

THE CITY OF AMARILLO, TEXAS
Final Distribution Memorandum

Planning Department, City of Amarillo, Texas
P.O. Box 1971, Amarillo, Texas 79105-1971

October 5, 2010

TO: Final Distribution List

FROM: Planning Department

SUBJECT: D-10-19 Dedication of a 10ft. wide Sanitary Sewer Easement in Section 191, Block 2, AB&M Survey, Potter County, Texas. (Vicinity: Broadway Dr. & Central Ave.)

GRANTOR: Thomas Nielsen

The City Commission approved the above item on September 14, 2010. The dedication instrument was filed of record in Official Public Records, Potter County in Volume 4254 Pages 401-405. Copies of the instrument and vicinity sketch are attached. Please post your records accordingly.



Kelley Shaw, Planning Director

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

01181161

SANITARY SEWER EASEMENT

GRANTOR: Thomas W. Nielsen, Trustee of the Nielsen Family Revocable Declaration of Trust dated May 15, 2001

GRANTOR'S MAILING ADDRESS: FAEC Holdings 396537, LLC
1224 Greenfield Dr.
El Cajon, CA 92021

GRANTEE: City of Amarillo, Texas

GRANTEE'S MAILING ADDRESS: P.O. Box 1971
Amarillo, TX 79105-1971

CONSIDERATION: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY: A 10 foot wide tract of land out of Section 191, Block 2, AB&M Survey, Amarillo, Potter County, Texas and more particularly described in Exhibits A and B attached hereto and by reference made a part of this Sanitary Sewer Easement.

GRANTOR for the consideration grants, sells, and conveys to GRANTEE, its successors and assigns, an exclusive Sanitary Sewer Easement for the purpose of constructing, maintaining, operating, repairing, removing, replacing and upgrading a sanitary sewer main (hereinafter called "Main") upon, over, under and across the Property, together with the right of ingress and egress over, along and across the PROPERTY and GRANTOR'S adjacent property for the same purposes.

This Easement is subject to all existing easements, rights-of-way, encumbrances and restrictions of record.

The Main constructed shall remain the property of GRANTEE. GRANTEE shall have the right to inspect, rebuild, repair, improve, and make such changes, alterations, additions to or extensions of its Main within the boundaries of the PROPERTY as are consistent with the purpose expressed herein. All construction, maintenance, equipment and facilities shall comply with all applicable laws, ordinances, codes and regulations.

GRANTOR, its successors and assigns, may use said PROPERTY for any purpose not inconsistent with the rights hereby granted, provided such use does not interfere with the safe and efficient construction, operation or maintenance of Main, and further provided that such use is not inconsistent with any laws, ordinances or codes pertaining to the construction, operation or maintenance of the Main and to which the GRANTOR is subject.

FIELD NOTES for a 10.0 foot sanitary sewer easement out of Section 191, Block 2, A. B. & M. Survey, Potter County, Texas, and more particularly described as follows:

BEGINNING at a 1/2" iron rod set which bears N. 00° 04' 58" E. a distance of 2547.83 feet and N. 89° 55' 02" W. a distance of 104.71 feet from an Apex Cap found at the southeast corner of said Section 191 for the most southerly southeast corner of this easement.

THENCE N. 89° 52' 05" W. a distance of 10.00 feet to a 1/2" iron rod set for the southwest corner of this easement.

THENCE N. 00° 04' 58" E. a distance of 94.38 feet to a 1/2" iron rod set for the northwest corner of this easement.

THENCE S. 89° 52' 06" E. a distance of 15.00 feet to a 1/2" iron rod set on the west right-of-way line of Broadway Drive for the northeast corner of this easement.

THENCE S. 00° 04' 58" W., along said right-of-way line, a distance of 10.00 feet to a 1/2" iron rod set on said right-of-way line for the most easterly southeast corner of this easement.

THENCE N. 89° 52' 06" W. a distance of 5.00 feet to a 1/2" iron rod set for an ell corner of this easement.

THENCE S. 00° 04' 58" W. a distance of 84.38 feet to the place of BEGINNING and containing 0.023 acres (993.8 square feet) of land.

* * * * *

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS, that I, Richard E. Johnson, Registered
COUNTY OF COLLINGSWORTH : Professional Land Surveyor, do hereby certify that I did cause to be surveyed on the ground the above described tract of land, and to the best of my knowledge and belief, the said description is true and correct.

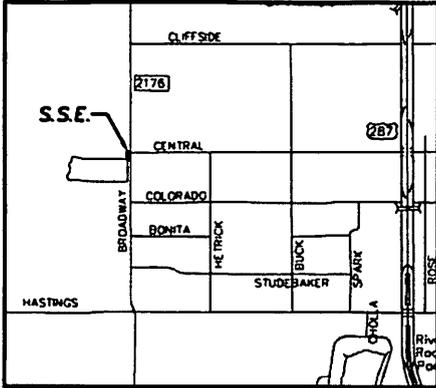
IN WITNESS THEREOF, my hand and seal, this the 29th day of June, A.D., 2010.



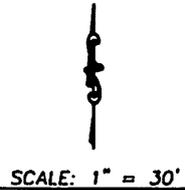
Richard E. Johnson
Richard E. Johnson
Registered Professional
Land Surveyor #4263

OJD ENGINEERING, INC * WELLINGTON, TEXAS * (806) 447-2503

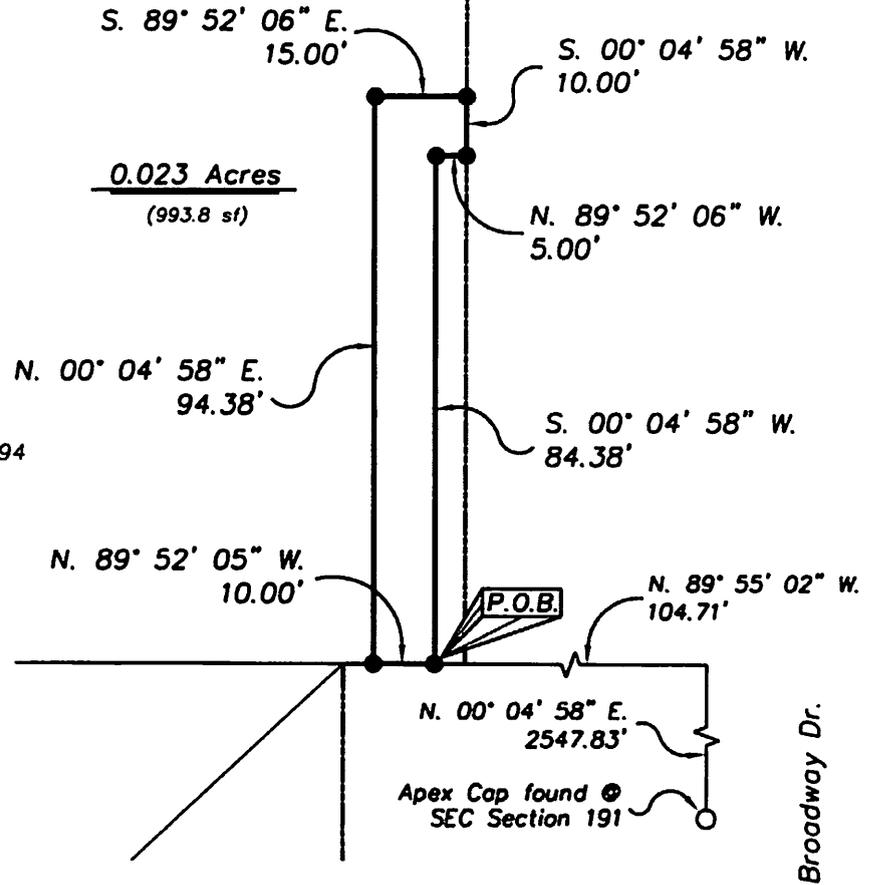
COUNTY CLERK'S MEMO
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received for recording



VICINITY MAP
A.P. No. M-8



Unplatted
Vol. 3255, Pg. 794

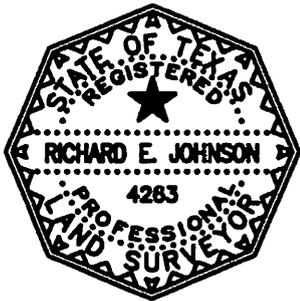


STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS,
that I, Richard E. Johnson, Registered
COUNTY OF COLLINGSWORTH : Professional Land Surveyor, do hereby
certify that I did cause to be surveyed
on the ground the tract of land shown on this plat, and to the best
of my knowledge and belief, the said description is true and correct.

IN WITNESS THEREOF, my hand and seal, this the 29th day of June,
A.D., 2010.

Richard E. Johnson

Richard E. Johnson
Registered Professional
Land Surveyor #4263



Note:
P.O.B. = POINT OF BEGINNING

A Plat of a Sanitary Sewer Easement out of Section 191,
Block 2, A. B. & M. Survey, Potter County, Texas



OJD Engineering, Inc.
Consulting Engineers & Surveyors

806-447-2503
P.O. Box 543
Wellington, TX 79095

Filed AND Recorded
OFFICIAL PUBLIC RECORDS
On: Sep 17, 2010 at 08:50A

Receipt# - 148508

Document Number 01181161:

Amount 28.00

Julie Smith
County Clerk, Potter County

by JCB Deputy

STATE OF TEXAS COUNTY OF POTTER
I hereby certify that this instrument was
FILED on this date and at this time stamped
hereon by me and was duly RECORDED in the
OFFICIAL PUBLIC RECORDS OF POTTER COUNTY TEXAS,
in the volume and page as shown.



Julie Smith, County Clerk
Potter County

By Rebecca Huel Deputy

Any provision herein which restricts the sale,
rental or use of the described real property
because of color or race is invalid and
unenforceable under federal law.

COUNTY CLERK'S MEMO

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