

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2003-73267

2003 DEC 19 A 11:36 8

*Lloyd J. Dowding*  
REGISTER OF DEEDS

COUNTER AD C.E. D  
VERIFY AD D.T.E. 8  
PROOF AD  
FEES \$ 20.50  
CHECK# \_\_\_\_\_  
CHG EACS CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_



**THIS PAGE ADDED  
FOR RECORDING  
INFORMATION.**

**DOCUMENT STARTS ON  
NEXT PAGE.**

**LLOYD J. DOWDING**

SARPY COUNTY REGISTER OF DEEDS  
1210 GOLDEN GATE DRIVE, STE 1109  
PAPILLION, NE 68046-2895  
402-593-5773

GRANT OF EASEMENT

A

PERMANENT SANITARY SEWER EASEMENT

This Grant of Easement made this 9th day of October, 2003, between THOMAS DALE MARTIN, hereinafter referred to as "Grantor", in favor of SANITARY AND IMPROVEMENT DISTRICT NO. 235, SARPY COUNTY, hereinafter referred to as "Grantee" and its successors and assigns.

THAT, said Grantor in consideration of the sum of Two dollars (\$ 2.00), and other valuable consideration, the following grants and agreements are made:

- 1. Grantor does hereby grant and confirm unto Grantee and its successors and assigns, the right to use the parcel of land described as follows, to-wit:

**SEE ATTACHED EXHIBIT "A"**

- 2. Grantor does hereby grant and confirm unto Grantee, its successors and assigns, together with the right of ingress and egress from said premises for the purpose of constructing (including grading), inspecting and maintaining or operating sanitary sewers and associated appurtenances at the will of the Grantee.
- 3. That no grading, fill or fill material, embankment work, buildings, improvements, or other structures shall be placed in, on, over or across said easement strip by Grantor, his successors and assigns, without express approval of the Grantee. Improvements which may be approved by Grantee include landscaping, grading for roadways or development and road, street or parking area surfacing or pavement. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by Grantor, his successors or assigns.
- 4. Grantee shall cause any disturbance of grade made on said easement to be properly refilled 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 or representative of the Grantee and any of said construction work.
- 5. That said Grantor for himself and his successors and assigns, do confirm with the Grantee and its assigns, that he the Grantor is well seized in fee of the above-described property and that he has the right to grant and convey this easement in the manner and form aforesaid, and that he will, and his successors and assigns, shall warrant and defend this easement to Grantee and its assigns against the lawful claims and demands of all persons. This easement runs with the land.
- 6. That this instrument contains the entire agreement of the parties; that there are no other different agreements or understandings between the Grantor and the 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 or employees except as are set forth herein.

IN WITNESS WHEREOF, said Grantor has executed this easement on the date first written above.

*Thomas Dale Martin*

Thomas Dale Martin

STATE OF NEBRASKA )

)SS

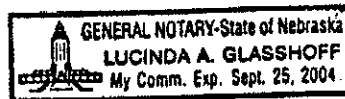
COUNTY OF SARPY )

On this 9th day of October, 2003, before me, a Notary Public in and for said County and State, personally appeared Thomas Dale Martin, who executed the above and foregoing easement acknowledged the execution thereof to be their voluntary act and deed.

*Lucinda A. Glasshoff*  
NOTARY PUBLIC

My Commission expires

*Sept. 25, 2004*

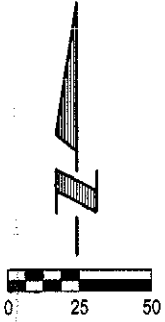


BTR Return to:  
E&A Consulting Group  
12001 Q Street  
Omaha NE 68137

B

# EXHIBIT "A"

Permanent 20' Wide Sanitary Sewer & Storm Sewer Easement Granted to Sarpy County S.I.D. No. 235  
N68°17'31"E, 15.88'



Scale: 1" = 50'

THOMAS DALE MARTIN AND  
LYLE E. MARTIN, BROTHERS,  
AS JOINT TENANTS  
SURVIVORSHIP WARRANTY DEED  
BOOK 153, PAGE 1038

CENTER OF SECTION  
SECTION 17-T14N-R11E  
COMPUTED POINT

N87°02'22"E 1314.55'

TAX LOT 2

NORTHEAST CORNER OF  
THE WEST 1/2 OF THE SE 1/4 OF  
SECTION 17-T14N-R11E

S87°02'22"W 1314.55'

EAST 1/4 CORNER OF  
SECTION 17-T14N-R11E  
1/2 REBAR

S87°02'22"W,  
6.62'

POINT OF BEGINNING

30' Wide Permanent Outfall Sanitary  
Sewer Easement Granted to Sarpy County  
Instrument No. 2002-54969

CL Creek

R. STERLING MARTIN AND  
M. MAUREEN MARTIN, HUSBAND  
AND WIFE, AS JOINT TENANTS  
SURVIVORSHIP WARRANTY  
DEED BOOK 153, PAGE 1027

N64°12'53"W,  
1.27'

N57°29'46"W,  
19.85'

N72°48'15"W,  
2.77'

JOHN L. KRUSE AND MARY A. KRUSE, HUSBAND  
AND WIFE, AS JOINT TENANTS WITH RIGHT  
OF SURVIVORSHIP QUIT CLAIM DEED WARRANTY  
DEED INSTRUMENT No. 99-004523

NE 1/4 OF THE SE 1/4 OF  
SECTION 17-T14N-R11E

CELEBRITY HOMES, INC.,  
A NEBRASKA CORPORATION  
WARRANTY DEED  
INSTRUMENT No. 2001-26963

PROPOSED  
SUNBRIDGE

20

21

EAST 1/2 OF THE NE 1/4  
OF SECTION 17-T14N-R11E

N01°23'44"E, 170.37'

S02°30'48"E, 175.17'

N02°25'56"W, 207.03'

S02°25'56"E, 219.93'

SEE SHEET 2 OF 2  
FOR LEGAL DESCRIPTION

SHEET 1 OF 2



E&A CONSULTING GROUP, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
12001 Q STREET OMAHA, NE 68137 PHONE: (402) 885-4700

## PERMANENT SANITARY SEWER EASEMENT

SARPY COUNTY, NEBRASKA

Drawn by: E. Q. Chkd by: \_\_\_\_\_ Date: \_\_\_\_\_ Chkd by: \_\_\_\_\_ Date: \_\_\_\_\_

Job No.: 2001097.01 Date: 08/05/2003 Book No.: XXXXX

2003 73267C

### EXHIBIT "A"

**LEGAL DESCRIPTION - PERMANENT SANITARY SEWER EASEMENT:**

THOMAS DALE MARTIN AND LYLE E. MARTIN, BROTHERS  
AS JOINT TENANTS, SURVIVORSHIP WARRANTY DEED, BOOK 153, PAGE 1038.

A PERMANENT SANITARY SEWER EASEMENT LOCATED IN TAX LOT 2, A TAX LOT LOCATED IN THE EAST 1/2 OF SECTION 17; AND ALSO TOGETHER WITH PART OF THE EAST 1/2 OF THE NE 1/4 OF SAID SECTION 17; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE SE 1/4 OF SECTION 17, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NE 1/4 OF SAID SE 1/4 OF SECTION 17, SAID POINT ALSO BEING ON THE EAST LINE OF SAID TAX LOT 2; THENCE S02°25'56"E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NE 1/4 OF THE SE 1/4 OF SECTION 17, SAID LINE ALSO BEING SAID EAST LINE OF TAX LOT 2, A DISTANCE OF 219.93 FEET TO A POINT ON THE CENTERLINE OF A CREEK, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TAX LOT 2, SAID POINT ALSO BEING ON THE EASTERLY LINE OF TAX LOT 1, A TAX LOT LOCATED IN SAID EAST 1/2 OF SECTION 17; THENCE N72°48'15"W ALONG SAID CENTER LINE OF A CREEK, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID TAX LOT 2, SAID LINE ALSO BEING SAID EASTERLY LINE OF TAX LOT 1, A DISTANCE OF 2.77 FEET; THENCE N57°29'46"W ALONG SAID CENTERLINE OF A CREEK, SAID LINE ALSO BEING SAID SOUTHERLY LINE OF TAX LOT 2, SAID LINE ALSO BEING SAID EASTERLY LINE OF TAX LOT 1, A DISTANCE OF 19.85 FEET; THENCE N64°12'53"W ALONG SAID CENTERLINE OF A CREEK, SAID LINE ALSO BEING SAID SOUTHERLY LINE OF TAX LOT 2, SAID LINE ALSO BEING SAID EASTERLY LINE OF TAX LOT 1, A DISTANCE OF 1.27 FEET; THENCE N02°25'56"W, A DISTANCE OF 207.03 FEET; THENCE N01°23'44"E, A DISTANCE OF 170.37 FEET; THENCE N68°17'31"E, A DISTANCE OF 15.88 FEET; THENCE S02°30'49"E, A DISTANCE OF 175.17 FEET TO A POINT ON THE SOUTH LINE OF THE EAST 1/2 OF THE NE 1/4 OF SAID SECTION 17, SAID LINE ALSO BEING THE NORTH LINE OF THE NE 1/4 OF SAID SE 1/4 OF SECTION 17; THENCE S87°02'22"W ALONG SAID SOUTH LINE OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 17, SAID LINE ALSO BEING SAID NORTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 17, A DISTANCE OF 6.82 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT SANITARY SEWER EASEMENT CONTAINS AN AREA OF 7,852 SQUARE FEET, OR 0.180 ACRES, MORE OR LESS.

SEE SHEET 1 OF 2 FOR DRAWING

SHEET 2 OF 2



**E&A CONSULTING GROUP, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
12201 Q STREET, OMAHA, NE 68137 PHONE: (402) 895-4700

### PERMANENT SANITARY SEWER EASEMENT

Drawn by: E. Q. Chkd by: \_\_\_\_\_ Date: \_\_\_\_\_ Chkd by: \_\_\_\_\_ Date: \_\_\_\_\_

Job No.: 2001097.01 Date: 08/05/2003 Book No.: XXXXX

SARPY COUNTY, NEBRASKA