

COUNTER JD C.E. JD
 VERIFY JD D.E. JD
 PROOF P
 FEES \$ 28.00
 CHECK # _____
 CHG AS CASH _____
 REFUND _____ CREDIT _____
 SHORT _____ NCR _____

FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER NEBRASKA DOCUMENTARY
 STAMP TAX

2014-18462

08/21/2014 9 48 20 AM

\$ Ex 23

Lloyd J. Dowling

By jsatterfie

REGISTER OF DEEDS



EASE

PERMANENT STORM SEWER AND DRAINAGE EASEMENT

This indenture made this 7th day of July 2014, by and between Jahn Farms, Inc., a Nebraska Corporation, (the "Grantor"), and Sanitary & Improvement District No. 299, Sarpy County, Nebraska its successors and assigns (the "Grantee").

WITNESSETH:

That Grantor in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, does hereby grant and convey to Grantee the following:

A perpetual non-exclusive Easement for the installation, replacement, operation, repair and maintenance of storm sewer line and drainage (the "Easement") under, above and across the following described real property (the "Property"):

A twenty foot (20.00) wide permanent storm sewer and drainage easement over that part of the Northwest Quarter, of Section 29, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, described as follows:
 Commencing at the Southeast corner of the Northwest Quarter of Section 29; thence South 87°19'57" West (bearings referenced to Nebraska State Plane NAD83-Adjustment) along the south line of said Northwest Quarter for 1180.40 feet; thence North 02°40'03" West 69.24 feet to the North right of way line of Lincoln Boulevard and the true point of beginning; thence along a curve to the left (having a radius of 1,541.00 feet and a long chord bearing North 81°09'50" West for 20.27 feet) for an arc length of 20.27 feet; thence North 18°10'16" East for 58.55 feet; thence South 71°49'44" East for 20.00 feet; thence South 18°10'16" West for 55.26 feet to the point of beginning

Record & Return to: Adams & Sullivan, P.C , L.L.O., 1246 Golden Gate Drive, Suite 1, Papillion, NE 68046

A

To have to hold said Easement unto said Grantee, its heirs, successors, and assigns, in perpetuity. This Easement shall run with the land and shall be binding upon Grantor's and Grantee's heirs, successors and assigns. Said Easement is depicted on the survey attached hereto as Exhibit "1". If any terms and provisions contained within the casement differ from the attachment, the easement shall prevail and supercede the attachment.

That Grantee will not allow or permit any lien to be filed on claimed against the Property; that Grantee will not commit waste on the property, will remove building materials and rubbish related to its use of the Property, and will restore the surface of the Property to is condition prior to Grantee's use thereof at no cost to Grantor.

Further, that Grantee will indemnify and hold Grantor, its members and managers, heirs, successors and assigns, harmless from, any loss, cost, expense, claim, suit or liability whatsoever, including reasonable attorneys fees resulting from or in connection with Grantee's use of the Property.

That Grantor covenants and agrees that it is the owner in fee of the above described property; that it has a good right to convoy the same; that said property is free of liens and encumbrances or suffered by it or those whom it claims; and that it will warrant and defend the title thereto against the claims and demands of all persons whomsoever.

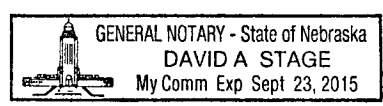
IN WITNESS WHEREOF, the parties have caused this Easement to be signed on the day and year first above written.

Jahn Farms, Inc., a Nebraska Corporation,
Grantor
By: *George E. Jahn*
George E. Jahn, President

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

The forgoing instrument was acknowledge before me on July 7, 2014, by George E. Jahn, President of Jahn Farms, Inc., a Nebraska Corporation, on behalf of said Corporation.

David A Stage
Notary Public



B

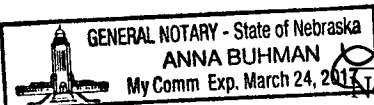
Sanitary and Improvement District No. 299,
Sarpy Co., Nebraska, Grantee

By: *Gerald L. Torczon*
Gerald L. Torczon, Its Chairperson

By: *Doris Nicholson*
Doris Nicholson, Its Clerk

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

The forgoing instrument was acknowledge before me on *July 13*, 2014, by Gerald L. Torczon, as Chairperson, and Doris Nicholson, as Clerk of Sanitary Improvement District No. 299, Sarpy County, Nebraska, on behalf of said entity.

 *Anna Buhman*
Notary Public

EASEMENT EXHIBIT

LEGAL DESCRIPTION

A TWENTY FOOT (20.00) WIDE PERMANENT STORM SEWER EASEMENT OVER THAT PART OF THE NORTHWEST QUARTER, OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH 87°19'57" WEST (BEARINGS REFERENCED TO NEBRASKA STATE PLANE NAD83-ADJUSTMENT) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER FOR 1180.40 FEET;

THENCE NORTH 02°40'03" WEST 69.24 FEET TO THE NORTH RIGHT OF WAY LINE OF LINCOLN BOULEVARD AND THE TRUE POINT OF BEGINNING;

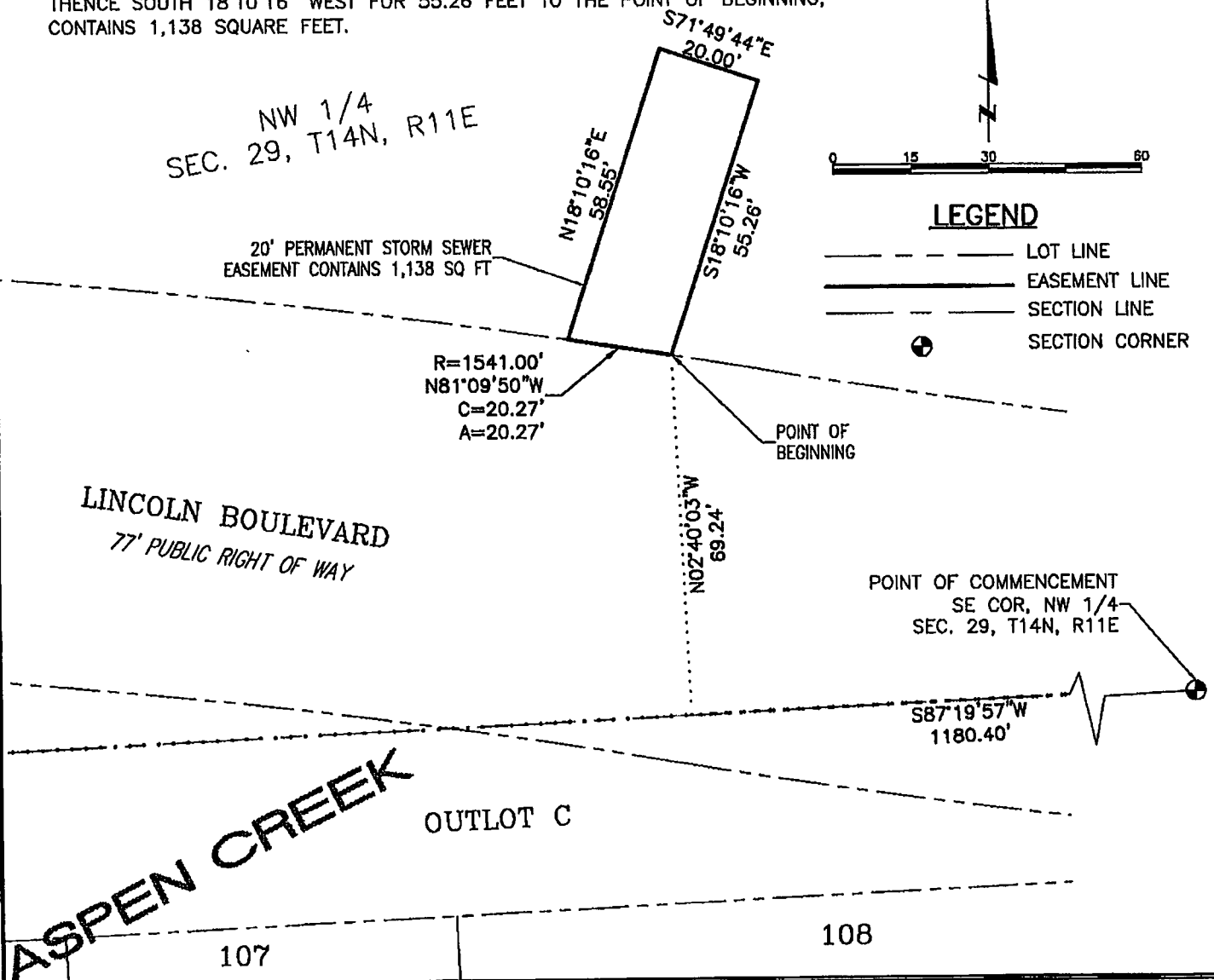
THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 1,541.00 FEET AND A LONG CHORD BEARING NORTH 81°09'50" WEST FOR 20.27 FEET) FOR AN ARC LENGTH OF 20.27 FEET;

THENCE NORTH 18°10'16" EAST FOR 58.55 FEET;

THENCE SOUTH 71°49'44" EAST FOR 20.00 FEET;

THENCE SOUTH 18°10'16" WEST FOR 55.26 FEET TO THE POINT OF BEGINNING;

CONTAINS 1,138 SQUARE FEET.



**LAMP RYNEARSON
& ASSOCIATES**

14710 West Dodge Road, Suite 100 402.496.2498 | P
Omaha, Nebraska 68154-2027 402.496.2730 | F
www.LRA-inc.com

drawn by	designed by	reviewed by	project - task number	date	book and page	revisions
SGT		WEK	0112055.11-040	1-29-14		

path\\filename L:\Engineering\0112055\SURVEY\DRAWINGS\RECORD\0112055E110-PERM.dwg