



### AGREEMENT FOR PERMANENT EASEMENT

THIS AGREEMENT FOR PERMANENT EASEMENT is made between 78 Group Investments, LLC, duly authorized to conduct business in the State of Nebraska (hereinafter, the "Grantor") and the ROWS AT COVENTRY HOME OWNERS ASSOCIATION, a incorporated association in the State of Nebraska (hereinafter, the "Grantee").

#### **RECITALS**

1. Lots 61 – 118 and Outlot A, Rows at Coventry, a Subdivision as surveyed, platted and recorded in Douglas County, Nebraska (hereinafter, the "Property");
2. Grantor desires to grant to Grantee, and Grantee desires to obtain, a permanent easement over a certain tract of land located within the Property, as more particularly described below.

**NOW, THEREFORE**, in consideration of the above recitals and the mutual covenants described herein, Grantor and Grantee agree as follows:

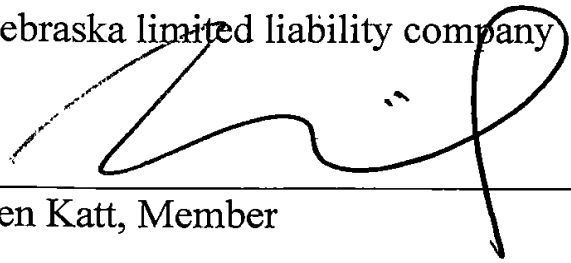
#### **AGREEMENT**

1. **Permanent Easement.** Grantor, in consideration of the sum of Two Dollars (\$2.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants to Grantee and to Grantee's successors and assigns, a permanent easement to install, lay, maintain, operate, repair, relay, and remove, at any time, underground pipelines for the transportation of water and all underground and above-ground appurtenances thereto, including, but not limited to, hydrants, valve boxes, valve vaults, stop boxes, manhole rings, manhole covers, concrete vault boxes, and pipeline markers, together with the rights of ingress and egress on, over, under, and through the following described tract of land (the "Permanent Easement Area") which is located within the Property, as identified and legally described on Exhibit A, attached hereto and incorporated herein.
2. **Hydrant Location.** Grantee will coordinate with Grantor and/or Grantor's agents based on the applicable rules and regulations for hydrant locations for public safety regarding the location of any hydrant in the area of the Permanent Easement Area.

3. **No Structures.** The Grantor and its successors and assigns shall not at any time erect, construct, or place on or below the surface, except pavement or a similar covering, of the Permanent Easement Area any building or structure and shall not permit anyone else to do so.
4. **Agreement to Restore Soil.** The Grantee shall restore the soil excavated for any purpose hereunder, as nearly as is reasonably possible to its original contour within a reasonable time, not to exceed ten (10) days, after the work is performed and Grantee shall restore the Easement Area, to its condition existing prior to any work by Grantee, including, without limitation, leveling the surface and restoring any excavated sod with sodding or repaving the Easement Area.
5. **Warranty of Title.** The Grantor is the lawful owner and possessor of the Property; has good, right, and lawful title and authority to make such conveyance; and Grantor and its successors and assigns shall warrant and defend this conveyance and shall indemnify and hold harmless Grantee forever against claims of all persons asserting any right, title, or interest prior to or contrary to this conveyance.
6. **Warranty of Authority.** The Grantor warrants that it is duly authorized to conduct business in the State of Nebraska.
7. **Authority to Execute.** The person executing this instrument has authority to execute it on behalf of the Grantor, 78 Group Investments, LLC.
8. **Maintenance and Repair.** The Grantee shall, at its cost and expense, maintain and/or repair the pipes, lines, apparatus, equipment, and appurtenances located within the Easement Area in accordance with all applicable regulatory requirements. In performing any maintenance or repair of said pipes, lines, apparatus, equipment, and appurtenances, or any part thereof, the Grantee shall use reasonable efforts to prevent interference with the operation of the business of the Grantor or any tenant, subtenant or licensee of Grantor. All work performed by the Grantee shall be done in a good and workmanlike manner and in compliance with all applicable federal, state and municipal statutes, laws, rules and regulations. The Grantee agrees to defend, indemnify and save the Grantor harmless from and against any and all liabilities, costs and damages (including, without limitation, reasonable attorneys' fees) arising out of, or in connection with Grantee's maintenance and/or repair of the pipes, lines, apparatus, equipment, and appurtenances. The Grantee further agrees that any damage to the property of Grantor caused by Grantee's negligence in maintaining or repairing said pipes, lines, or otherwise exercising its rights granted herein, shall be repaired by Grantee at Grantee's sole cost and expense.

IN WITNESS WHEREOF, Grantor executes this AGREEMENT FOR PERMANENT EASEMENT on the date set forth above.

BY: **78 GROUP INVESTMENTS, LLC**, a  
Nebraska limited liability company



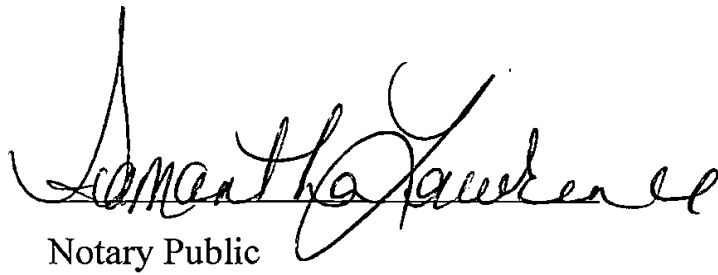
Ben Katt, Member

STATE OF NEBRASKA     )  
  )ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of April 2022, by Ben Katt, known to me to be a Member of 78 Group Investments, LLC, a Nebraska limited liability company, on behalf of said limited liability company.

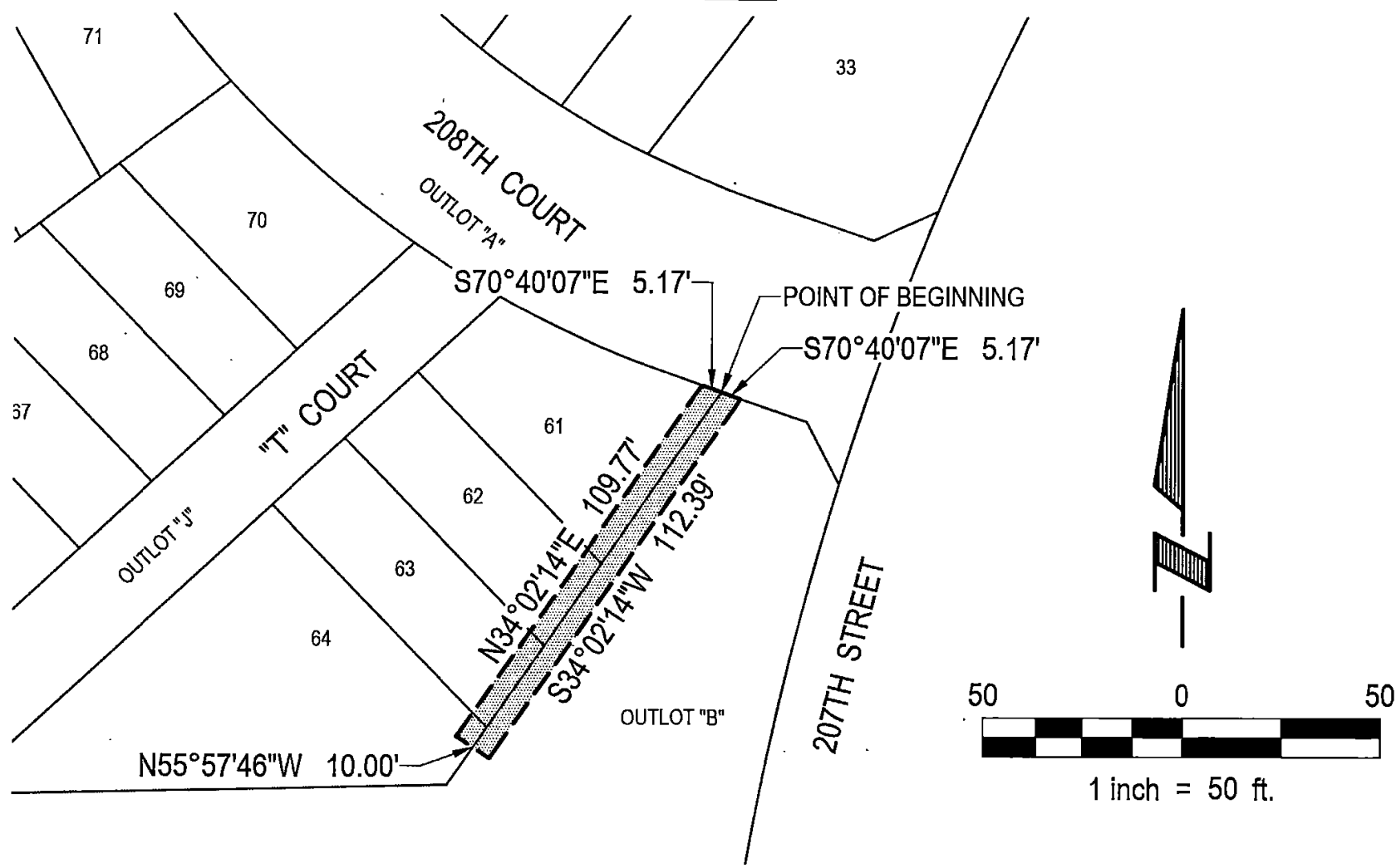


{Seal}

  
Notary Public

**EXHIBIT A**

**EXHIBIT "A"**



**LEGAL DESCRIPTION**

A 10' WATER EASEMENT LOCATED IN PART OF LOT 61 THRU LOT 64 AND OUTLOT "B", THE ROWS AT COVENTRY, A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST CORNER OF SAID LOT 61, THE ROWS AT COVENTRY, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID OUTLOT "B", THE ROWS AT COVENTRY, AND ALSO BEING ON THE WESTERLY LINE OF OUTLOT "A", SAID THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT); THENCE S70°40'07"E (ASSUMED BEARING) ALONG SAID NORTHERLY LINE OF OUTLOT "B", THE ROWS AT COVENTRY, SAID LINE ALSO BEING SAID WESTERLY LINE OF OUTLOT "A", THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT), A DISTANCE OF 5.17 FEET; THENCE S34°02'14"W, A DISTANCE OF 112.39 FEET; THENCE N55°57'46"W, A DISTANCE OF 10.00 FEET; THENCE N34°02'14"E, A DISTANCE OF 109.77 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 61, THE ROWS AT COVENTRY, AND ALSO BEING ON SAID WESTERLY LINE OF OUTLOT "A", THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT); THENCE S70°40'07"E ALONG SAID NORTHEASTERLY LINE OF LOT 61, THE ROWS AT COVENTRY, SAID LINE ALSO BEING SAID WESTERLY LINE OF OUTLOT "A", THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT), A DISTANCE OF 5.17 FEET TO THE POINT OF BEGINNING.

SAID 10' WATER EASEMENT CONTAINS 1,111 SQUARE FEET OR 0.026 ACRES, MORE OR LESS.



**E & A CONSULTING GROUP, INC.**

Engineering • Planning • Environmental & Field Services  
10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599

Job No.: P2019.299.001

Date: 03-15-2022

Drawn by: CJV

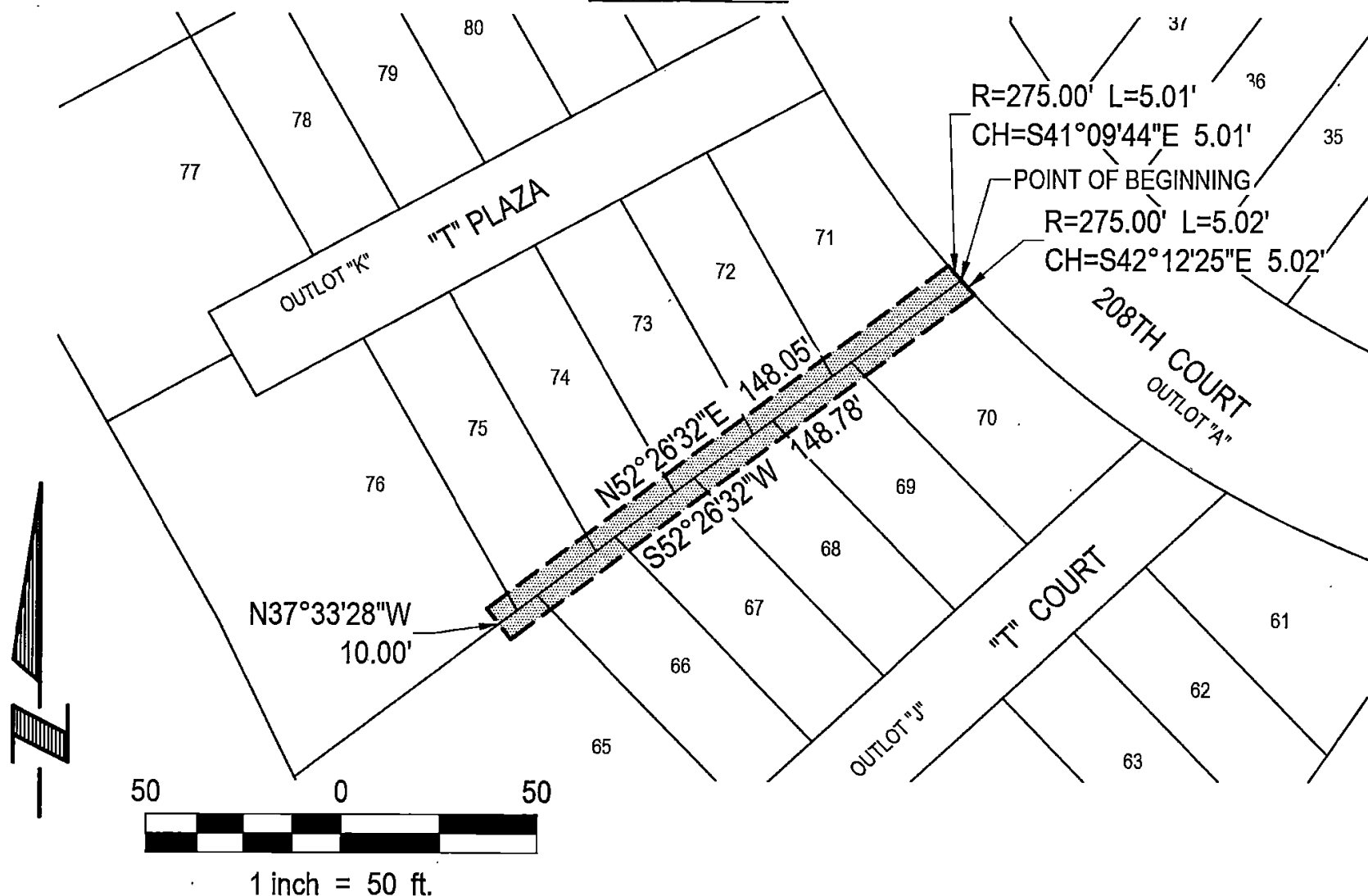
Scale: 1" = 50'

Sht: 1 of 1

**WATER EASEMENT**  
PART OF LOT 61 THRU LOT 64  
AND PART OF OUTLOT "B"  
THE ROWS AT COVENTRY

DOUGLAS COUNTY, NEBRASKA

**EXHIBIT "A"**




**LEGAL DESCRIPTION**

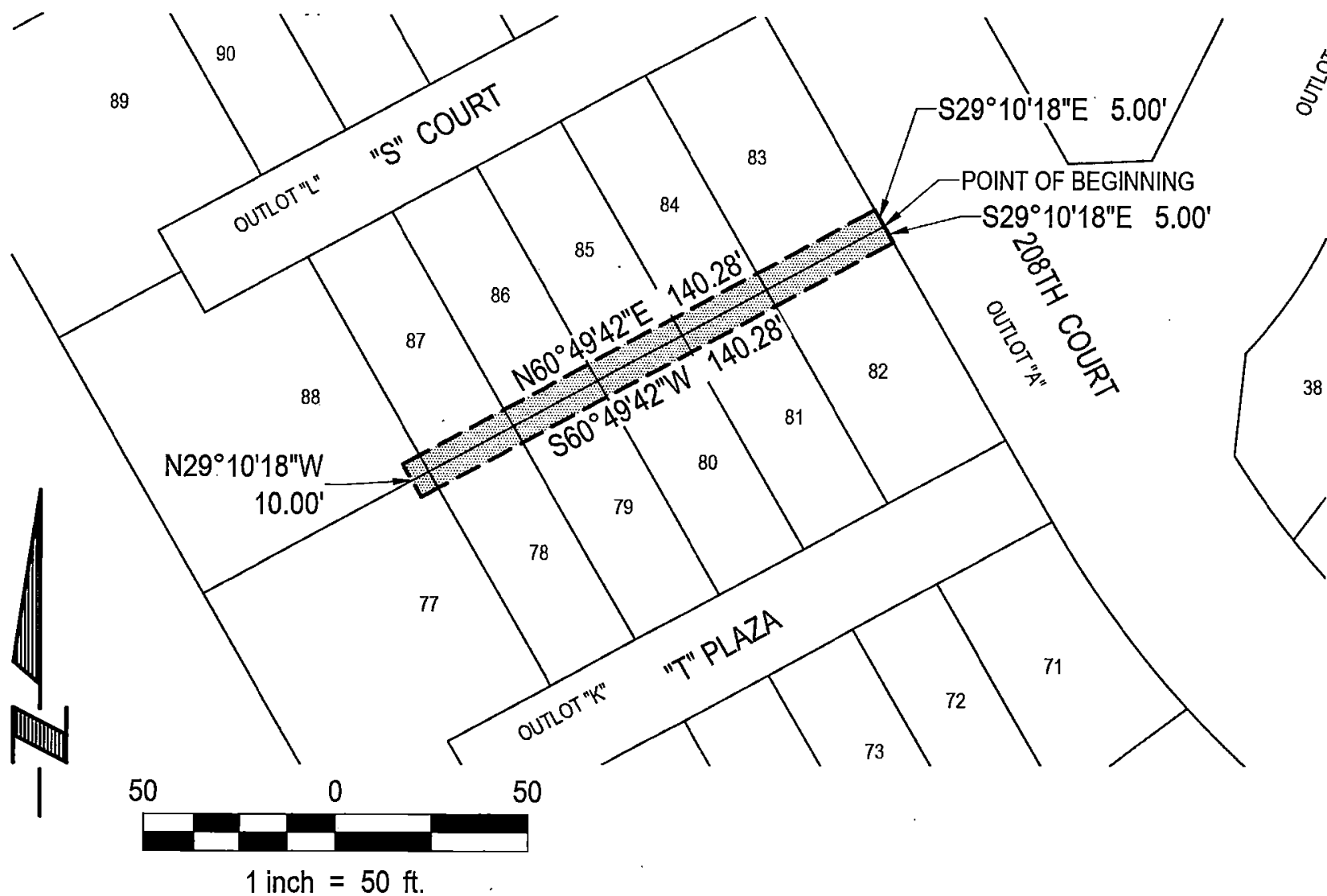
A 10' WATER EASEMENT LOCATED IN PART OF LOT 65 THRU LOT 76, THE ROWS AT COVENTRY, A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 71, THE ROWS AT COVENTRY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 70, THE ROWS AT COVENTRY, AND ALSO BEING ON THE WESTERLY LINE OF OUTLOT "A", SAID THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT); THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT 70, THE ROWS AT COVENTRY, SAID LINE ALSO BEING SAID WESTERLY LINE OF OUTLOT "A", THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT) ON A CURVE TO THE LEFT WITH A RADIUS OF 275.00 FEET, A DISTANCE OF 5.02 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S42°12'25"E (ASSUMED BEARING), A DISTANCE OF 5.02 FEET; THENCE S52°26'32"W, A DISTANCE OF 148.78 FEET; THENCE N37°33'28"W, A DISTANCE OF 10.00 FEET; THENCE N52°26'32"E, A DISTANCE OF 148.05 FEET TO A POINT ON THE EAST LINE OF SAID LOT 71, THE ROWS AT COVENTRY, SAID POINT ALSO BEING ON SAID WESTERLY LINE OF OUTLOT "A", THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT); THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT 71, THE ROWS AT COVENTRY, SAID LINE ALSO BEING SAID WESTERLY LINE OF OUTLOT "A", THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT) ON A CURVE TO THE LEFT WITH A RADIUS OF 275.00 FEET, A DISTANCE OF 5.01 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S41°09'44"E (ASSUMED BEARING), A DISTANCE OF 5.01 FEET TO THE POINT OF BEGINNING.

SAID 10' WATER EASEMENT CONTAINS 1,484 SQUARE FEET OR 0.034 ACRES, MORE OR LESS.

 <b>E &amp; A CONSULTING GROUP, INC.</b> <i>Engineering Answers</i>	<b>E &amp; A CONSULTING GROUP, INC.</b> Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599		<b>WATER EASEMENT</b> PART OF LOT 65 THRU LOT 76 THE ROWS AT COVENTRY DOUGLAS COUNTY, NEBRASKA
	Job No.: P2019.299.001 Drawn by: CJV	Date: 03-15-2022 Scale: 1" = 50'	

**EXHIBIT "A"**



**LEGAL DESCRIPTION**

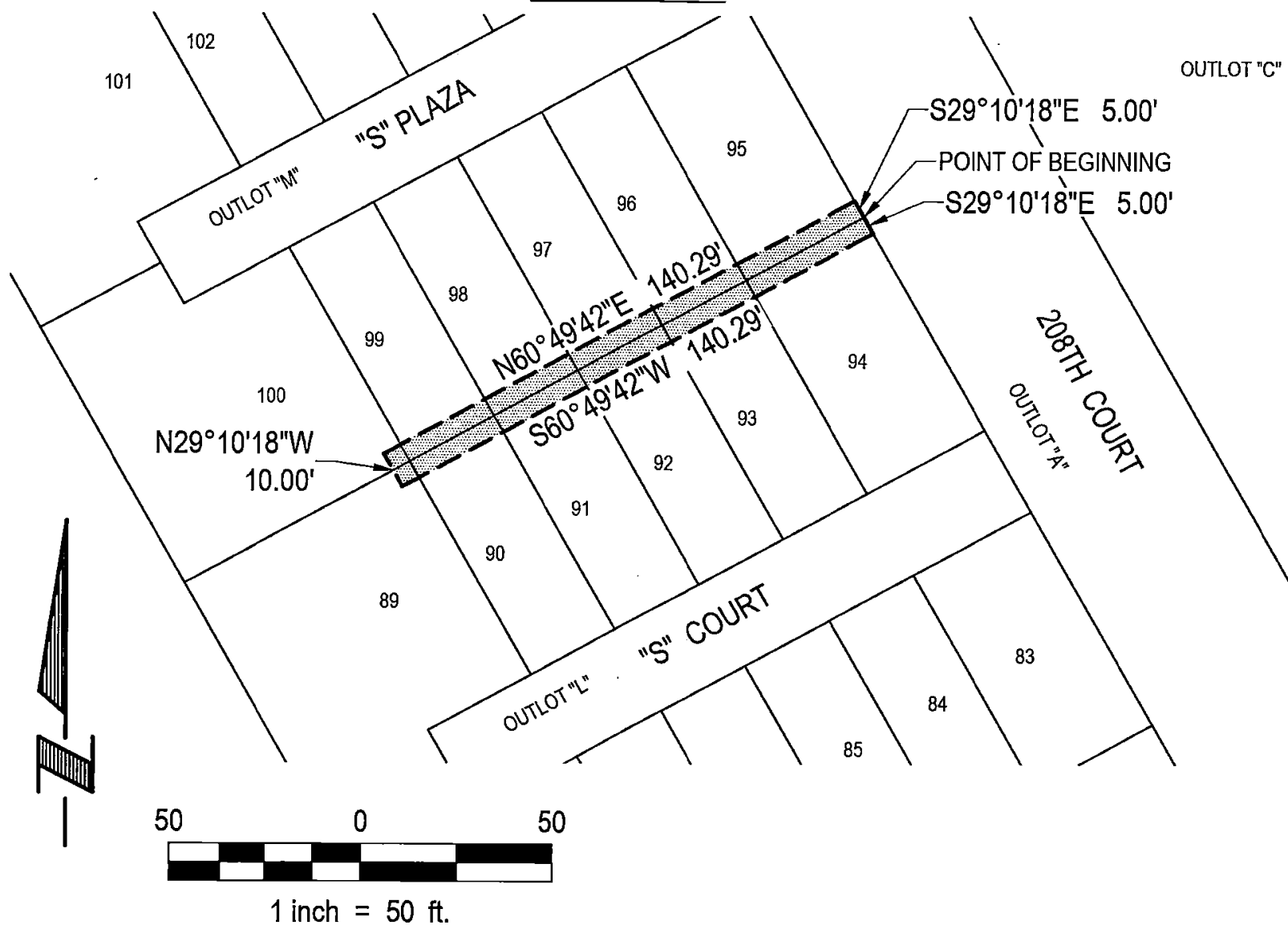
A 10' WATER EASEMENT LOCATED IN PART OF LOT 77 THRU LOT 88, THE ROWS AT COVENTRY, A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 83, THE ROWS AT COVENTRY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 82, THE ROWS AT COVENTRY, AND ALSO BEING ON THE WESTERLY LINE OF OUTLOT "A", SAID THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT); THENCE S29°10'18"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID LOT 82, THE ROWS AT COVENTRY, SAID LINE ALSO BEING SAID WESTERLY LINE OF OUTLOT "A", THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT), A DISTANCE OF 5.00 FEET; THENCE S60°49'42"W, A DISTANCE OF 140.28 FEET; THENCE N29°10'18"W, A DISTANCE OF 10.00 FEET; THENCE N60°49'42"E, A DISTANCE OF 140.28 FEET TO A POINT ON THE EAST LINE OF SAID LOT 83, THE ROWS AT COVENTRY, SAID POINT ALSO BEING ON SAID WESTERLY LINE OF OUTLOT "A", THE ROWS AT COVENTRY ALSO KNOWN AS 208TH COURT; THENCE S29°10'18"E ALONG SAID EAST LINE OF SAID LOT 83, THE ROWS AT COVENTRY, SAID LINE ALSO BEING SAID WESTERLY LINE OF OUTLOT "A", THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT), A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SAID 10' WATER EASEMENT CONTAINS 1,403 SQUARE FEET OR 0.032 ACRES, MORE OR LESS.

 <b>E &amp; A CONSULTING GROUP, INC.</b> <i>Engineering Answers</i>	<b>E &amp; A CONSULTING GROUP, INC.</b> Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599		<b>WATER EASEMENT</b> <b>PART OF LOT 77 THRU LOT 88</b> <b>THE ROWS AT COVENTRY</b> DOUGLAS COUNTY, NEBRASKA
	Job No.: P2019.299.001	Date: 03-15-2022	
Drawn by: CJV	Scale: 1" = 50'	Sht: 1 of 1	

**EXHIBIT "A"**



**LEGAL DESCRIPTION**

A 10' WATER EASEMENT LOCATED IN PART OF LOT 89 THRU LOT 100, THE ROWS AT COVENTRY, A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 95, THE ROWS AT COVENTRY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 94, THE ROWS AT COVENTRY, AND ALSO BEING ON THE WESTERLY LINE OF OUTLOT "A", SAID THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT); THENCE S29°10'18"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID LOT 94, THE ROWS AT COVENTRY, SAID LINE ALSO BEING SAID WESTERLY LINE OF OUTLOT "A", THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT), A DISTANCE OF 5.00 FEET; THENCE S60°49'42"W, A DISTANCE OF 140.29 FEET; THENCE N29°10'18"W, A DISTANCE OF 10.00 FEET; THENCE N60°49'42"E, A DISTANCE OF 140.29 FEET TO A POINT ON THE EAST LINE OF SAID LOT 95, THE ROWS AT COVENTRY, SAID POINT ALSO BEING ON SAID WESTERLY LINE OF OUTLOT "A", THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT); THENCE S29°10'18"E ALONG SAID EAST LINE OF LOT 95, THE ROWS AT COVENTRY, SAID LINE ALSO BEING SAID WESTERLY LINE OF OUTLOT "A", THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT), A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SAID 10' WATER EASEMENT CONTAINS 1,403 SQUARE FEET OR 0.032 ACRES, MORE OR LESS.



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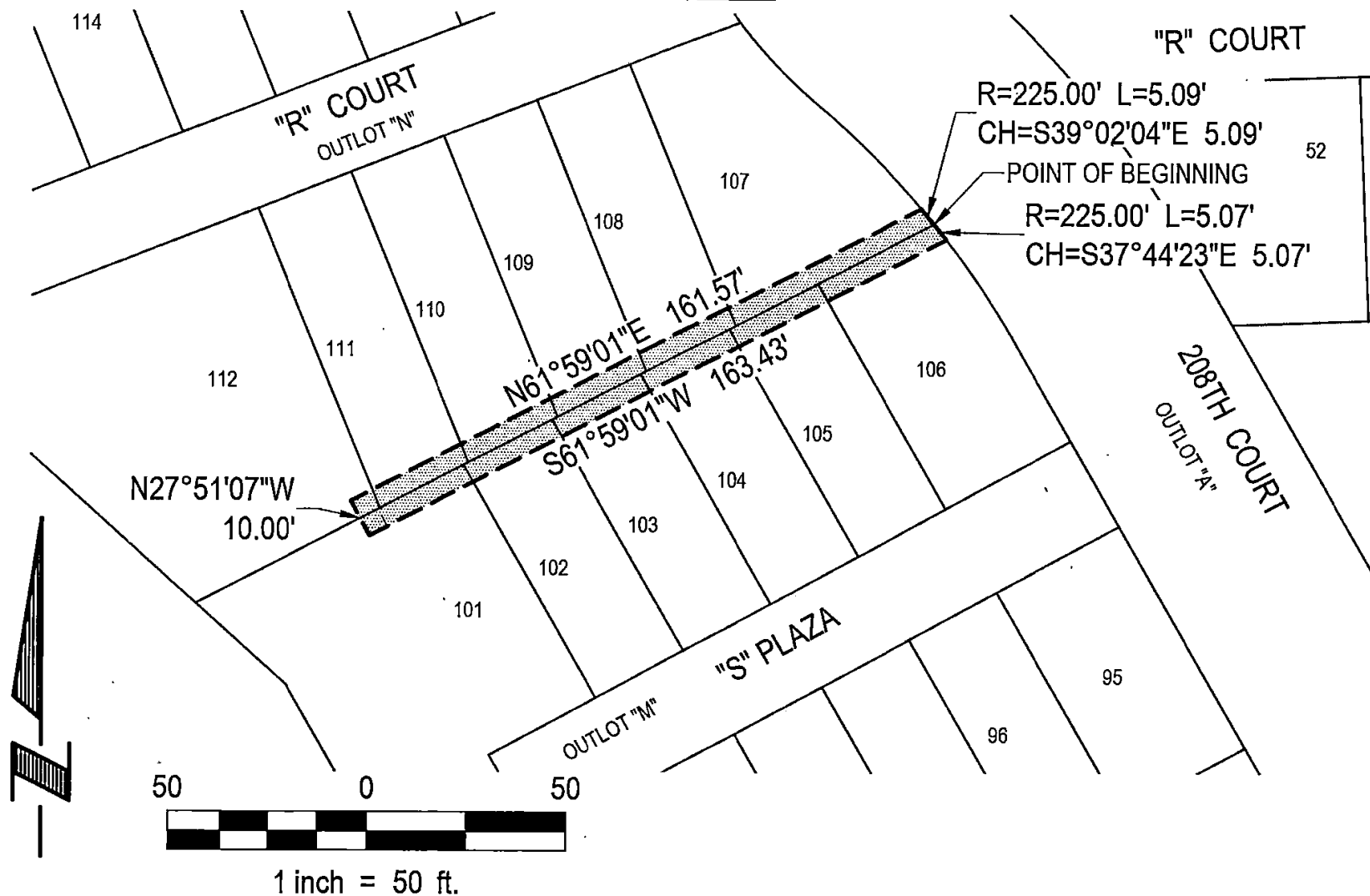
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**WATER EASEMENT  
PART OF LOTS 89 THRU 100  
THE ROWS AT COVENTRY**

DOUGLAS COUNTY, NEBRASKA



**EXHIBIT "A"**



**LEGAL DESCRIPTION**

A 10' WATER EASEMENT LOCATED IN PART OF LOT 101 THRU LOT 112, THE ROWS AT COVENTRY, A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 107, THE ROWS AT COVENTRY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 106, THE ROWS AT COVENTRY, AND ALSO BEING ON THE WESTERLY LINE OF OUTLOT "A", SAID THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT); THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT 106, THE ROWS AT COVENTRY, SAID LINE ALSO BEING SAID WESTERLY LINE OF OUTLOT "A", THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT) ON A CURVE TO THE RIGHT WITH A RADIUS OF 225.00 FEET, A DISTANCE OF 5.07 FEET, SAID CURVE HAVING A LONG CORD WHICH BEARS S37°44'23"E (ASSUMED BEARING), A DISTANCE OF 5.07 FEET; THENCE S61°59'01"W, A DISTANCE OF 163.43 FEET; THENCE N27°51'07"W, A DISTANCE OF 10.00 FEET; THENCE N61°59'01"E, A DISTANCE OF 161.57 FEET TO A POINT ON THE EAST LINE OF SAID LOT 107, THE ROWS AT COVENTRY, SAID POINT ALSO BEING ON SAID WESTERLY LINE OF OUTLOT "A", THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT); THENCE SOUTHEASTERLY ALONG SAID EAST LINE OF LOT 107, THE ROWS AT COVENTRY, SAID LINE ALSO BEING SAID WESTERLY LINE OF OUTLOT "A", THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT) ON A CURVE TO THE RIGHT WITH A RADIUS OF 225.00 FEET, A DISTANCE OF 5.09 FEET, SAID CURVE HAVING A LONG CORD WHICH BEARS S39°02'04"E (ASSUMED BEARING), A DISTANCE OF 5.09 FEET FEET TO THE POINT OF BEGINNING.

SAID 10' WATER EASEMENT CONTAINS 1,620 SQUARE FEET OR 0.037 ACRES, MORE OR LESS.



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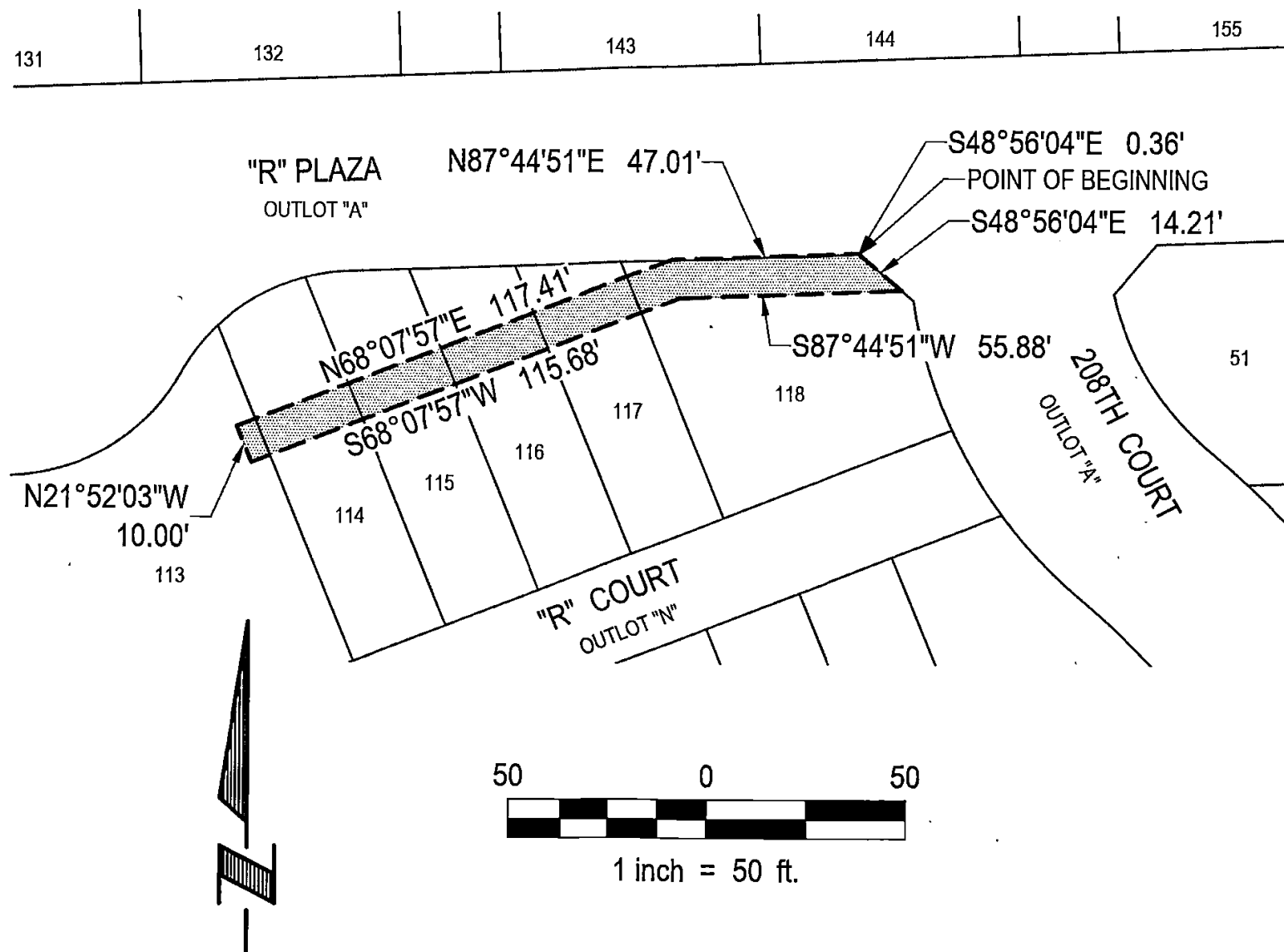
Scale: 1" = 50'

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**WATER EASEMENT  
PART OF LOTS 101 THRU 112  
THE ROWS AT COVENTRY**

DOUGLAS COUNTY, NEBRASKA

**EXHIBIT "A"**



**LEGAL DESCRIPTION**

A 10' WATER EASEMENT LOCATED IN PART OF LOT 113 THRU LOT 118, AND PART OF OUTLOT "A", THE ROWS AT COVENTRY, A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 118, THE ROWS AT COVENTRY, SAID POINT ALSO BEING ON THE WESTERLY LINE OF OUTLOT "A", SAID THE ROWS AT COVENTRY ALSO KNOWN AS THE INTERSECTION 208TH COURT AND "R" PLAZA; THENCE S48°56'04"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID LOT 118, THE ROWS AT COVENTRY, SAID LINE ALSO BEING SAID WESTERLY LINE OF OUTLOT "A", THE ROWS AT COVENTRY (ALSO KNOWN AS 208TH COURT), A DISTANCE OF 14.21 FEET; THENCE S87°44'51"W, A DISTANCE OF 55.88 FEET; THENCE S68°07'57"W, A DISTANCE OF 115.68 FEET; THENCE N21°52'03"W, A DISTANCE OF 10.00 FEET; THENCE N68°07'57"E, A DISTANCE OF 117.41 FEET; THENCE N87°44'51"E, A DISTANCE OF 47.01 FEET; THENCE S48°56'04"E, A DISTANCE OF 0.36 FEET TO THE POINT OF BEGINNING.

SAID 10' WATER EASEMENT CONTAINS 1,680 SQUARE FEET OR 0.039 ACRES, MORE OR LESS.

 <b>E &amp; A CONSULTING GROUP, INC.</b> <i>Engineering Answers</i>	<b>E &amp; A CONSULTING GROUP, INC.</b> Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599		<b>WATER EASEMENT</b> PART OF LOTS 113 THRU 118 AND PART OF OUTLOT "A" THE ROWS AT COVENTRY DOUGLAS COUNTY, NEBRASKA
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