

Public Hearing  
On  
Proposed Right-of-Way Acquisition  
Papio Creek Watershed Structure  
Continuation of W-3 Rehabilitation Project  
Papio-Missouri River Natural Resources District  
January 13, 2011  
7:15 p.m.

AGENDA

1. Hearing Called to Order – Chairperson Rick Kolowski
2. Appointment of Hearing Officer – General Manager, John Winkler
3. Evidence of Proof of Publication of Hearing Notice
4. Explanation of the Purpose of the Hearing – Paul Peters
5. Identification of Exhibits
6. Explanation of the Purpose and Scope of the Project – Martin Cleveland
7. Receive Testimony and Statements
8. Reception of Exhibits
9. Hearing Adjournment

**Papio-Missouri River Natural Resources District  
Notice of Proposed Acquisition and Notice of Public Hearing  
Continuation of Papio Creek Watershed Structure W-3 Rehabilitation Project**

**NOTICE**

The Papio-Missouri River Natural Resources District (hereinafter referred to as "the District") proposes to acquire renewal of certain temporary easements (hereinafter referred to collectively as "the Easements") in, on, over and across certain tract(s) of real estate in Washington County, Nebraska (hereinafter referred to collectively as "the Property"), in Tax Lot 21 in S ½ of the SE ¼ of Section 27, T18N, R11E, Washington County, Nebraska, as depicted in attached temporary easement maps and incorporated herein by reference, which you own or in which you may have a right or interest.

1. The property proposed to be acquired and the compensation to be given for the property:

The compensation to be offered for the Property will be the damages as appraised by licensed real estate appraisers, generally consisting of the fair market value of the interest in or portion of the property acquired.

2. The authority for the acquisition:

The District's authority for the proposed acquisitions is contained in Nebraska Revised Statutes, Sections 2-3229, et.seq.

3. The nature of and necessity and purpose for which the land shall be used:

The renewed Easements proposed to be acquired will be used for the continued rehabilitation of Papio Creek Watershed Structure W-3.

4. The right, title or interest in the property to be acquired:

The District proposes to acquire renewed temporary easements to certain lands required for the Project.

5. The amount of property needed: The acreage amounts, set out in the legal description(s) attached to this Notice and incorporated herein by reference, are required for the aforesaid rehabilitation project.

6. The reasons for selecting the proposed location:

Temporary construction and access easements must be located on and adjacent to the existing structures that are being modified. A map showing the Property and the route of the aforesaid structure is attached hereto and incorporated herein by reference.

7. Approval required from other agencies:

None.

## NOTICE OF PUBLIC HEARING

Please take notice that on January 13, 2011, at 7:15 p.m. the Board of Directors of the Papio-Missouri River Natural Resources District will hold a public hearing continuation of the Papio Creek Watershed Structure W-3 Rehabilitation Project ("the Project") in Washington County, Nebraska, and on the acquisition by the District of renewed temporary easements for the Project. Such hearing will be held at the principal offices of the District at 8901 South 154<sup>th</sup> Street, Omaha, Nebraska 68138-3621.

At the hearing, the District shall explain the nature and necessity for the Project, the reasons for selecting the particular location, and the right of each owner of property to be represented by an attorney and to negotiate and accept or reject the offer of damages which will be sustained by the proposed acquisition, and the right to require that such damages be determined pursuant to the procedures for acquisition by eminent domain. The District shall hear and consider any objections from any person.

Z:\Projects\NRCS\28686\_Dam\_Rehab\_Task\_Order\_2\map\_doc\starcmap\Site\_W-3\Site\_W-3\_Watershed.mxd



Source: Aerial Photography, Metropolitan Area Planning Agency, flown by Horizons Inc. in April 2004.



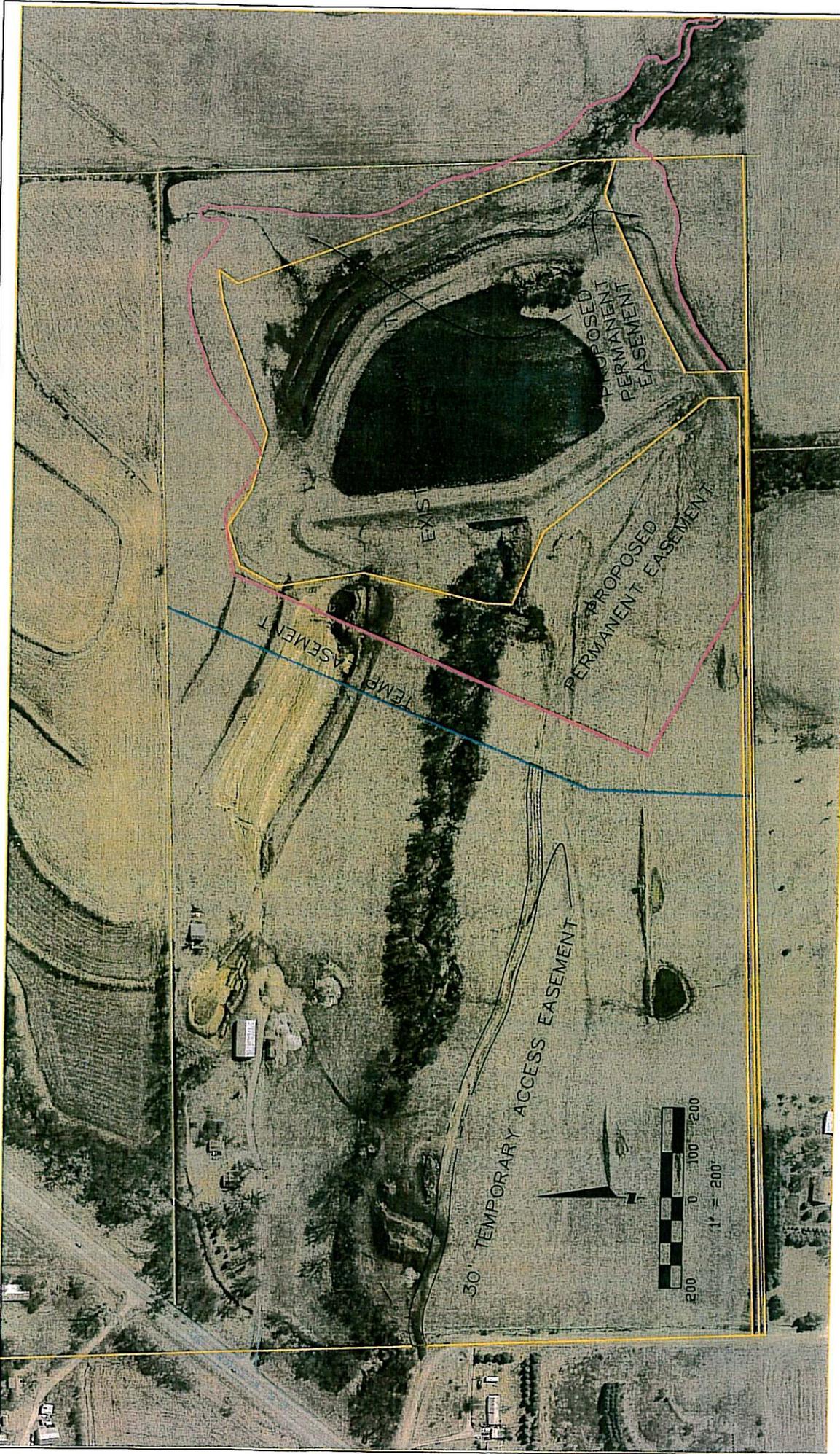
# Papillion Creek Watershed Site W-3 Project Location Map

DATE

Sept 2005

FIGURE

1



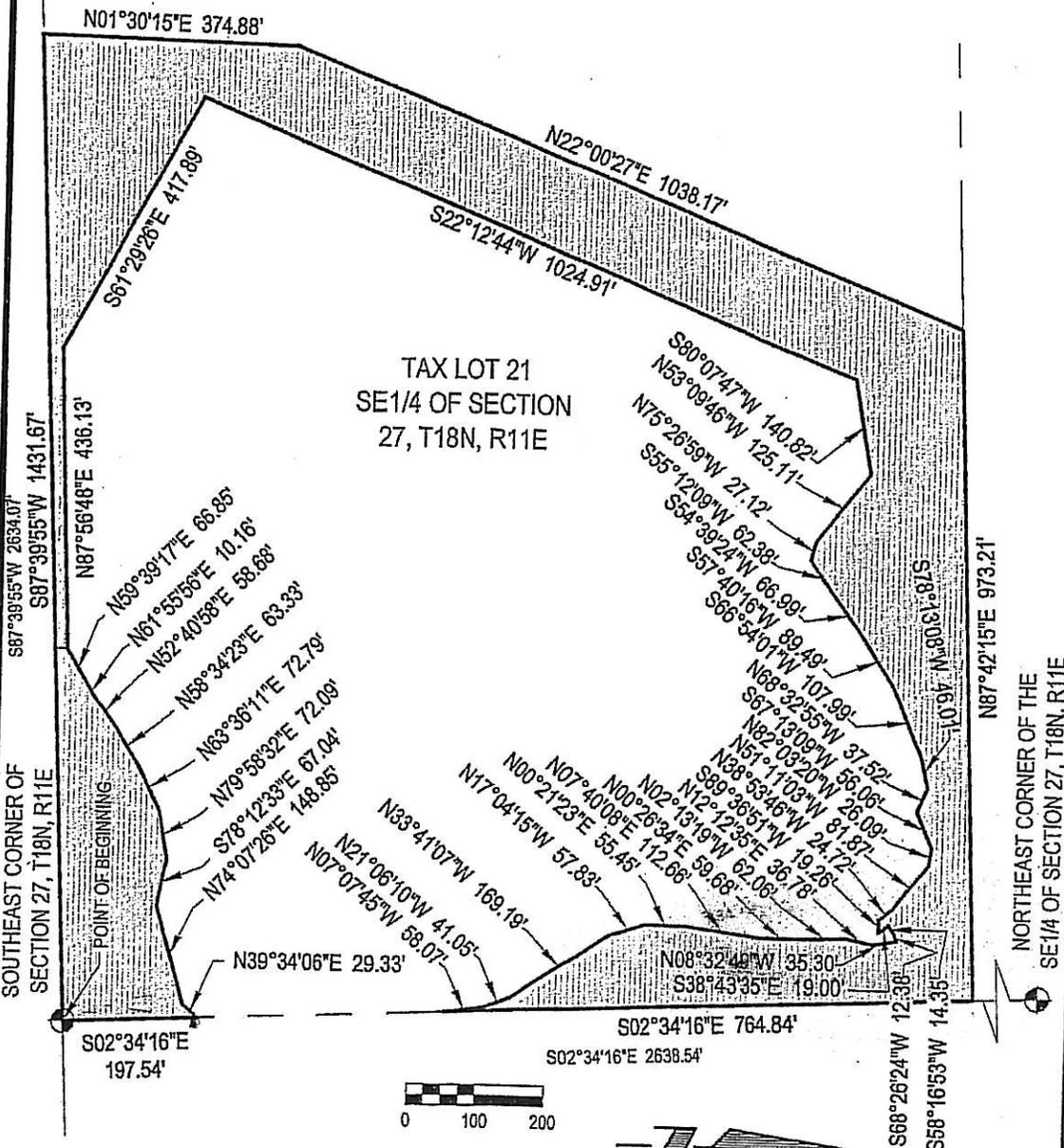
**PAPPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT**

DESIGNED BY: MFC		PROJECT NO. 3	
DRAWN BY: DM		S. 1/2 OF THE S.W. 1/4	
CHECKED BY: MFC		DATE: 8/22/2003	
APPROVED BY:		SCALE: 1" = 200'	
		SECTION 27, T18N, R11E	
		SHEET NO. 1 OF 1	

PROPOSED AND EXISTING EASEMENTS FOR W-3

EXHIBIT "D"

SOUTHWEST CORNER  
OF THE SE1/4 OF  
SECTION 27, T18N, R11E



SHEET 1 OF 2  
SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION

**e+a** E&A CONSULTING GROUP, INC.  
ENGINEERING • PLANNING • FIELD SERVICES  
330 NORTH 107TH STREET, OMAHA, NE 68154 PHONE (402) 895-0700

Drawn by: DAS Chkd by: \_\_\_\_\_ Chkd by: \_\_\_\_\_  
Job No.: P2009.227.001 Date: 05/14/2009 Book No.: 1336

CONSTRUCTION/PARKING EASEMENT  
TAX LOT 21 OF THE SE1/4 OF  
SECTION 27, T18N, R11E  
WASHINGTON COUNTY, NEBRASKA

# EXHIBIT "D"

## LEGAL DESCRIPTION:

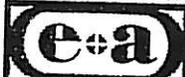
A CONSTRUCTION/PARKING EASEMENT LOCATED IN TAX LOT 21 OF THE SE1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TAX LOT 21; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE S87°39'55"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID TAX LOT 21, SAID LINE ALSO BEING SAID SOUTH LINE OF THE SE1/4 OF SECTION 27, A DISTANCE OF 1431.67 FEET; THENCE N01°30'15"E, A DISTANCE OF 374.88 FEET; THENCE N22°00'27"E, A DISTANCE OF 1038.17 FEET TO A POINT ON THE NORTH LINE OF SAID TAX LOT 21, SAID LINE ALSO BEING THE NORTH LINE OF THE SOUTH 1/2 OF SAID SE1/4 OF SECTION 27; THENCE N87°42'15"E ALONG SAID NORTH LINE OF TAX LOT 21, SAID LINE ALSO BEING SAID NORTH LINE OF THE SOUTH 1/2 OF THE SE1/4 OF SECTION 27, A DISTANCE OF 973.21 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 21, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SE1/4 OF SECTION 27; THENCE S02°34'16"E ALONG THE EAST LINE OF SAID TAX LOT 21, SAID LINE ALSO BEING THE EAST LINE OF SAID SE1/4 OF SECTION 27, A DISTANCE OF 764.84 FEET; THENCE N07°07'45"W, A DISTANCE OF 58.07 FEET; THENCE N21°06'10"W, A DISTANCE OF 41.05 FEET; THENCE N33°41'07"W, A DISTANCE OF 169.19 FEET; THENCE N17°04'15"W, A DISTANCE OF 57.83 FEET; THENCE N00°21'23"E, A DISTANCE OF 55.45 FEET; THENCE N07°40'08"E, A DISTANCE OF 112.66 FEET; THENCE N00°26'34"E, A DISTANCE OF 59.68 FEET; THENCE N02°13'19"W, A DISTANCE OF 62.06 FEET; THENCE N12°12'35"E, A DISTANCE OF 36.78 FEET; THENCE N08°32'49"W, A DISTANCE OF 35.30 FEET; THENCE S68°26'24"W, A DISTANCE OF 12.38 FEET; THENCE S58°16'53"W, A DISTANCE OF 14.35 FEET; THENCE S38°43'35"E, A DISTANCE OF 19.00 FEET; THENCE S89°36'51"W, A DISTANCE OF 19.26 FEET; THENCE N38°53'46"W, A DISTANCE OF 24.72 FEET; THENCE N51°11'03"W, A DISTANCE OF 81.87 FEET; THENCE N82°03'20"W, A DISTANCE OF 26.09 FEET; THENCE S67°13'09"W, A DISTANCE OF 56.06 FEET; THENCE N68°32'55"W, A DISTANCE OF 37.52 FEET; THENCE S66°54'01"W, A DISTANCE OF 107.99 FEET; THENCE S57°40'16"W, A DISTANCE OF 89.49 FEET; THENCE S54°39'24"W, A DISTANCE OF 66.99 FEET; THENCE S55°12'09"W, A DISTANCE OF 62.38 FEET; THENCE N75°26'59"W, A DISTANCE OF 27.12 FEET; THENCE N53°09'46"W, A DISTANCE OF 125.11 FEET; THENCE S80°07'47"W, A DISTANCE OF 140.82 FEET; THENCE S22°12'44"W, A DISTANCE OF 1024.91 FEET; THENCE S61°29'26"E, A DISTANCE OF 417.89 FEET; THENCE N87°56'48"E, A DISTANCE OF 436.13 FEET; THENCE N59°39'17"E, A DISTANCE OF 66.85 FEET; THENCE N61°55'56"E, A DISTANCE OF 10.16 FEET; THENCE N52°40'58"E, A DISTANCE OF 58.69 FEET; THENCE N58°34'23"E, A DISTANCE OF 63.33 FEET; THENCE N63°36'11"E, A DISTANCE OF 72.79 FEET; THENCE N79°58'32"E, A DISTANCE OF 72.09 FEET; THENCE S78°12'33"E, A DISTANCE OF 67.04 FEET; THENCE N74°07'26"E, A DISTANCE OF 148.85 FEET; THENCE N39°34'06"E, A DISTANCE OF 29.33 FEET TO A POINT ON SAID EAST LINE OF TAX LOT 21, SAID LINE ALSO BEING SAID EAST LINE OF THE SE1/4 OF SECTION 27; THENCE S02°34'16"E ALONG SAID EAST LINE OF TAX LOT 21, SAID LINE ALSO BEING SAID EAST LINE OF THE SE1/4 OF SECTION 27, A DISTANCE OF 197.54 FEET TO THE POINT OF BEGINNING.

SAID CONSTRUCTION/PARKING EASEMENT CONTAINS AN AREA OF 447,133 SQUARE FEET OR 10.265 ACRES, MORE OR LESS.

SAID CONSTRUCTION/PARKING EASEMENT CONTAINS AN AREA OF 15,181 SQUARE FEET OR 0.349 ACRES OF AN EXISTING PERMANENT EASEMENT.

SHEET 2 OF 2  
SEE SHEET 1 OF 2 FOR DRAWING



**E&A CONSULTING GROUP, INC.**  
ENGINEERING • PLANNING • FIELD SERVICES  
330 NORTH 117TH STREET OMAHA, NE 68154 PHONE (402) 885-0700

## CONSTRUCTION/PARKING EASEMENT

TAX LOT 21 OF THE SE1/4 OF  
SECTION 27, T18N, R11E  
WASHINGTON COUNTY, NEBRASKA

Drawn by: DAS Chkd by: \_\_\_\_\_  
Job No.: P2009.227.001 Date: 05/14/2009 Book No.: 1336

DonaldS 5/19/2009 2:23:33 PM

K:\Projects\2009\227\p01\Srvy\Easements\NRD STRUCTURE NO W-3 EASE-000.dwg



## LEGAL DESCRIPTION

A 30.00 FOOT WIDE TEMPORARY EASEMENT LOCATED IN THAT PART OF THE S.  $\frac{1}{2}$ , OF THE SE  $\frac{1}{4}$ , OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 11 EAST, OF THE 6 P.M. THE CENTERLINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SE  $\frac{1}{4}$ ; THENCE N02°19'14"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SE  $\frac{1}{4}$ , A DISTANCE OF 782.96 FEET TO THE POINT OF BEGINNING; THENCE N65°16'54"E A DISTANCE OF 2.74 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET, A DISTANCE 49.27 FEET SAID CURVE HAVING A LONG CHORD WHICH BEARS N79°23'46"E, A DISTANCE OF 48.77 FEET; THENCE S86°29'23"E A DISTANCE OF 23.22 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 80.00 FEET, A DISTANCE OF 21.89 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S78°39'05"E A DISTANCE OF 21.82 FEET; THENCE S70°48'47"E A DISTANCE OF 86.08 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 400.00 FEET, A DISTANCE OF 117.48 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S79°13'36"E, A DISTANCE OF 117.06 FEET; THENCE S87°38'26"E A DISTANCE OF 8.40 FEET; THENCE SOUTHEASTERLY ON A CURVE TO RIGHT WITH A RADIUS OF 1000.00 FEET, A DISTANCE OF 413.81 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S75°47'09"E, A DISTANCE OF 410.87 FEET; THENCE S63°55'51"E, A DISTANCE OF 28.68 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 225.00 FEET, A DISTANCE OF 50.44 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S70°21'10"E, A DISTANCE OF 50.33 FEET; THENCE S76°46'28"E, A DISTANCE OF 60.02 FEET; THENCE SOUTHEASTERLY ON A CURVE TO RIGHT WITH A RADIUS OF 250.00 FEET, A DISTANCE OF 24.22 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S73°59'56"E, A DISTANCE OF 24.21 FEET; THENCE S71°13'25"E, A DISTANCE OF 60.91 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A DISTANCE OF 37.79 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S75°33'14"E, A DISTANCE OF 37.75 FEET; THENCE S79°53'03"E A DISTANCE OF 68.56 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A DISTANCE OF 69.27 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S86°29'58"E, A DISTANCE OF 69.12 FEET; THENCE N86°53'07"E A DISTANCE OF 128.66 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A DISTANCE OF 47.34 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S88°35'40"E, A DISTANCE OF 47.29 FEET; THENCE S84°04'27"E, A DISTANCE OF 36.96 FEET, TO THE POINT OF TERMINATION.

CONTAINING AN AREA OF 40,071 SQUARE FEET OR 0.92 ACRES MORE OR LESS

30.00' TEMPORARY ACCESS EASEMENT FOR W-3

DESIGNED BY: MPC
DRAWN BY: MM
CHK'D. BY: MPC
APP'D. BY:

**S. 1/2 OF THE S.E. 1/4  
SECTION 27, T18N, R11E**

REVISED
DATE: 9/16/2009
SCALE: =
SHEET NO 2 OF 2

December 27, 2010

Mary Camden  
PO Box 15  
Blair NE 68008  
Certified Mail: 7010 0290 0000 8269 0172



8901 S. 154th Street  
Omaha, NE 68138-3621  
402-444-6222  
[www.papionrd.org](http://www.papionrd.org)

**Finding Solutions Today  
For a Secure Tomorrow**

RE: Papio Creek Watershed Structure  
W-3 Rehabilitation Project

Dear Ms. Camden:

This letter and the enclosed information are to inform you of a public hearing scheduled for January 13, 2011 at 7:15 p.m., at NRD headquarters at 8901 S. 154<sup>th</sup> Street, Omaha, Nebraska. The project consists of continuing the rehabilitation of Papio Creek Watershed Structure W-3 in Washington County, Nebraska. The hearing is for a 6 month time extension on the existing temporary easements.

The District's appraiser listed below will be preparing a supplement to the May 28, 2009 appraisal to reflect any market changes since May 28, 2009.

Property Appraisals:  
Thomas E. Stevens  
Thomas E. Stevens & Associates  
1011 South 78<sup>th</sup> Street  
Omaha, NE 68114 (Telephone number: 397-2280)

District staff will contact you once the appraisal supplement is completed.

If you have any questions, please contact Martin Cleveland, Project Engineer, at 444-6222.

Sincerely,

John Winkler  
General Manager

Enclosures

CC: Thomas E. Stevens, Thomas E. Stevens & Associates  
Marlin J. Petermann and Martin Cleveland, NRD

54610 MC:pb File: 502 (W-3)

Papio-Missouri River Natural Resources District Board of Directors

Larry Bradley Fred Conley John Conley Tim Fowler Scott Japp David Klug Rick Kolowski  
Dorothy Lanphier Gus Erickson Richard Tesar Jim Thompson  
John Winkler, General Manager

December 27, 2010

John Camden  
PO Box 304  
Blair NE 68008  
Certified Mail: 7010 0290 0000 8269 0189



**Finding Solutions Today  
For a Secure Tomorrow**

RE: Papio Creek Watershed Structure  
W-3 Rehabilitation Project

Dear Mr. Camden:

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John Winkler  
General Manager

Enclosures

CC: Thomas E. Stevens, Thomas E. Stevens & Associates  
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54610 MC:pb File: 502 (W3)  
Papio-Missouri River Natural Resources District Board of Directors

Larry Bradley Fred Conley John Conley Tim Fowler Scott Japp David Klug Rick Kolowski  
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John Winkler, General Manager

## NOTICE OF PUBLIC HEARING

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Public Hearing  
On  
Proposed Right-of-Way Acquisition  
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Papio-Missouri River Natural Resources District  
January 13, 2011  
7:15 p.m.

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2. Appointment of Hearing Officer – General Manager, John Winkler
3. Evidence of Proof of Publication of Hearing Notice
4. Explanation of the Purpose of the Hearing – Paul Peters
5. Identification of Exhibits
6. Explanation of the Purpose and Scope of the Project – Martin Cleveland
7. Receive Testimony and Statements
8. Reception of Exhibits
9. Hearing Adjournment

**Papio-Missouri River Natural Resources District  
Notice of Proposed Acquisition and Notice of Public Hearing  
Continuation of Papio Creek Watershed Structure W-3 Rehabilitation Project**

**NOTICE**

The Papio-Missouri River Natural Resources District (hereinafter referred to as "the District") proposes to acquire renewal of certain temporary easements (hereinafter referred to collectively as "the Easements") in, on, over and across certain tract(s) of real estate in Washington County, Nebraska (hereinafter referred to collectively as "the Property"), in Tax Lot 21 in S ½ of the SE ¼ of Section 27, T18N, R11E, Washington County, Nebraska, as depicted in attached temporary easement maps and incorporated herein by reference, which you own or in which you may have a right or interest.

1. The property proposed to be acquired and the compensation to be given for the property:

The compensation to be offered for the Property will be the damages as appraised by licensed real estate appraisers, generally consisting of the fair market value of the interest in or portion of the property acquired.

2. The authority for the acquisition:

The District's authority for the proposed acquisitions is contained in Nebraska Revised Statutes, Sections 2-3229, et.seq.

3. The nature of and necessity and purpose for which the land shall be used:

The renewed Easements proposed to be acquired will be used for the continued rehabilitation of Papio Creek Watershed Structure W-3.

4. The right, title or interest in the property to be acquired:

The District proposes to acquire renewed temporary easements to certain lands required for the Project.

5. The amount of property needed: The acreage amounts, set out in the legal description(s) attached to this Notice and incorporated herein by reference, are required for the aforesaid rehabilitation project.

6. The reasons for selecting the proposed location:

Temporary construction and access easements must be located on and adjacent to the existing structures that are being modified. A map showing the Property and the route of the aforesaid structure is attached hereto and incorporated herein by reference.

7. Approval required from other agencies:

None.

# MEMORANDUM

**TO:** The File  
**FROM:** Martin P. Cleveland, Construction Engineer  
**SUBJECT:** Papio Creek Watershed Structure W-3  
Rehabilitation Project Land Rights Summary  
John and Mary Camden Property, Temporary Easements  
**DATE:** December 7, 2010

The referenced project built in 1983 on property owned by James Christensen and Grace Bennett. Those properties are now owned by John and Mary Camden and O. Jeff Eich.

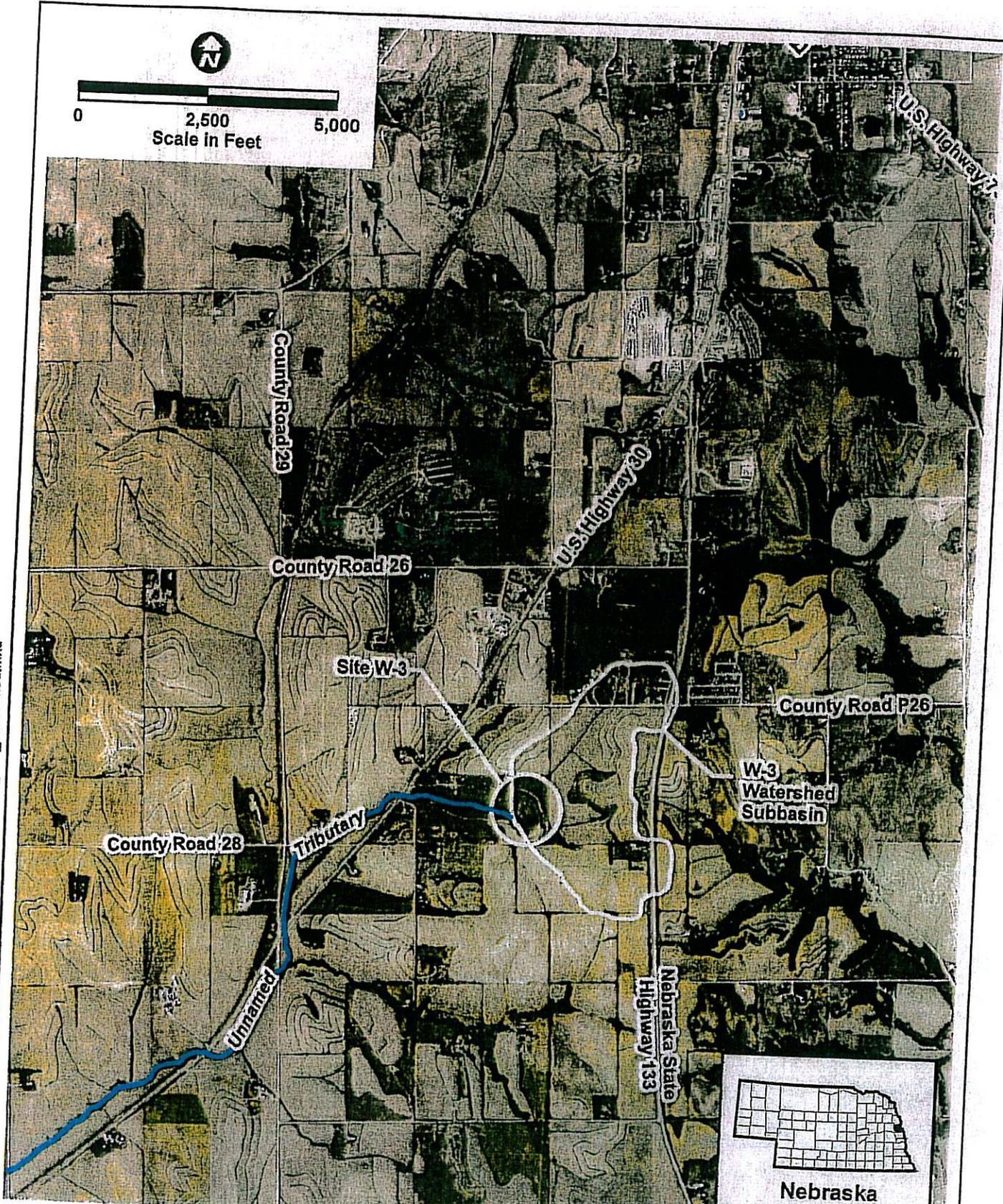
The District has acquired permanent and temporary easements from John and Mary Camden and from O. Jeff Eich in 2009 to rehabilitate the referenced structure.

The District needs to renew and extend the one year duration temporary easements on the John and Mary Camden property in order to complete the structure improvements. The temporary easements would be extended 6 months from May 17, 2011 to November 17, 2011.

The proposed temporary easements shown on the attached maps are as follows:

Temporary Construction/Parking Easement	10.265 acres
Temporary Construction Access Easement	<u>0.92 acres</u>
TOTAL =	11.185 acres

Z:\Projects\NRC\128686\_Dam\_Rehab\_Task\_Order\_2\map\_docs\larcmap\Site\_W-3\Site\_W-3\_Watershed.mxd



Source: Aerial Photography, Metropolitan Area Planning Agency, flown by Horizons Inc. in April 2004.



# Papillion Creek Watershed Site W-3 Project Location Map

DATE	Sept 2005
FIGURE	1



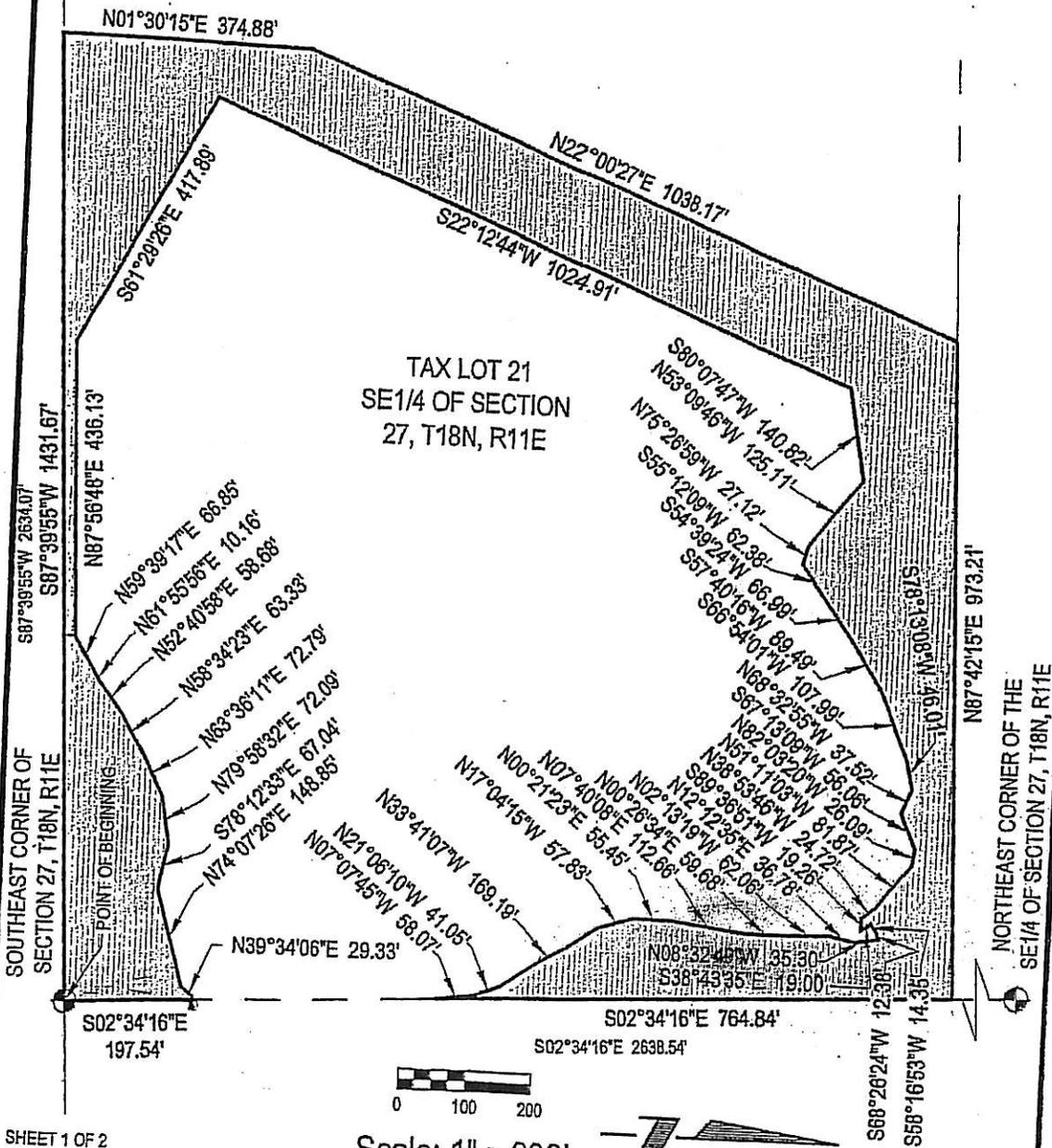
DESIGNED BY: MFC	PROPOSED AND EXISTING EASEMENTS FOR W-3
DRAWN BY: IAM	
CHECKED BY: MFC	
APPROVED BY:	
PROJECT NO. 1	
DATE: 8/22/2009	
SCALE: 1" = 100'	
SHEET NO. 1 OF 1	

**PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT**



EXHIBIT "D"

SOUTHWEST CORNER  
OF THE SE1/4 OF  
SECTION 27, T18N, R11E



SHEET 1 OF 2  
SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION

Scale: 1" = 200'



**E&A CONSULTING GROUP, INC.**  
ENGINEERING • PLANNING • FIELD SERVICES  
330 NORTH 117TH STREET OMAHA, NE 68154 PHONE (402) 865-0700

CONSTRUCTION/PARKING EASEMENT  
TAX LOT 21 OF THE SE1/4 OF  
SECTION 27, T18N, R11E  
WASHINGTON COUNTY, NEBRASKA

Drawn by: DAS Chkd by: Chkd by:  
Job No.: P2009.227.001 Date: 05/14/2009 Book No.: 1336

DonaldS 5/19/2009 2:23:26 PM

K:\Projects\2009\227\p01\Srvy\Easements\NRD STRUCTURE NO W-3 EASE-000.dwg

# EXHIBIT "D"

## LEGAL DESCRIPTION:

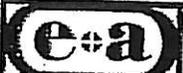
A CONSTRUCTION/PARKING EASEMENT LOCATED IN TAX LOT 21 OF THE SE1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 11 EAST OF THE 6TH P.M., WASHINGTON COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TAX LOT 21; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE S87°39'55"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID TAX LOT 21, SAID LINE ALSO BEING SAID SOUTH LINE OF THE SE1/4 OF SECTION 27, A DISTANCE OF 1431.67 FEET; THENCE N01°30'15"E, A DISTANCE OF 374.88 FEET; THENCE N22°00'27"E, A DISTANCE OF 1038.17 FEET TO A POINT ON THE NORTH LINE OF SAID TAX LOT 21, SAID LINE ALSO BEING THE NORTH LINE OF THE SOUTH 1/2 OF SAID SE1/4 OF SECTION 27; THENCE N87°42'15"E ALONG SAID NORTH LINE OF TAX LOT 21, SAID LINE ALSO BEING SAID NORTH LINE OF THE SOUTH 1/2 OF THE SE1/4 OF SECTION 27, A DISTANCE OF 973.21 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 21, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SE1/4 OF SECTION 27; THENCE S02°34'16"E ALONG THE EAST LINE OF SAID TAX LOT 21, SAID LINE ALSO BEING THE EAST LINE OF SAID SE1/4 OF SECTION 27, A DISTANCE OF 764.84 FEET; THENCE N07°07'45"W, A DISTANCE OF 58.07 FEET; THENCE N21°06'10"W, A DISTANCE OF 41.05 FEET; THENCE N33°41'07"W, A DISTANCE OF 169.19 FEET; THENCE N17°04'15"W, A DISTANCE OF 57.83 FEET; THENCE N00°21'23"E, A DISTANCE OF 55.45 FEET; THENCE N07°40'08"E, A DISTANCE OF 112.66 FEET; THENCE N00°26'34"E, A DISTANCE OF 59.68 FEET; THENCE N02°13'19"W, A DISTANCE OF 62.06 FEET; THENCE N12°12'35"E, A DISTANCE OF 36.78 FEET; THENCE N08°32'49"W, A DISTANCE OF 35.30 FEET; THENCE S88°26'24"W, A DISTANCE OF 12.38 FEET; THENCE S58°16'53"W, A DISTANCE OF 14.35 FEET; THENCE S38°43'35"E, A DISTANCE OF 19.00 FEET; THENCE S89°36'51"W, A DISTANCE OF 19.26 FEET; THENCE N38°53'46"W, A DISTANCE OF 24.72 FEET; THENCE N51°11'03"W, A DISTANCE OF 81.87 FEET; THENCE N82°03'20"W, A DISTANCE OF 26.09 FEET; THENCE S67°13'09"W, A DISTANCE OF 56.06 FEET; THENCE N68°32'55"W, A DISTANCE OF 37.52 FEET; THENCE S66°54'01"W, A DISTANCE OF 107.99 FEET; THENCE S57°40'16"W, A DISTANCE OF 89.49 FEET; THENCE S54°39'24"W, A DISTANCE OF 66.99 FEET; THENCE S55°12'09"W, A DISTANCE OF 62.38 FEET; THENCE N75°26'59"W, A DISTANCE OF 27.12 FEET; THENCE N53°09'46"W, A DISTANCE OF 125.11 FEET; THENCE S80°07'47"W, A DISTANCE OF 140.82 FEET; THENCE S22°12'44"W, A DISTANCE OF 1024.91 FEET; THENCE S61°29'26"E, A DISTANCE OF 417.89 FEET; THENCE N87°56'48"E, A DISTANCE OF 436.13 FEET; THENCE N59°39'17"E, A DISTANCE OF 66.85 FEET; THENCE N61°55'56"E, A DISTANCE OF 10.16 FEET; THENCE N52°40'58"E, A DISTANCE OF 58.68 FEET; THENCE N58°34'23"E, A DISTANCE OF 63.33 FEET; THENCE N63°36'11"E, A DISTANCE OF 72.79 FEET; THENCE N78°58'32"E, A DISTANCE OF 72.09 FEET; THENCE S78°12'33"E, A DISTANCE OF 67.04 FEET; THENCE N74°07'26"E, A DISTANCE OF 148.85 FEET; THENCE N39°34'06"E, A DISTANCE OF 29.33 FEET TO A POINT ON SAID EAST LINE OF TAX LOT 21, SAID LINE ALSO BEING SAID EAST LINE OF THE SE1/4 OF SECTION 27; THENCE S02°34'16"E ALONG SAID EAST LINE OF TAX LOT 21, SAID LINE ALSO BEING SAID EAST LINE OF THE SE1/4 OF SECTION 27, A DISTANCE OF 197.54 FEET TO THE POINT OF BEGINNING.

SAID CONSTRUCTION/PARKING EASEMENT CONTAINS AN AREA OF 447,133 SQUARE FEET OR 10.265 ACRES, MORE OR LESS.

SAID CONSTRUCTION/PARKING EASEMENT CONTAINS AN AREA OF 15,181 SQUARE FEET OR 0.349 ACRES OF AN EXISTING PERMANENT EASEMENT.

SHEET 2 OF 2  
SEE SHEET 1 OF 2 FOR DRAWING



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Drawn by: DAS Chkd by: \_\_\_\_\_ Chkd by: \_\_\_\_\_

Job No.: P2009.227.001 Date: 05/14/2009 Book No.: 1336

Donald S 5/19/2009 2:23:33 PM

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**CONSTRUCTION/PARKING EASEMENT**

TAX LOT 21 OF THE SE1/4 OF  
SECTION 27, T18N, R11E  
WASHINGTON COUNTY, NEBRASKA



## LEGAL DESCRIPTION

A 30.00 FOOT WIDE TEMPORARY EASEMENT LOCATED IN THAT PART OF THE S.  $\frac{1}{2}$ , OF THE SE  $\frac{1}{4}$ , OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 11 EAST, OF THE 6 P.M. THE CENTERLINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SW CORNER OF SAID SE  $\frac{1}{4}$ ; THENCE N02°19'14"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SE  $\frac{1}{4}$ , A DISTANCE OF 782.96 FEET TO THE POINT OF BEGINNING; THENCE N65°16'54"E A DISTANCE OF 2.74 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET, A DISTANCE 49.27 FEET SAID CURVE HAVING A LONG CHORD WHICH BEARS N79°23'46"E, A DISTANCE OF 48.77 FEET; THENCE S86°29'23"E A DISTANCE OF 23.22 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 80.00 FEET, A DISTANCE OF 21.89 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S78°39'05"E A DISTANCE OF 21.82 FEET; THENCE S70°48'47"E A DISTANCE OF 86.08 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 400.00 FEET, A DISTANCE OF 117.48 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S79°13'36"E, A DISTANCE OF 117.06 FEET; THENCE S87°38'26"E A DISTANCE OF 8.40 FEET; THENCE SOUTHEASTERLY ON A CURVE TO RIGHT WITH A RADIUS OF 1000.00 FEET, A DISTANCE OF 413.81 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S75°47'09"E, A DISTANCE OF 410.87 FEET; THENCE S63°55'51"E, A DISTANCE OF 28.68 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 225.00 FEET, A DISTANCE OF 50.44 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S70°21'10"E, A DISTANCE OF 50.33 FEET; THENCE S76°46'28"E, A DISTANCE OF 60.02 FEET; THENCE SOUTHEASTERLY ON A CURVE TO RIGHT WITH A RADIUS OF 250.00 FEET, A DISTANCE OF 24.22 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S73°59'56"E, A DISTANCE OF 24.21 FEET; THENCE S71°13'25"E, A DISTANCE OF 60.91 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A DISTANCE OF 37.79 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S75°33'14"E, A DISTANCE OF 37.75 FEET; THENCE S79°53'03"E A DISTANCE OF 68.56 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A DISTANCE OF 69.27 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S86°29'58"E, A DISTANCE OF 69.12 FEET; THENCE N86°53'07"E A DISTANCE OF 128.66 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A DISTANCE OF 47.34 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S88°35'40"E, A DISTANCE OF 47.29 FEET; THENCE S84°04'27"E, A DISTANCE OF 36.96 FEET, TO THE POINT OF TERMINATION.

CONTAINING AN AREA OF 40,071 SQUARE FEET OR 0.92 ACRES MORE OR LESS

30.00' TEMPORARY ACCESS EASEMENT FOR W-3

DESIGNED BY: MPC

DRAWN BY: MM

CHECK'D. BY: MPC

APP'D. BY:

**S. 1/2 OF THE S.E. 1/4  
SECTION 27, T18N, R11E**

REVISED

DATE: 9/16/2009

SCALE: =

SHEET NO 2 OF 2