

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2003 19139

2003 APR 11 P 12:30

Sharon J. Wassung
REGISTER OF DEEDS

Counter KIK
Verify [Signature]
D.E. [Signature]
Proof _____
Fee \$ 10.50
Ck Cash Chg EACG

GRANT OF EASEMENT

PERMANENT STORM SEWER EASEMENT

This Grant of Easement made this 3RD day of APRIL, 2003, between, BONN FENCE COMPANY, INC. (Owner), hereinafter referred to as "Grantor", in favor of Sanitary and Improvement District No. 190, Sarpy County, Nebraska, hereinafter referred to as "SID" and its successors and assigns, and Sarpy County, Nebraska.

THAT, said Grantor in consideration of the sum of \$1.00 and other valuable consideration, the following grants and agreements are made:

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

SEE ATTACHED EXHIBIT "A"

- 2. Grantor does hereby grant and confirm unto SID, its successors and assigns, together with the right of ingress and egress from said premises for the purpose of constructing (including grading), inspecting and maintaining or operating storm sewers and swale at the will of the SID.
- 3. That no grading, fill or fill material, embankment work, buildings, improvements, or other structures, shall be placed in, on, over, or across said easement strip by Grantor, his or their successors and assigns without express approval of the SID. Improvements which may be approved by SID include a grassed swale for the conveyance of storm water. This grassed swale shall be maintained by SID to include periodic mowing and to maintain a sufficient stand of grass to control erosion. The SID will not be responsible for the maintenance of the existing three culverts under Storage Road.
- 4. SID shall cause any disturbance of grade made on said easement strip to be left in a neat and orderly condition. This easement is also for the benefit of any contractor, agent, employee, or representative of the SID and any of said construction and work.
- 5. That said Grantor for himself and his successors and assigns, do confirm with the SID 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 the SID and its assigns against the lawful claims and demands of all persons. This easement runs with the land.
- 6. That this instrument contains the entire agreement of the parties; that there are no other different agreements or understandings between the Grantor and the SID or its agents; and that the Grantor, in executing and delivering this instrument, has not, relied upon any promises, inducements, or representations of the SID 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.

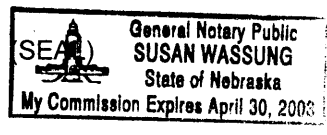
GRANTOR -
BONN FENCE CO., INC.
By [Signature] PRES

STATE OF NEBRASKA
COUNTY OF Douglas

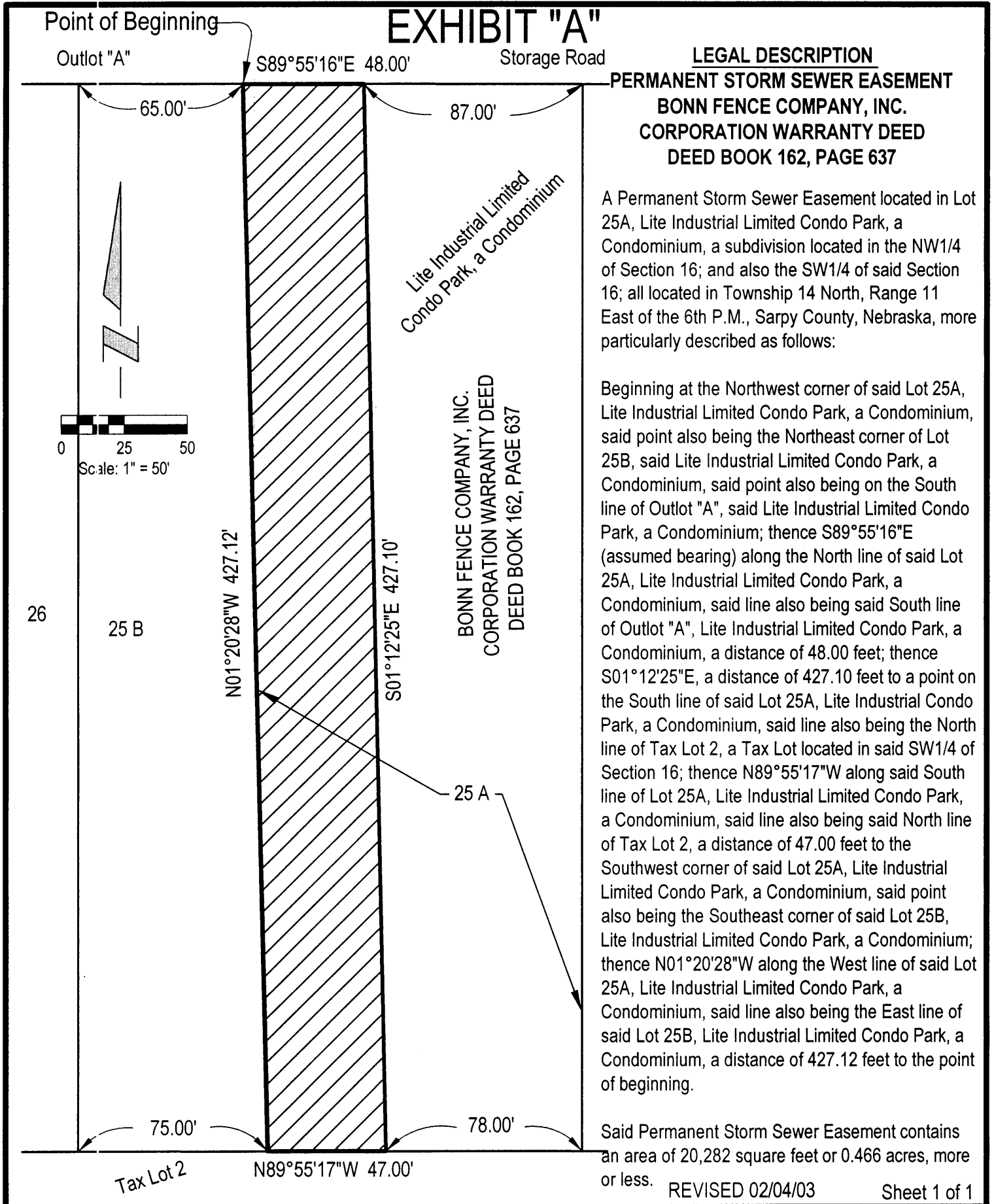
On this 3rd day of April, 2003, before me a Notary Public, in and for said County, personally appeared Bo Bonn, President, BONN FENCE COMPANY, INC., who executed the above and foregoing easement and acknowledged the execution thereof to be his/her voluntary act and deed, as said officer of said corporation.

Susan Wassung
NOTARY PUBLIC

My Commission expires 4/30/03



2003-19139A



LEGAL DESCRIPTION
PERMANENT STORM SEWER EASEMENT
BONN FENCE COMPANY, INC.
CORPORATION WARRANTY DEED
DEED BOOK 162, PAGE 637

A Permanent Storm Sewer Easement located in Lot 25A, Lite Industrial Limited Condo Park, a Condominium, a subdivision located in the NW1/4 of Section 16; and also the SW1/4 of said Section 16; all located in Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of said Lot 25A, Lite Industrial Limited Condo Park, a Condominium, said point also being the Northeast corner of Lot 25B, said Lite Industrial Limited Condo Park, a Condominium, said point also being on the South line of Outlot "A", said Lite Industrial Limited Condo Park, a Condominium; thence S89°55'16"E (assumed bearing) along the North line of said Lot 25A, Lite Industrial Limited Condo Park, a Condominium, said line also being said South line of Outlot "A", Lite Industrial Limited Condo Park, a Condominium, a distance of 48.00 feet; thence S01°12'25"E, a distance of 427.10 feet to a point on the South line of said Lot 25A, Lite Industrial Condo Park, a Condominium, said line also being the North line of Tax Lot 2, a Tax Lot located in said SW1/4 of Section 16; thence N89°55'17"W along said South line of Lot 25A, Lite Industrial Limited Condo Park, a Condominium, said line also being said North line of Tax Lot 2, a distance of 47.00 feet to the Southwest corner of said Lot 25A, Lite Industrial Limited Condo Park, a Condominium, said point also being the Southeast corner of said Lot 25B, Lite Industrial Limited Condo Park, a Condominium; thence N01°20'28"W along the West line of said Lot 25A, Lite Industrial Limited Condo Park, a Condominium, said line also being the East line of said Lot 25B, Lite Industrial Limited Condo Park, a Condominium, a distance of 427.12 feet to the point of beginning.

Said Permanent Storm Sewer Easement contains an area of 20,282 square feet or 0.466 acres, more or less. REVISED 02/04/03 Sheet 1 of 1



E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 12001 Q STREET OMAHA, NE 68137 PHONE: (402) 895-4700

Drawn by: RLB Chkd by: *WAC* Date: *2-24-03* Chkd by: _____ Date: _____

Job No.: 97015.2 Date: 10/10/2002 Book No.: _____

PERMANENT STORM SEWER EASEMENT

SARPY COUNTY, NEBRASKA