

LANCASTER COUNTY  
 ENGINEERING DEPARTMENT  
 RIGHT-OF-WAY CONTRACT  
 (Permanent Easement)

THIS AGREEMENT, made and entered into by and between:

Steven D. and Sue A. Schuelke  
 18600 Alvo Rd.  
 Waverly, NE. 68463

hereinafter referred to as the Owner and Lancaster County, a governmental subdivision, hereinafter referred to as the County.

WITNESSETH: In consideration of the payment or payments as specified below and the performance of the special provisions contained herein, the Owner hereby grants to the County, permanent easement to certain real estate described by stationing and distances measured from project center line as follows:

From Sta. 16+64.55	to Sta. 19+30.00	a strip 40 - 50 ft. wide	Left side
From Sta. 19+30.00	to Sta. 19+30.00	a strip 50 - 100 ft. wide	Left side
From Sta. 19+30.00	to Sta. 19+70.00	a strip 100 - 140 ft. wide	Left side
From Sta. 19+70.00	to Sta. 20+30.00	a strip 140 ft. wide	Left side
From Sta. 20+30.00	to Sta. 20+80.00	a strip 140 - 100 ft. wide	Left side
From Sta. 20+80.00	to Sta. 20+80.00	a strip 100 - 50 ft. wide	Left side
From Sta. 20+80.00	to Sta. 21+64.55	a strip 50 ft. wide	Left side
From Sta. 21+64.55	to Sta. 23+50.00	a strip 50 - 33 ft. wide	Left side

Said permanent easement will be utilized more specifically construction and maintenance of drainage areas as shown on the approved plans for Project No. CP-H-80, Tract No. 1, consisting of 0.37 acre, more or less exclusive of existing right of ways situated in Lot 6, I.T. of the SE ¼ of Section 25, Township 11 North, Range 8 East, of the 6<sup>th</sup> Principal Meridian, Lancaster County, Nebraska.

The County agrees to purchase the above described permanent easement and to pay therefore within a reasonable time after the consummation of this contract. The said permanent easement will be prepared, furnished and recorded by the County at no cost to the Owner. It is understood by the parties hereto that the easement will be recorded immediately following the said consummation.

The County shall have immediate right of entry on the premises described above upon payment to the Owner of 100% due under this contract. Payment is to be made by the County to the Owner for the easement area actually acquired, not including present public right-of-way, according to the following rate per acre:

0.37 Acres @ \$ 8,000.00/Acre x 90%	\$ 2,664.00
Remove and Replace Fence	
9 Rods of WW+ 2SBW @ \$ 42.50/Rod	\$ 382.50
1 End Unit Fence Assembly	\$ 150.00
1 Corner Post Assembly	\$ 200.00
Temporary Fence Allowance	

9 Rods of 2 SBW @ \$ 4.50/Rod	\$ 40.50
Title Extension Fee	\$ 55.00
Contract Total	\$ 3,492.00

The above payments shall cover all damages caused by the establishment and construction of the above project except for crop damage, if any, which will be paid for in the amount based on the yield from the balance of the field less expenses of marketing and harvesting. Crop damage shall mean damage to such crops as are required to be planted and which were planted at the time of the signing of this contract and which are actually damaged due to construction of this project, but in no case shall damage be paid for more than one year's crop. The Owner agrees to make a reasonable attempt to harvest any crop so as to mitigate the crop damage.

The County agrees to seed the areas disturbed by the construction unless other provisions for seeding have been included in the special provisions of this contract.

The County agrees to rock the disturbed areas of rock driveways and to place additional rock, if required, for a period of one year from the completion of this project. The Owner must notify the County if additional rock is required.

If the Owner has a properly recorded survey of the property affected, the County agrees to re-establish survey corners destroyed as a result of the construction at no cost to the Owner.

All damage items that the Owner has been compensated for shall become the property of the County and will be removed and/or disposed of by the County. Salvage of items given to the Owner as stated in the special provisions of this contract must be accomplished by the start of the construction of this project or the Owner shall forfeit the right to such salvage.

SPECIAL PROVISIONS

- County agrees to leave area west of west drive and south of building open for access or to construct a drive for access to livestock

This contract shall be binding on both parties as soon as it is executed by both parties, but should not any of the above real estate be required, this contract shall terminate upon payment of \$10.00 by the County to the Owner, provided the acquisition has not been totally consummated.

The representative of the Lancaster County Engineering Department, in presenting this contract, has given me a copy and has read all of its provisions to the undersigned. An explanation of the construction plans was given and **it is understood that no promises, verbal agreements or understanding, except as set forth in the contract, will be honored by Lancaster County.**

Executed by the Owner(s) this 22 day of June, 2018

X Steven D. Schuelke  
Steven D. Schuelke

X Sue A. Schuelke  
Sue A. Schuelke

(Signatures must be notarized)

State of Nebraska County of Langcaster

Before me, a notary public qualified for said county, personally came \_\_\_\_\_

Steven D. + Sue A. Schuelke

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on this 22 day of June, 2018



Alex G. Olson  
Notary Public  
March 27 2019  
My Commission Expires

State of \_\_\_\_\_ County of \_\_\_\_\_

Before me, a notary public qualified for said county, personally came \_\_\_\_\_

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
My Commission Expires



Executed by Lancaster County this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

LANCASTER COUNTY  
ENGINEERING DEPARTMENT  
Approved by County Engineer



\_\_\_\_\_  
Pamela L. Dingman, P.E.

LANCASTER COUNTY  
BOARD OF COMMISSIONERS

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

APPROVED AS TO FORM

this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
Deputy County Attorney

State of \_\_\_\_\_ County of \_\_\_\_\_

Before me, a notary public qualified for said county, personally came \_\_\_\_\_

\_\_\_\_\_

known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

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

\_\_\_\_\_  
My Commission Expires