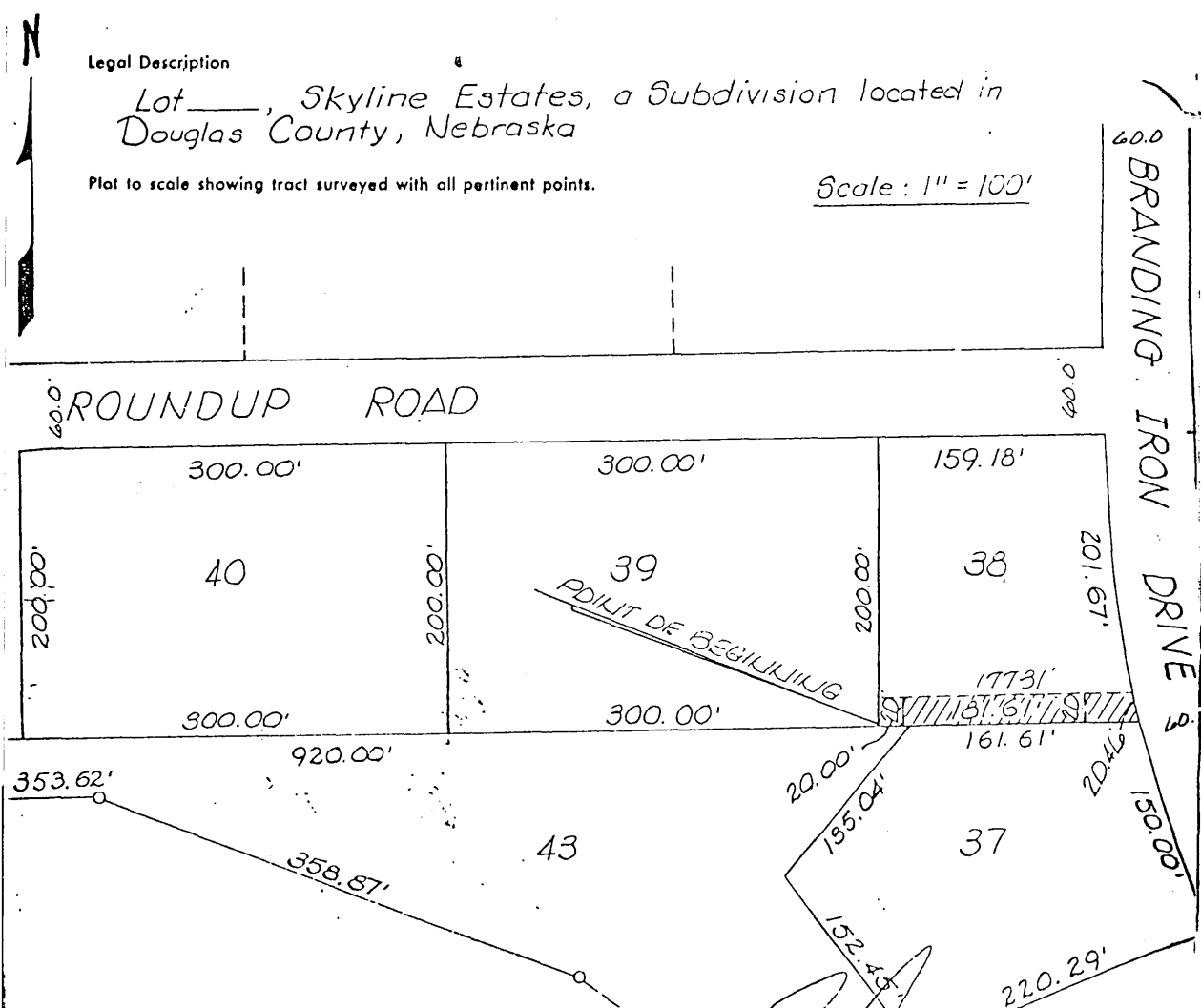
I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Legal Description

Lot \_\_\_\_\_, Skyline Estates, a Subdivision located in Douglas County, Nebraska

Plat to scale showing tract surveyed with all pertinent points.

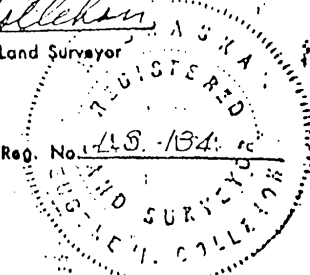
Scale: 1" = 100'



LEGEND:

PERMANENT ACCESS EASEMENT

*George E. Ehrhart*  
Signature of Land Surveyor



DATE RECEIVED: \_\_\_\_\_ Date: \_\_\_\_\_  
Gollenhon, Schemmer & Associates Inc.  
12100 W. Center Road  
OFFICIAL ADDRESS: Omaha, Nebraska 68144

Reg. No. 148-134

LEGAL DESCRIPTION  
JOB NO. 14275B  
AUGUST 20, 1975

PERMANENT ACCESS EASEMENT

A PERMANENT ACCESS EASEMENT SITUATED ON THE SOUTH 20 FEET OF LOT 38, SKYLINE ESTATES, A SUBDIVISION LOCATED IN DOUGLAS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST PROPERTY CORNER OF LOT 38, SKYLINE ESTATES; THENCE NORTH 00°16'09" EAST (ASSUMED BEARING) ALONG THE WEST PROPERTY LINE OF SAID LOT 38, A DISTANCE OF 20 FEET; THENCE SOUTH 89°43'51" EAST ALONG A LINE 20 FEET NORTH OF AND PARALLEL TO THE SOUTH PROPERTY LINE OF SAID LOT 38, A DISTANCE OF 177.31 FEET TO A POINT LOCATED ON THE EASTERLY PROPERTY LINE OF SAID LOT 38 (SAID PROPERTY LINE A.K.A. THE WESTERLY RIGHT-OF-WAY LINE OF BRANDING IRON DRIVE); THENCE SOUTHEASTERLY ALONG A 902.93 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 20.46 FEET TO THE SOUTHEAST PROPERTY CORNER OF SAID LOT 38; THENCE NORTH 89°43'51" WEST ALONG THE SAID SOUTH PROPERTY LINE OF LOT 38, A DISTANCE OF 181.61 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 3,588.74 SQ. FT. OR 0.08 ACRES.

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

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ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA  
17 DAY OF May 19 76 AT 3:34 P.M. C. HAROLD OSTLER, REGISTER OF DEEDS

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