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Lancaster County, NE Assessor/Register of Deeds Office EASE
Pages 4



Please return to:

City Attorney's Office
Attention: Tim Sieh
555 South 10th Street
Lincoln, Nebraska 68508

PERMANENT EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS:

SARAH HUNT MCFARLAND and PATRICK MCFARLAND, wife and husband, herein collectively called "**Grantor**", whether one or more, record owner of the real property hereinafter described, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, duly paid, the receipt whereof is hereby acknowledged, and further consideration of the performance of the covenants and agreements by CITY OF LINCOLN, NEBRASKA, a municipal corporation, its successors and assigns, herein called "**Grantee**", as hereinafter set out and expressed, does hereby GRANT, REMISE and RELINQUISH unto the Grantee the RIGHT, PRIVILEGE and EASEMENT to construct, reconstruct, maintain, operate, and replace a public hiker/biker trail and sanitary sewer line (collectively "**Trail/Sanitary Sewer Line**") and appurtenances thereto belonging, over and through the following described real property, to-wit:

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

TO HAVE AND TO HOLD UNTO THE CITY OF LINCOLN, NEBRASKA, its successors and assigns, so long as such Trail/Sanitary Sewer Line shall be maintained, together with the right of ingress and egress to said property from the public streets, for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, operating and replacing said Trail/Sanitary Sewer Line and appurtenances thereto, located thereon, in whole or in part, at the will of Grantee, it being the intention of the parties hereto that Grantor is hereby granting the uses herein specified without divesting Grantor of title and ownership of the rights to use and enjoy the above described property for any purpose except the construction thereon of permanent buildings, subject only to the right of Grantee to use the same for purposes herein expressed, and subject to any prior leases or easements of record heretofore granted to other parties.

CHARGE TO PUU, RETURN
TO JENNIE, REAL ESTATE

2800

THIS INSTRUMENT, and the covenants and agreements herein contained, shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties.

“Grantor”

Sarah MCFARLAND
SARAH HUNT MCFARLAND,
a married person

Patrick MCFARLAND
PATRICK MCFARLAND, a married person

STATE OF Nebraska)
) ss.
COUNTY OF Lancaster)

The foregoing instrument was acknowledged before me this 12 day of September, 2018 by **SARAH HUNT MCFARLAND**, a married person.

(SEAL) 

Kent Seacrest
Notary Public

STATE OF Nebraska)
) ss.
COUNTY OF Lancaster)

The foregoing instrument was acknowledged before me this 12th day of September, 2018 by **PATRICK MCFARLAND**, a married person.

(SEAL) 

Kent Seacrest
Notary Public

Exhibit A
LEGAL DESCRIPTION
PERMANENT EASEMENT

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 49 I.T., LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M.; THENCE NORTHERLY ON THE EAST LINE OF SAID SOUTHWEST QUARTER ON AN ASSUMED BEARING OF N00°11'14"W, A DISTANCE OF 50.00' TO THE SOUTHEAST CORNER OF LOT 49 I.T., SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF VANDORN-STREET; THENCE CONTINUING N00°11'14"W ON SAID LINE, SAID LINE BEING THE EAST LINE OF SAID LOT 49 I.T., A DISTANCE OF 655.50' TO THE **TRUE POINT OF BEGINNING**; THENCE S58°43'46"W, A DISTANCE OF 23.55' TO A POINT OF INTERSECTION WITH A WEST LINE OF SAID LOT 49 I.T.; THENCE N00°11'24"W, ON A WEST LINE OF SAID LOT 49 I.T., A DISTANCE OF 88.37' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 14°48'22", A RADIUS OF 88.50', AN ARC LENGTH OF 22.87', A CHORD LENGTH OF 22.81', A TANGENT LENGTH OF 11.50', AND A CHORD BEARING OF S62°21'32"E TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 49 I.T., SAID POINT ALSO BEING ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE S00°11'14"E, ON THE EAST LINE OF SAID LOT 49 I.T., SAID LINE BEING THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 65.57' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 1,541.00 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

July 11, 2018

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