

12423

EASEMENT

An agreement relating to the Southeast Quarter of Section 14, Township 9 North, Range 7 East of the 6th P.M., all located within Lancaster County, Nebraska

KNOW ALL MEN BY THESE PRESENTS:

This agreement made on this 19 day of May, 1977, between Frank W. Brooks and Donna J. Brooks, husband and wife as joint tenants with rights of survivorship and not as tenants in common, party of the first part and Donald G. Penterman and Lucille E. Penterman, husband and wife party of the second part:

WHEREAS, the party of the first part is seized of an estate in fee simple of a parcel of land described as an irregular tract of land in the east one half of the southeast quarter of Section 14, Township 9 North, Range 7 East of the 6th P.M. all located within Lancaster County, Nebraska and more fully delineated on the official survey record consisting of three pages annexed hereto and made a part hereof by reference as if fully set out, and

WHEREAS, the party of the second part contemplates purchasing from the party of the first part an irregular tract of land designated as tract B on the addendum to this agreement and of occupying a private dwelling house thereon, and

WHEREAS, it is necessary for the party of the first part to grant an easement to the party of the second part, a perpetual easement for a power line, water line and water meter which now exists.

WHEREAS, in consideration of the sum of \$1.00 and other valuable consideration, in hand paid and the receipt of which is acknowledged, the party of the first part does grant to the party of the second part an easement or right of way for said power line, water line and water meter for the purposes and in the manner hereinafter expressed.

NOW, this agreement recites that, pursuant to said indenture, and in consideration as set forth above, the party of the first part hereby grants unto the party of the second part their heirs and assigns, full and free right and liberty for them and their heirs, their assigns, their tenants, servants, invitees, visitors and licensees in common with all others having the like right for all purposes connected with the use and enjoyment of power lines, water lines and water meter. Said water line and power line run in a parallel direction to each other and in a parallel direction between the west boundary of tract B and the east boundary of tract A beginning on the south line of the east one half of the southeast quarter and extending in a northerly direction for a distance of 483 feet. Said existing water line and power lines are approximately 50 feet west of the roadway easement granted between the party of the first part to the part of the second part their heirs and assigns. Said party of the second part, their heirs and assigns forever may construct, maintain, deepen and keep in repair both the power line and water line which now exists of such character and of sufficient size as to make a proper and sufficient ingress and egress to the party of the second part, their heirs and assigns in such a manner as the party of the second part, their heirs and assigns may deem advisable.

To have and to hold the said easement or right of way hereby granted unto the party of the second part, their heirs and assigns as appurtenant to the said land of the party of the first and every part thereof.

IN WITNESS WHEREOF, party of the first part has hereunto set their hands and seal the day and year first above written.

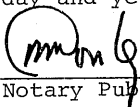
Frank W. Brooks
Donna J. Brooks

12423
STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

On this 19 day of May, 1977, before me the undersigned, a Notary Public duly commissioned and qualified in said county, personally came Frank W. Brooks and Donna J. Brooks, known to me to be the identical persons whose names are affixed to the foregoing Easement and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and notary seal the day and year last above written.





Notary Public

Official Survey Record

Concaster County, Nebraska

ALLIED SURVEYING AND MAPPING
LAND SURVEYORS
7116 Starr Street Lincoln, Nebraska 68505

Telephone 466-5538

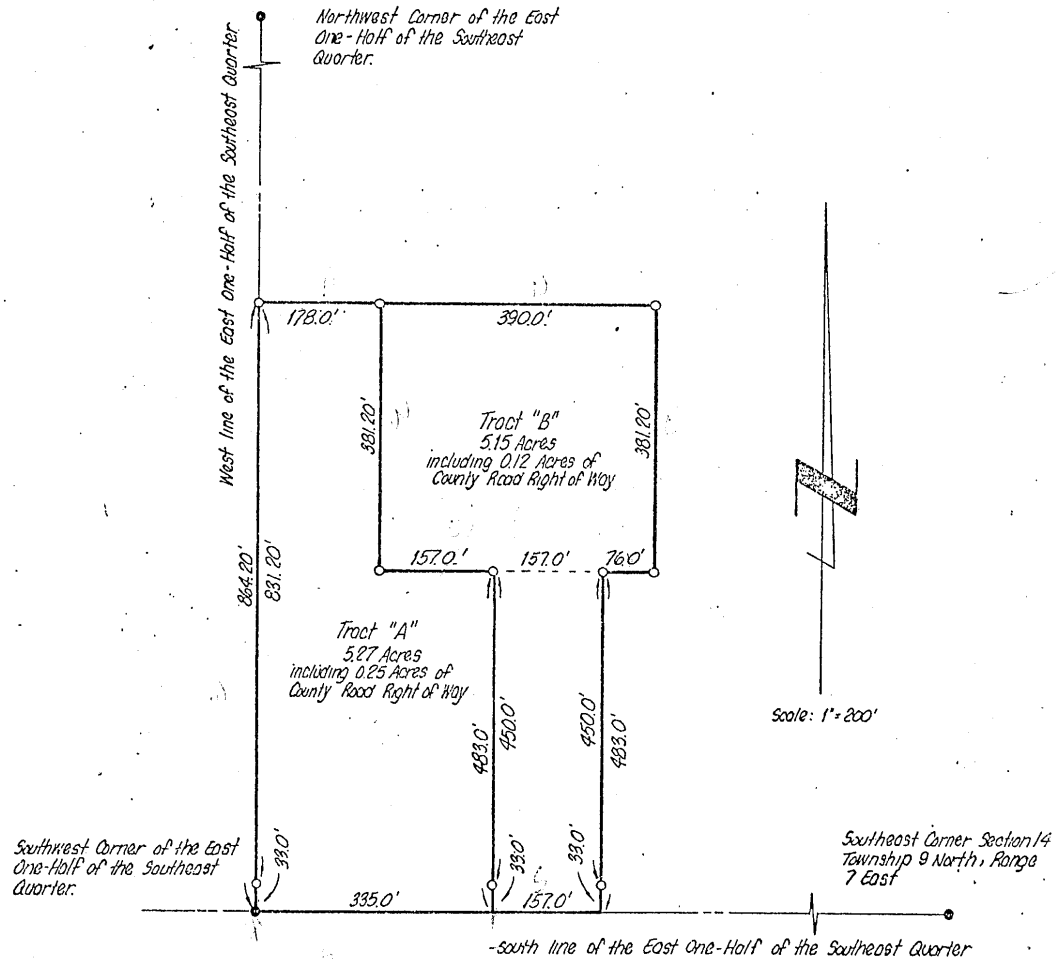
Sheet 1 of 3

Survey of a 5.27 Acre tract and a 5.15 Acre tract in the East One-Half of the Southeast Quarter

Section 14 T 9 N, R 7 E of the 6th P.M.

Job No. _____

Date April 2, 19 77



SURVEYORS CERTIFICATE

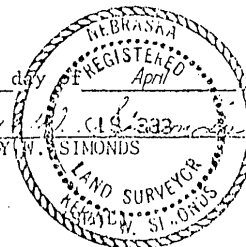
I hereby certify that I have accurately surveyed the property in the above plat. Iron pipe were set at points marked O. All dimensions are in feet and decimals of a foot.

- = Monuments Set
- = Monuments Found

Signed this 2nd day of April, 19 77

NAME KERRY W. SIMMONS

Surveyor's License
Nebraska L.S. 333



12423
Official Survey Record

Lancaster County, Nebraska

ALLIED SURVEYING AND MAPPING
LAND SURVEYORS
7116 Starr Street Lincoln, Nebraska 68505

Telephone 466-5538

Sheet 2 of 3

Survey of a 5.27 Acre Tract of land located in the East One-Half of the Southeast

Quarter of Section 14 T 9 N, R 7 E of the 6th P.M.

Job No. 0045

Date April 12, 1977

LEGAL DESCRIPTION:

Tract "A": Beginning at the Southwest corner of the East One-Half of the Southeast Quarter of Section 14, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska; thence in a Northerly direction along the West line of the East One-Half of the Southeast Quarter a distance of Eight Hundred Sixty-Four and Two Tenths (864.20) feet. Thence right in an Easterly direction parallel to the South line of the East One-Half of the Southeast Quarter of said Section 14 a distance of One Hundred Seventy-Eight and No Tenths (178.0) feet. Thence right in a Southerly direction parallel to the West line of the said East One-Half of the Southeast Quarter a distance of Three Hundred Eighty-One and Two Tenths (381.20) feet. Thence left in an Easterly direction parallel to the South line of the said East One-Half of the Southeast Quarter a distance of One Hundred Fifty-Seven and No Tenths (157.0) feet. Thence right in a Southerly direction parallel to the West line of the said East One-Half of the Southeast Quarter a distance of Four Hundred Eighty-Three and No Tenths (483.0) feet to a point on the South line of the said East One-Half of the Southeast Quarter. Thence right in a West-erly direction along the South line of the said East One-Half of the Southeast Quarter a distance of Three Hundred Thirty-Five and No Tenths (335.0) feet to the Southwest corner of the said East One-Half of the Southeast Quarter and the Point of Beginning and containing a calculated area of 5.27 Acres more or less.

Signed this 12th day of April, 19 77

NAME Kerry W. Simonds

KERRY W. SIMONDS

Surveyor's License
Nebraska L.S. 333

(SEAL)

Official Survey Record

Lancaster County, Nebraska

ALLIED SURVEYING AND MAPPING
LAND SURVEYORS
7116 Starr Street Lincoln, Nebraska 68505

Telephone 466-5538

Sheet 3 of 3

Survey of a 5.15 Acre Tract of land located in the East One-Half of the Southeast

Quarter of Section 14 T 9 N, R 7 E of the 6th P.M.

Job No. 0045

Date April 12, 1977

LEGAL DESCRIPTION:

Tract "B": Referring to the Southwest corner of the East One-Half of the Southeast Quarter of Section 14, Township 9 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska. Thence in an Easterly direction along the South line of the said East One-Half of the Southeast Quarter a distance of Three Hundred Thirty-Five and No Tenths (335.0) feet to the point of Beginning. Thence left in a Northerly direction parallel to the West line of the said East One-Half of the Southeast Quarter a distance of Four Hundred Eighty-Three and No Tenths (483.0) feet. Thence left parallel to the South line of the said East One-Half of the Southeast Quarter a distance of One Hundred Fifty-Seven and No Tenths (157.0) feet. Thence right in a Northerly direction parallel to the West line of the said East One-Half of the Southeast Quarter a distance of Three Hundred Eighty-One and Two Tenths (381.2) feet. Thence right in an Easterly direction parallel to the South line of the said East One-Half of the Southeast Quarter a distance of Three Hundred Ninety and No Tenths (390.0) feet. Thence right in a Southerly direction parallel to the West line of the said East One-Half of the Southeast Quarter a distance of Three Hundred Eighty-One and Two Tenths (381.2) feet. Thence right in a Westerly direction parallel to the South line of the said East One-Half of the Southeast Quarter a distance of Seventy-Six and No Tenths (76.0) feet. Thence left in a Southerly direction parallel to the West line of the said East One-Half of the Southeast Quarter a distance of Four Hundred Eighty-Three and No Tenths (483.0) feet to a point on the South line of the said East One-Half of the Southeast Quarter. Thence right in a Westerly direction along the South line of the said East One-Half of the Southeast Quarter a distance of One Hundred Fifty-Seven and No Tenths (157.0) feet to the Point of Beginning and containing a calculated area of 5.15 Acres more or less.

INDEXED
MICRO-FILED
GENERAL

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LANCASTER COUNTY NEBR.
Kenneth L. Ferguson
REGISTER OF DEEDS

1977 MAY 24 AM 9:14

ENTERED ON
NUMERICAL INDEX
FILED FOR RECORD AS:

INST. NO. 77-12423

Signed this 12th day of April, 19 77

NAME

Kerry W. Simonds

KERRY W. SIMONDS

Surveyor's License
Nebraska L.S. 333

(SEAL)

1525

Public Appender
Paul
Return