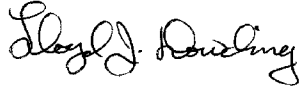


COUNTER <u>DKH</u>
VERIFY <u>DKH</u>
FEES \$ <u>22.00</u>
CHG <u>SFILE</u>
SUBMITTED <u>THE SCHEMMER ASSOCIATES</u>

NEBRASKA DOCUMENTARY STAMP TAX	
Oct 21, 2014	
\$ Ex023	By DKH

FILED SARPY CO. NE. INSTRUMENT NUMBER
2014-23455
2014 Oct 21 11:01:25 AM

REGISTER OF DEEDS


PERMANENT SIDEWALK EASEMENT

North Central State Regional Council of Carpenters, an unincorporated association and its successors and assigns ("Grantor"), for and in consideration of the sum of \$1.00 and other valuable consideration, the receipt of which is hereby acknowledged, does hereby donate, grant and convey unto the City of Papillion, Sarpy County of the State of Nebraska and its successors and assigns ("Grantee"), a permanent, perpetual Sidewalk Easement for the right to construct, maintain, operate and replace sidewalk and appurtenances thereto over, under, and through the portions of the parcels of land respectively described on Exhibit "A" inclusive, attached and incorporated herein (collectively the "Easement Area").

TO HAVE AND TO HOLD, the Grantor agrees as follows:

- 1) The Grantor shall convey a permanent, perpetual Sidewalk Easement over, under and through the Easement Areas to Grantee, together with the right of access for the purpose of constructing, inspecting, maintaining, operating, repairing, and/or replacing such Sidewalk and appurtenances thereto.
- 2) No buildings or other structures shall be placed in, on, over, or across the Easement Areas by Grantor without the express approval of the Grantee, which shall be determined at the sole discretion of the Grantee.
- 3) The Grantor may, following construction of such Sidewalk and appurtenances thereto, continue to use the Easement Areas for all other purposes, subject to the right of the Grantee to use the same for the purposes herein expressed and except as provided herein. Landscaping, road surfaces, street surfaces, parking area surfaces, sidewalks, and trails are expressly permitted on the Easement Areas. Any such permitted items or materials placed on or within the Easement Areas shall be maintained by Grantor.
- 4) The Grantor warrants that it has the lawful authority and right to grant and convey this Easement in the manner and form aforesaid, and that it will warrant and defend this Easement against the lawful claims and demands made by all persons.

IN WITNESS WHEREOF the Grantor has executed this Easement as of this
22nd day of September, 20 14.

GRANTOR:

Randy J. Sowell
By: Randy J. Sowell
Its: Authorized Signatory

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

Now on this 22nd day of September, 2014, before me,
the undersigned, a Notary Public, in and for the County and State aforesaid, came
Randy J. Sowell of North Central States Regional Council of Carpenters, an
unincorporated association, who is personally known to me to be the same person
who executed in such capacity the within instrument on behalf of said entity and who
duly acknowledged the execution of the same to be the act and deed of said entity.

Carmen M. Visser
Notary Public

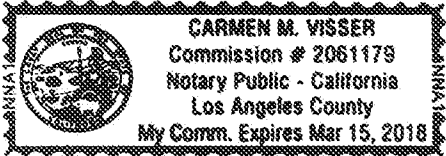


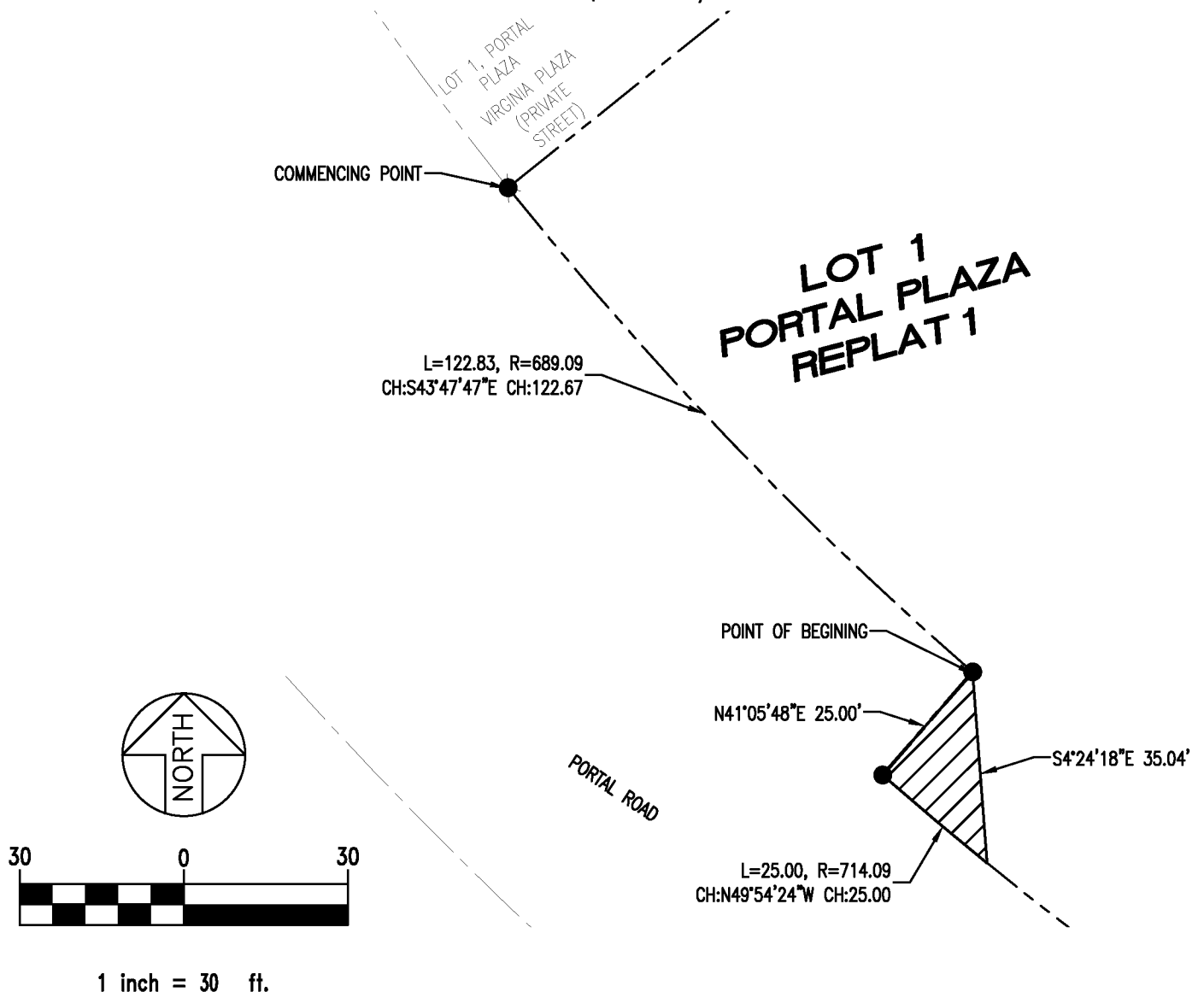
EXHIBIT "A"

A PERMANENT SIDEWALK EASEMENT LOCATED IN PART OF LOT 1, PORTAL PLAZA REPLAT 1, A SUBDIVISION LOCATED IN SARPY COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOW:

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 PORTAL PLAZA REPLAT 1, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF PORTAL ROAD, SAID POINT ALSO BEING THE SOUTHERLY CORNER OF LOT 1, PORTAL PLAZA, A SUBDIVISION LOCATED IN SAID SARPY COUNTY, NEBRASKA; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, PORTAL PLAZA REPLAT 1, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF PORTAL ROAD, ON A CURVE TO THE LEFT WITH A RADIUS OF 689.09 FEET, A DISTANCE OF 122.83 FEET SAID CURVE HAVING A LONG CHORD WHICH BEARS S43°47'47"E (ASSUMED BEARING), A DISTANCE OF 122.67 FEET TO THE POINT OF BEGINNING; THENCE S04°24'18"E, A DISTANCE OF 35.04 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF LOT 1, PORTAL PLAZA REPLAT 1, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF PORTAL ROAD; THENCE NORTHWESTERLY, ALONG SAID SOUTHWESTERLY LINE OF LOT 1, PORTAL PLAZA REPLAT 1, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF PORTAL ROAD, ON A CURVE TO THE RIGHT, WITH A RADIUS OF 714.09 FEET, A DISTANCE OF 25.00 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N49°54'24"W, A DISTANCE OF 25.00 FEET; THENCE N41°05'48"E, ALONG THE SAID SOUTHWESTERLY LINE OF LOT 1, PORTAL PLAZA REPLAT 1, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF PORTAL ROAD, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID PERMANENT SIDEWALK EASEMENT CONTAINS AN AREA OF 314 SQUARE FEET, OR 0.007 ACRES MORE OR LESS.



LEGEND

- CORNERS FOUND (DRILL HOLE WITH PLUG)
- CORNERS FOUND (#5 Rebar w/Cap #419)

SCHEMMER
ARCHITECTS | ENGINEERS | PLANNERS