

## MEMORANDUM

TO: Finance, Expenditure and Legal Subcommittee

FROM: Amanda Grint, Water Resources Engineer

SUBJECT: Permanent Easement for 180<sup>th</sup> and Giles Road Improvements at WP2 with Sarpy County

DATE: January 4, 2021

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In January 2018, the District purchased property for the WP2 flood control regional detention basin near 180<sup>th</sup> and Giles Road. Adjacent development is ongoing, and Sarpy County is planning to make needed improvements to 180<sup>th</sup> and Giles Road. Sarpy County is requesting a permanent easement, shown on the attached map, for culvert improvements. There will be temporary construction easements to complete the work as well. There is no work currently taking place by the District at this location and the easement does not interfere with the planned reservoir work. Any disturbance will be restored by Sarpy County to existing state as stated in the easement document.

**Staff recommends that the Subcommittee recommend to the Board that the General Manager be authorized to execute the proposed Permanent Easement for 180<sup>th</sup> and Giles Road improvements at WP2 to Sarpy County subject to changes deemed necessary by the General Manager and approval as to form by District Legal Counsel.**

**Purchase Area = 70.1 acres**

010973656

010465022

010465111

**Proposed Land Purchase**

010465316

180<sup>th</sup> St

## Land Rights Map

Regional Detention  
Basin WP-2



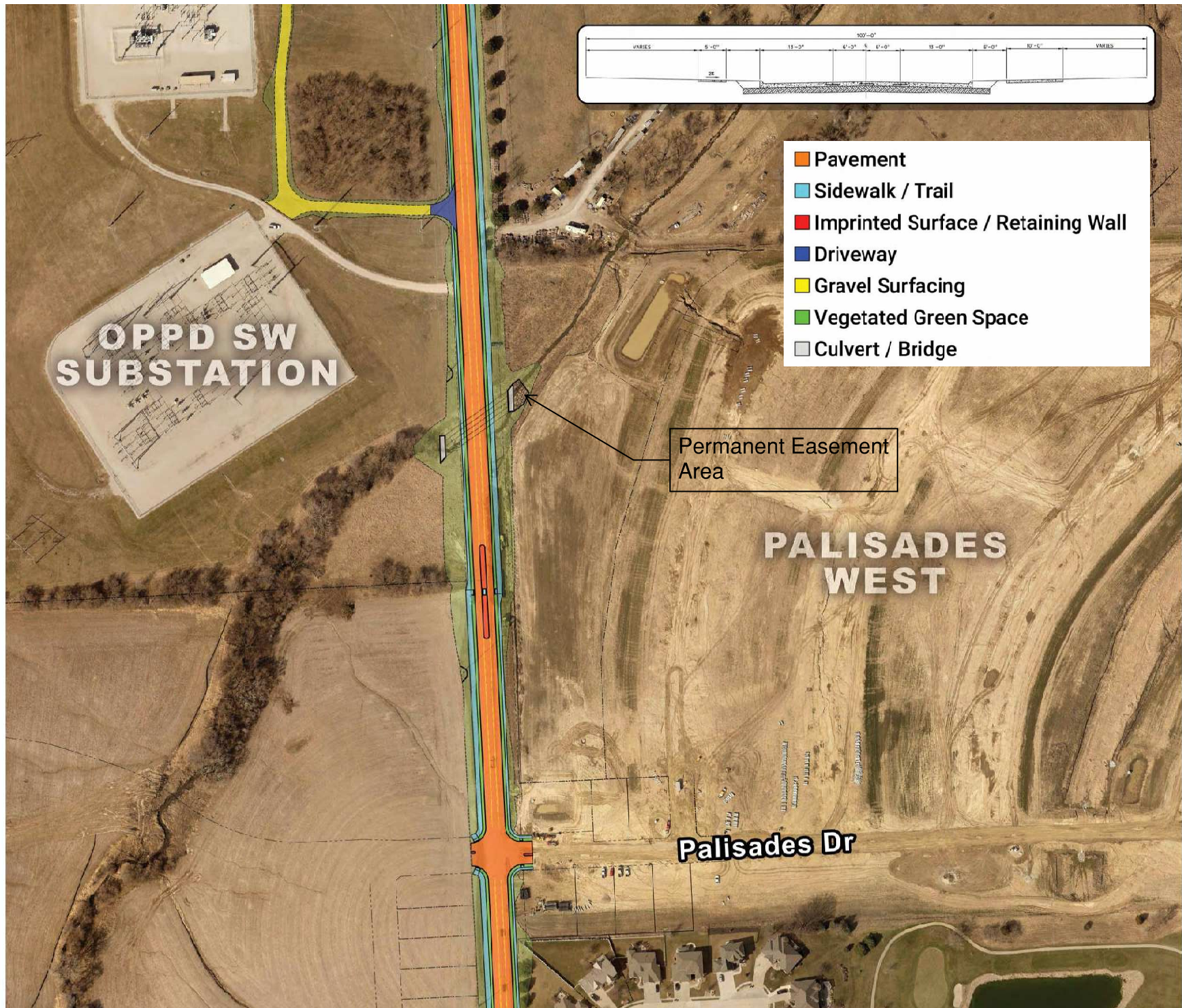
**Parcel  
Boundary (TYP)**

**Permanent Easement  
Area**

**P-MRNRD  
Property (TYP)**

Parcel ID	Purchase Area (acres)
010973656	7.7
010465316	12.9
010465022	44.2
010465111	5.3
<b>Total</b>	<b>70.1</b>





RETURN TO: \_\_\_\_\_

**PERMANENT EASEMENT**

PROJECT: 180<sup>th</sup> & Giles Improvements C.N.: C77-(17-1)&(18-1) TRACT: 55

**KNOW ALL MEN BY THESE PRESENTS:**

THAT Papio-Missouri River Natural Resources District

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of **One and NO/100 DOLLARS (\$1)** in hand paid does hereby grant, and convey unto the **Sarpy County**, and to its successors and assigns the following described permanent easement for the purpose of **a permanent easement for the construction of roadways, storm sewer and drainage ways, and appurtenances thereto and the subsequent maintenance of same,** situated in Sarpy County, and State of Nebraska, to-wit;

**SEE ATTACHED EXHIBIT 'A'**

The abandonment of said permanent easement for the purposes described herein shall render this conveyance void and cause said permanent easement to revert to said Grantor and to his, her or their heirs, successors and assigns.

Duly executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**INDIVIDUAL ACKNOWLEDGEMENT**

**OWNER(S):**

\_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me, a General Notary Public duly commissioned and qualified, personally came \_\_\_\_\_ to me known to be the identical person(s) whose name(s) affixed to the foregoing instrument as owner(s) and acknowledged the same to be a voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year above written.  
(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC

F:\2019\0001-0500\019-0495\40-Design\AutoCAD\Final Plans\Sheets\RDBR\Tract Maps\T\_TRACT\_PE\_0190495.dwg  
T\_PROW\_0190495  
USER: zturek  
S\_BNDY\_0190495  
XREFS: 170141\_SVY\_BNDY  
DWG: 170141\_SVY\_BNDY  
DATE: Dec 03, 2020 10:24am

NORTHEAST QUARTER OF  
THE SOUTHEAST QUARTER  
SECTION 20, T14N, R11E  
PID #010430571  
OPPD

COMMENCING POINT  
NORTHWEST CORNER OF  
OUTLOT M, PALISADES WEST

POINT OF  
BEGINNING

180TH STREET

S02°43'07"E 214.94'

N02°43'07"W 132.48'

N87°16'53"E 51.32'

S35°34'24"E 83.45'

S54°25'36"W 114.98'

OUTLOT M PALISADES WEST  
NORTH HALF OF THE  
SOUTHWEST QUARTER  
PID #011602666  
PAPIO-MISSOURI RIVER  
NATURAL RESOURCES DISTRICT

PALISADES  
WEST

N

0' 30' 60'  
SCALE IN FEET

### LEGAL DESCRIPTION

A PERMANENT EASEMENT LOCATED IN OUTLOT M, PALISADES WEST, A PLATTED AND RECORDED SUBDIVISION LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID OUTLOT M, SAID POINT ALSO BEING A POINT OF THE EAST RIGHT-OF-WAY LINE OF 180TH STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE OF 180TH STREET, SAID LINE BEING 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER ON AN ASSUMED BEARING OF S02°43'07"E, 214.94 FEET TO THE POINT OF BEGINNING; THENCE N87°16'53"E, 51.32 FEET; THENCE S35°34'24"E, 83.45 FEET; THENCE S54°25'36"W, 114.98 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 180TH STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE OF 180TH STREET, SAID LINE BEING 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER N02°43'07"W, 132.48 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT EASEMENT CONTAINS A CALCULATED AREA OF 8,197.14 SQUARE FEET OR 0.188 ACRES, MORE OR LESS.



PERMANENT EASEMENT 8,197.14 S.F.

TRACT 55

OWNER(S): PAPIO-MISSOURI RIVER NRD

ADDRESS: 8901 S 154TH ST

OMAHA, NE 68138

EXHIBIT

B

PROJECT NO: 019-0495

C77(17-1 & 18-1)

DATE: 12/3/20