

COUNTER 1M C.E. JB
VERIFY 1M D.E. JB
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FEES \$ 22.00
CHECK # 033676
CHG. _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

NEBRASKA DOCUMENTARY
STAMP TAX

2014-24374

10/31/2014 1:14:48 PM

Clay J. Douding

\$ Ex 23

By: jsatterfie

REGISTER OF DEEDS



EASE

GRANT OF EASEMENT

PERMANENT INGRESS AND EGRESS EASEMENT

This Grant of Easement made this 31 th day of October, 2014, between **Southport West Partners, LLC** hereinafter referred to as "Grantor", in favor of the **Owners of Lots 1 thru 5, inclusive, of Southport West Replat Five. The Southport West Owners Association and the general public,** hereinafter referred to as "Grantees".

THAT, said Grantor in consideration of the sum of Two dollars (\$ 2.00), and other valuable consideration, the following grants and agreements are made:

1. Grantor does hereby grant and confirm unto Grantees and its successors and assigns, the right to use the parcel of land described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

It is further agreed as follows:

2. That no buildings, improvements, or other structures, nor any grading, fill or fill material, or embankment work, shall be placed in, on, over, or across said easement strip by Grantor, his or their successors and assigns without express approval of the Grantees. Improvements which may be approved by Grantees include landscaping, road and/or street surfaces, parking area surfacing, and/or pavement. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by Grantor, his heirs, successors or assigns.
3. That Grantees will replace or rebuild any and all damage to improvements caused by Grantees exercising its rights of inspecting, maintaining or operating said access improvements, except that damage to, or loss of trees and shrubbery will not be compensated for by Grantees.
4. Grantor does hereby grant and confirm unto Grantees, its successors and assigns, the right of ingress and egress over said premises for the purpose of access at the will of the Grantees.
5. This easement is also for the benefit of any contractor, agent, employee or representative of the Grantees.
6. That said Grantor for himself and his successors and assigns, do confirm with the Grantees and its assigns, that he the Grantor is well seized in fee of the above-described property and that he has the right to grant and convey this easement in the manner and form aforesaid, and that he will, and his successors and assigns, shall warrant and defend this easement to Grantees and its assigns against the lawful claims and demands of all persons. This easement runs with the land.
7. That this instrument contains the entire agreement of the parties; that there are no other different agreements or understandings between the Grantor and the Grantees or its agents; and that the Grantor, in executing and delivering this instrument, has not relied upon any promises, inducements or representations of the Grantees or its agents or employees except as are set forth herein.

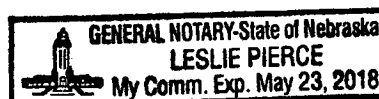
IN WITNESS WHEREOF, said Grantor has executed this easement on the date first written above.

Dean T. Hokanson
Southport West Partners, LLC by Dean T. Hokanson its Managing Member

STATE OF NEBRASKA)
)SS
COUNTY OF SARPY)

On this 31st day of October, 2014, before me, a Notary Public in and for said County and State, personally appeared Dean T. Hokanson, Managing Member of Southport West Partners, LLC, who executed the above and foregoing easement acknowledged the execution thereof to be their voluntary act and deed.

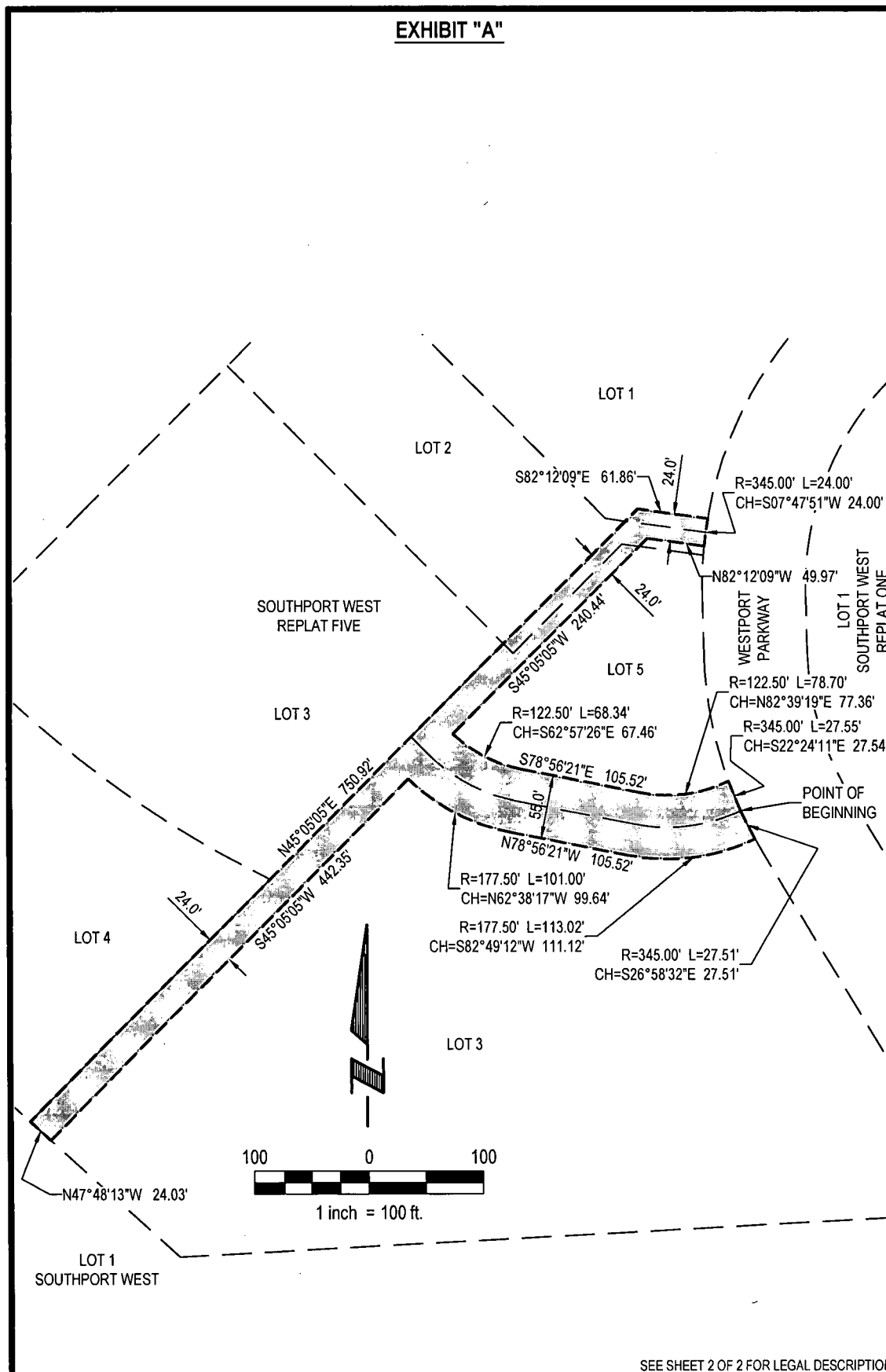
Leslie Pierce
NOTARY PUBLIC



My Commission expires May 23, 2018

A

EXHIBIT "A"



SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION



E & A CONSULTING GROUP, INC.

Engineering • Planning • Environmental & Field Services
330 North 117th Street Omaha, NE 68154 Phone: 402.895.4700

Drawn by: CJV Chkd by: _____ Date: 10/28/2014
Job No.: P2000.030.104 Sheet 1 of 2

INGRESS / EGRESS EASEMENT
LOTS 1 THROUGH 5, SOUTHPORT WEST
REPLAT FIVE
SARPY COUNTY, NEBRASKA

EXHIBIT "A"**LEGAL DESCRIPTION**

A INGRESS / EGRESS EASEMENT LOCATED IN LOTS 1 THROUGH 5, SOUTHPORT WEST REPLAT FIVE, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, SOUTHPORT WEST REPLAT FIVE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 5, SOUTHPORT WEST REPLAT FIVE, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF WESTPORT PARKWAY; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WESTPORT PARKWAY, SAID LINE ALSO BEING ALONG SAID EASTERLY LINE OF SAID LOT 3, SOUTHPORT WEST REPLAT FIVE, ON A CURVE TO THE LEFT WITH A RADIUS OF 345.00 FEET, A DISTANCE OF 27.51 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S26°58'32"E (ASSUMED BEARING), A DISTANCE OF 27.51 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 177.50 FEET, A DISTANCE OF 113.02 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N82°49'12"W, A DISTANCE OF 111.12 FEET; THENCE N78°56'21"W, A DISTANCE OF 105.52 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 177.50 FEET, A DISTANCE OF 101.00 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N62°38'17"W, A DISTANCE OF 99.64 FEET; THENCE S45°05'05"W, A DISTANCE OF 442.35 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3, SOUTHPORT WEST REPLAT FIVE, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF LOT 1, SOUTHPORT WEST, A SUBDIVISION LOCATED IN SAID SECTION 18; THENCE N47°48'13"W ALONG THE SOUTHERLY LINE OF SAID LOT 3, SOUTHPORT WEST REPLAT FIVE, SAID LINE ALSO BEING ALONG SAID NORTHERLY LINE OF LOT 1, SOUTHPORT WEST, A DISTANCE OF 24.03 FEET TO THE SOUTHERLY COMMON CORNER OF LOTS 3 AND 4, SOUTHPORT WEST REPLAT FIVE; THENCE N45°05'05"E ALONG THE EASTERLY LINE OF SAID LOT 4, SOUTHPORT WEST REPLAT FIVE, AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 750.92 FEET; THENCE S82°12'09"E, A DISTANCE OF 61.86 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1, SOUTHPORT WEST REPLAT FIVE, SAID POINT ALSO BEING ON THE SAID WESTERLY RIGHT-OF-WAY LINE OF WESTPORT PARKWAY; THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF LOT 1, SOUTHPORT WEST REPLAT FIVE, SAID LINE ALSO BEING ALONG THE EASTERLY LINE OF LOT 5, SOUTHPORT WEST REPLAT FIVE, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF WESTPORT PARKWAY ON A CURVE TO THE LEFT WITH A RADIUS OF 345.00 FEET, A DISTANCE OF 24.00 FEET, SAID CURVE HAVING A LONG CORD WHICH BEARS S07°47'51"W, A DISTANCE OF 24.00 FEET; THENCE N82°12'09"W, A DISTANCE OF 49.97 FEET; THENCE S45°05'05"W, A DISTANCE OF 240.44 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 122.50 FEET, A DISTANCE OF 68.34 FEET, SAID CURVE HAVING A LONG CORD WHICH BEARS S62°57'26"E, A DISTANCE OF 67.46 FEET; THENCE S78°56'21"E, A DISTANCE OF 105.52 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 122.50 FEET, A DISTANCE OF 78.70 FEET, SAID CURVE HAVING A LONG CORD WHICH BEARS N82°39'19"E, A DISTANCE OF 77.36 FEET TO A POINT ON SAID EASTERLY LINE OF LOT 5, SOUTHPORT WEST REPLAT FIVE, SAID POINT ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF WESTPORT PARKWAY; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE OF LOT 5, SOUTHPORT WEST REPLAT FIVE, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF WESTPORT PARKWAY ON A CURVE TO THE LEFT WITH A RADIUS OF 345.00 FEET, A DISTANCE OF 27.55 FEET, SAID CURVE HAVING A LONG CORD WHICH BEARS S22°24'11"E, A DISTANCE OF 27.54 FEET TO THE POINT OF BEGINNING.

SAID INGRESS / EGRESS EASEMENT CONTAINS 34,896 SQUARE FEET OR 0.801 ACRES, MORE OR LESS.

SEE SHEET 1 OF 2 FOR DRAWING

	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 330 North 117th Street Omaha, NE 68154 Phone: 402.895.4700		INGRESS / EGRESS EASEMENT LOTS 1 THROUGH 5, SOUTHPORT WEST REPLAT FIVE SARPY COUNTY, NEBRASKA	
	Drawn by: CJV	Chkd by:		Date: 10/28/2014
	Job No.: P2000.030.104			Sheet 2 of 2