

STATE OF NEBRASKA)  
COUNTY OF HALL

2022 APR 27 PM 1 35

RECORDS  
MOOR/REGISTERED OFFICE

CASH 28.00  
CHECK \_\_\_\_\_

REFUNDS:  
CASH \_\_\_\_\_  
CHECK \_\_\_\_\_



\*THIS SPACE RESERVED FOR REGISTER OF DEEDS\*

28

**UTILITY EASEMENT**

JARED W. LEISER, herein called the Grantor, in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, hereby grants and conveys unto the

CITY OF GRAND ISLAND, NEBRASKA,

a municipal corporation in Hall County, Nebraska, herein called the Grantee, a permanent and perpetual easement and right-of-way to survey, construct, inspect, maintain, repair, replace, relocate, extend, remove, and operate thereon, public utilities and appurtenances connected therewith, in, upon, above, along, over, across, underneath, and through a part of the South Half of the Northeast Quarter (S1/2, NE1/4), of Section Twenty-Three (23), Township Twelve (12) North, Range Nine (9) West of the 6<sup>th</sup> PM, Hall County, Nebraska; the boundary of the utility easement and right-of-way tract being more particularly described as follows:

Commencing at the Northeast corner of the South Half of the Northeast Quarter (S1/2, NE1/4) of Section Twenty Three (23), Township Twelve (12) North, Range Nine (9) West of the 6<sup>th</sup> PM, Hall County, Nebraska; thence westerly on an assumed bearing of N 88°06'43" W, along the North line of said South Half of the Northeast Quarter (S1/2, NE1/4), a distance of thirty-three and two hundredths (33.02) feet to a point on the westerly right-of-way line of Quandt Road, said point being the ACTUAL Point of Beginning; thence S 00°00'44" W, along westerly right-of-way line of said Quandt Road, a distance of fourteen and one hundredth (14.01) feet; thence N 88°06'43" W, a distance of one thousand three hundred six and

Mail to:  
Angi Schulte  
Grand Island Utilities Administration  
315 N Jefferson  
Grand Island, NE 68801

ninety-eight hundredths (1,306.98) feet; thence N 01°53'42" E, a distance of nine (9.0) feet; thence N 88°06'43" W, a distance of one thousand three hundred and three and thirty-eight hundredths (1,303.38) feet to a point on the West line of said South Half of the Northeast Quarter (S1/2, NE1/4); thence N 00°19'28" W, along said West line of the said South Half of the Northeast Quarter (S1/2, NE1/4), a distance of five (5.0) feet to the Northwest corner of said South Half of the Northeast Quarter (S1/2, NE1/4); thence S 88°06'43" E, along North line of said South Half of the Northeast Quarter (S1/2, NE1/4), a distance of two thousand six hundred ten and ten hundredths (2,610.10) feet to the said Point of Beginning.

The above-described easement and right-of-way containing a total of .57 acres, more or less, as shown on the plat dated 1/31/2022, marked Exhibit "A", attached hereto and incorporated herein by reference,

together with the following rights:

Grantee shall have unrestricted ingress and egress to the above-described easement and right-of-way for any purpose necessary for the surveying, construction, inspection, maintenance, repair, replacement, relocation, extension, removal, and operation of such public utilities and appurtenances. Such rights of ingress and egress shall be exercised in a reasonable manner.

Grantee shall have the right at any time, to relocate, add, or upgrade such public utilities and appurtenances connected therewith, in, upon, above, along, over, across, underneath, or through the easement and right-of-way herein granted. Any such public utilities and appurtenances placed in, upon, above, along, over, across, underneath, or through such tract of land shall remain the property of Grantee, and may be removed or replaced at any time.

Grantee shall have the right to excavate and refill ditches and trenches necessary for such public utilities and appurtenances; to remove, clear, and keep clear, trees, bushes, hedges, undergrowth, and/or any other obstructions interfering with the surveying, construction, inspection, maintenance, repair, replacement, relocation, extension, removal, and operation of such public utilities and appurtenances. Grantor acknowledge that landscaping and hard surfacing placed within the boundaries of the utility easement and right-of-way may be subject to damage, and any maintenance or replacement cost to such related materials located within the boundaries of the utility easement are the responsibility of the Grantor.

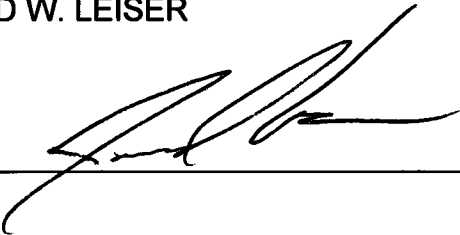
Grantor shall have the right to use the easement and right-of-way for purposes

not inconsistent with Grantee's full enjoyment of the rights herein granted, provided that Grantor shall not allow any structures, buildings, combustible materials, or other property of any kind whatsoever, to be erected, constructed, placed, stored, or accumulated in, upon, above, along, over, across, underneath, or through the easement and right-of-way herein granted.

It is further agreed that Grantor has lawful possession of said real estate, good right and lawful authority to make such conveyance; and that Grantor on behalf of itself, all heirs, executors, administrators, successors, and assigns, hereby covenants that the rights and privileges herein granted shall run with the title to such tract of land, and be binding upon Grantor, all heirs, executors, administrators, successors, and assigns.

Dated April-7-2022

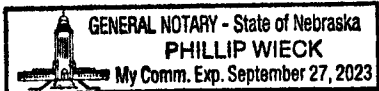
GRANTOR  
JARED W. LEISER

  
\_\_\_\_\_

STATE OF NEBRASKA )  
  ) ss  
COUNTY OF HALL        )

On this 7 day of April 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared: JARED W. LEISER, to me known personally to be the identical person who signed the foregoing Utility Easement and acknowledged the execution thereof to be their voluntary act and deed as such persons for the purpose therein expressed.

WITNESS my hand and Notarial Seal the date above written.



  
\_\_\_\_\_ Notary Public

202203087

N. LINE- NE1/4,  
SECTION 23-12-9

NE CORNER- NE1/4,  
SECTION 23-12-9

ONE-R ROAD

NIEMOTH  
SECOND SUB.

LOT 1

E. LINE- NE1/4,  
SECTION 23-12-9

N1/2, NE 1/4  
SECTION 23-12-9

WEST R-O-W LINE-  
QUANDT ROAD

NW CORNER- S1/2, NE1/4,  
SECTION 23-12-9

(ASSUMED)  
N88°06'43"W  
33.02'

N. LINE- S1/2, NE1/4,  
SECTION 23-12-9

POINT OF  
BEGINNING

S88°06'43"E  
2,610.10'

N88°06'43"W  
1,306.98'

NE CORNER- S1/2, NE1/4,  
SECTION 23-12-9

N0°19'28"W  
5.0'

N88°06'43"W  
1,303.38'

5'

N1°53'42"E  
9.0'

14'

33'-  
R-O-W

S0°00'44"W  
14.01'

S1/2, NE 1/4  
SECTION 23-12-9

R. QUANDT  
SUB.

W. LINE- S1/2, NE1/4,  
SECTION 23-12-9

E. LINE- S1/2, NE1/4,  
SECTION 23-12-9

S. LINE- S1/2, NE1/4,  
SECTION 23-12-9

QUANDT ROAD

LEGEND



INDICATES UTILITY  
EASEMENT



CITY OF  
**GRAND ISLAND**  
UTILITIES DEPARTMENT

**EXHIBIT "A"**

DRN BY: K.J.M. | SCALE: 1" = 400'  
DATE: 1/31/2022 | FILE: SEC. 23.12.9