

FILED SARP COUNTY, NE.
INSTRUMENT NUMBER
2007-09746

2007 APR -3 P 4:24 B

Glenn J. Dowling

REGISTER OF DEEDS

COUNTER P.S.E. AN
VERIFY W.D.E. AN
PROOF _____
FEES \$ 50.50
CHECK # 102279
CHG. _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

STORM SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT **SHADOW LAKE DEVELOPMENT, LLC**, a Nebraska limited liability company (hereinafter referred to as "GRANTOR"), for and in consideration of the sum of One and No/100 Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, on the property described below, does hereby donate, grant and convey unto **SANITARY AND IMPROVEMENT DISTRICT NO. 264 OF SARP COUNTY, NEBRASKA**, a Nebraska political subdivision, and its successors and assigns (hereinafter referred to as "SID"), and the **CITY OF PAPILLION, NEBRASKA**, a municipal corporation, and its successors and assigns (hereinafter referred to as "CITY"), a permanent easement for the right to construct, maintain and operate storm sewers, drainage structures and/or drainage way, and appurtenances thereto, in, through and under the portions of the parcels of land described on Exhibits "A", "B", "C", "D", "E", "F", "G", "H", and "I", attached and incorporated herein (hereinafter referred to as the "Easement Areas").

TO HAVE AND TO HOLD unto the SID and the CITY, and their respective successors and assigns, together with the right of ingress and egress from said Easement Areas for the purpose of constructing, inspecting, maintaining, operating, repairing or replacing said sewers, drainage structures and/or drainage way. The GRANTOR may, following construction of said sewers, drainage structures and/or drainage way continue to use the surface of the Easement Areas for other purposes, subject to the right of the SID and the CITY to use the same for the purposes herein expressed.

It is further agreed as follows:

- 1) No buildings or other structures, nor any embankment shall be placed in, on, over or across such Easement Areas by GRANTOR or its successors and assigns without express approval of the SID or the CITY. Landscaping, road and/or street surfaces, parking area surfacing, decorative sidewalks, decorative landscaped areas, including stone and/or brick, and/or pavement are expressly permitted. Any such permitted items placed on or within such Easement Areas shall be maintained by GRANTOR and its successors and assigns.
- 2) The SID or the CITY will replace or rebuild any and all damage caused by the SID or the CITY and their respective successors and assigns exercising their rights granted under this Easement, except that damage to, or loss of trees and shrubbery will not be compensated for by the SID or the CITY.

AK

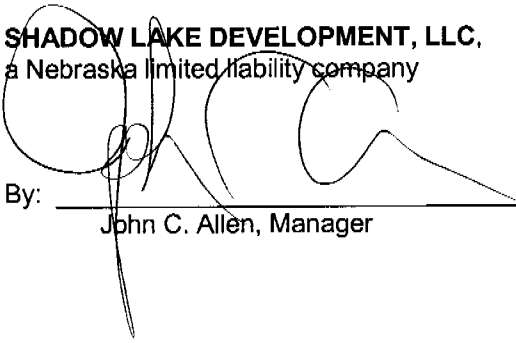
After recording, return to:
John Q. Bachman
PANSING HOGAN ERNST & BACHMAN LLP
10250 Regency Circle, Suite 300
Omaha, NE 68114

A

- 3) The GRANTOR, for itself and its successors and assigns, does confirm with the SID and the CITY and their respective successors and assigns that it is Owner in fee of the Easement Areas and that it has the right to grant and convey this Easement in the manner and form aforesaid, and that it will, and its successors and assigns shall warrant and defend this Easement to the SID and the CITY and their respective successors and assigns against the lawful claims and demands of all persons. This Easement runs with the land.
- 4) This instrument contains the entire agreement of the Parties and there are no other or different agreements or understandings.

IN WITNESS WHEREOF said GRANTOR has hereunto set its hand or hands this 31st day of March, 2007.

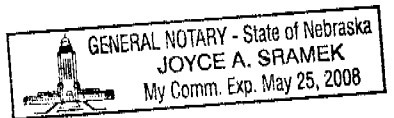
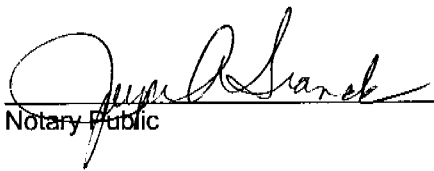
SHADOW LAKE DEVELOPMENT, LLC,
 a Nebraska limited liability company



By: _____
 John C. Allen, Manager

STATE OF NEBRASKA)
) ss.:
 COUNTY OF DOUGLAS)

On this 31st day of March, 2007, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came John C. Allen, Manager of **SHADOW LAKE DEVELOPMENT, LLC**, a Nebraska limited liability company, to me personally known to be the person whose name is affixed to the foregoing instrument in that capacity, and who acknowledged the execution of the same to be his voluntary act and deed on behalf of the limited liability company.

Notary Public

B

EXHIBIT "A"

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of storm sewers over that part of Lot 296, SHADOW LAKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:

Commencing at the southwest corner of said Lot 296;

Thence North 42°35'35" East (bearings referenced to the Final Plat of SHADOW LAKE) for 25.24 feet along the west line of said Lot 296 to the TRUE POINT OF BEGINNING;

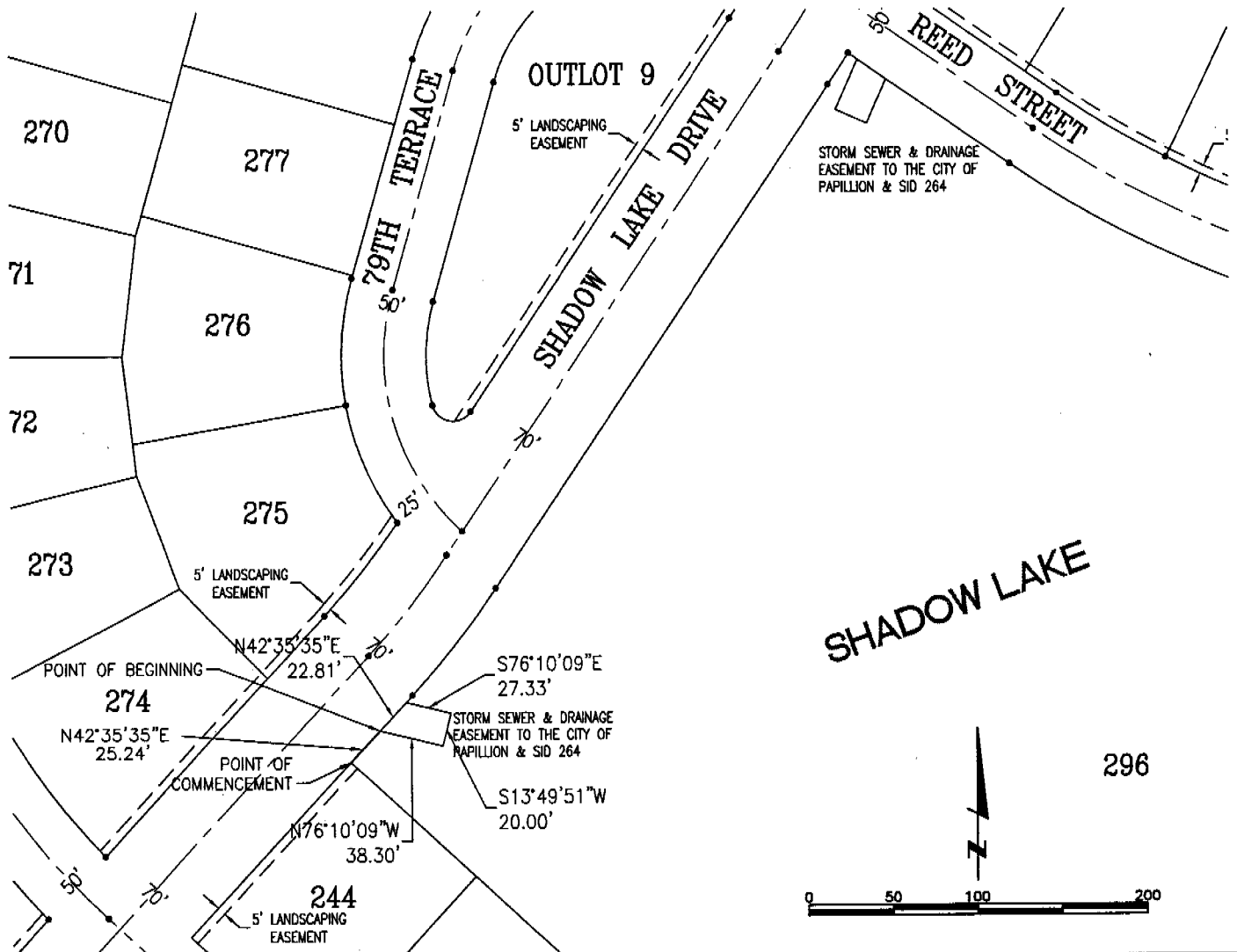
Thence North 42°35'35" East for 22.81 feet continuing along said west line;

Thence South 76°10'09" East for 27.33 feet;

Thence South 13°49'51" West for 20.00 feet;

Thence North 76°10'09" West for 38.30 feet to the Point of Beginning.

Contains 656 square feet.



Lamp, Rynearson & Associates, Inc.
 14710 West Dodge Road, Suite 100
 Omaha, Nebraska 68154-2027

WWW.LRA-INC.COM

(Ph) 402.496.2498
(Fax) 402.496.2730

drawn by: EAM
 designer: RDP
 job number-tasks: 04031.22-043
 date: 7-19-06
 book: page:
 file name: 0431E225.DWG

EXHIBIT "B"

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of storm sewers over that part of Lot 296, SHADOW LAKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:

Beginning at the northeast corner of said Lot 296;

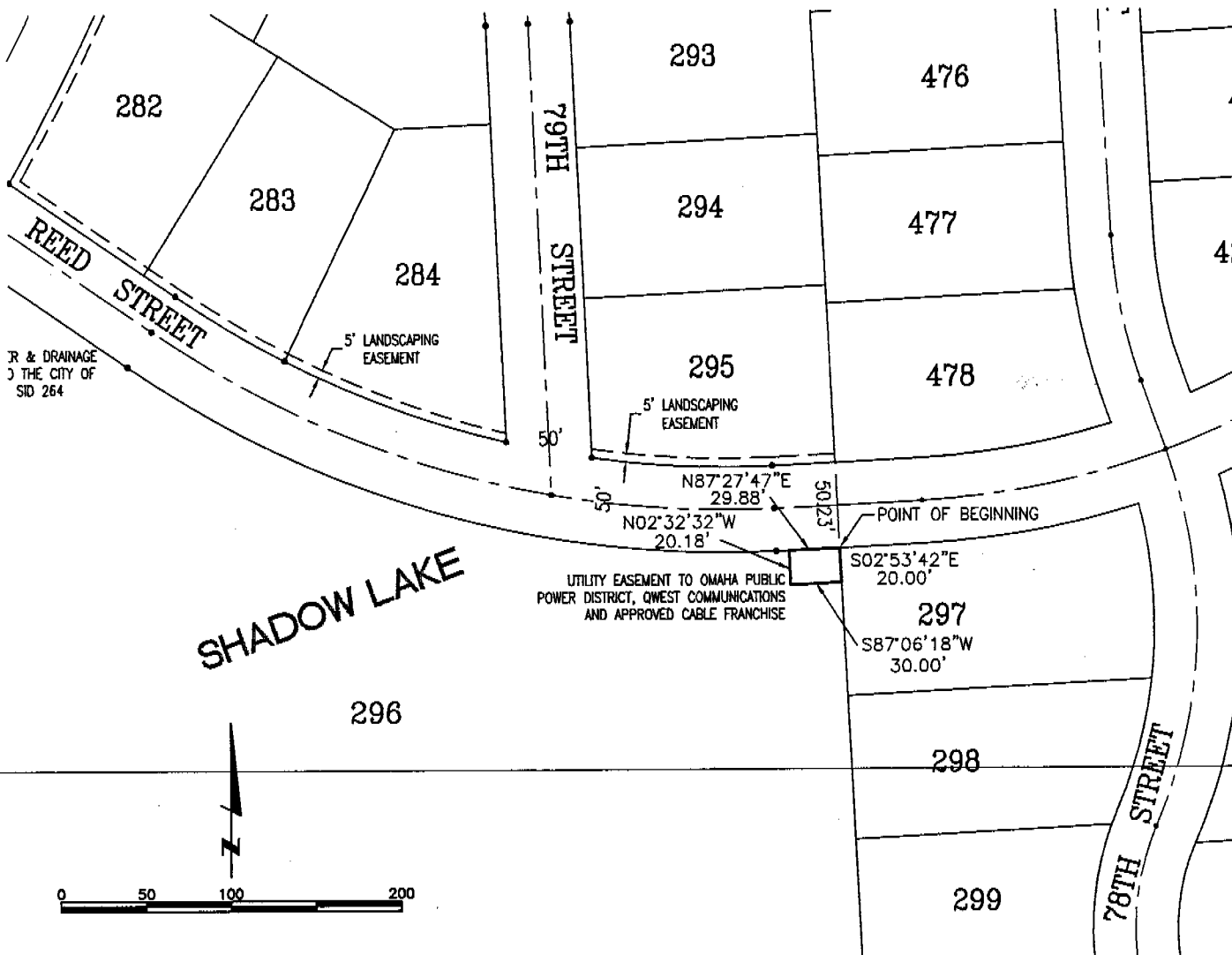
Thence South 02°53'42" East (bearings referenced to the Final Plat of SHADOW LAKE) for 20.00 feet along the east line of said Lot 1;

Thence South 87°06'18" West for 30.00 feet;

Thence North 02°32'32" West for 20.18 feet to the north line of said Lot 296;

Thence North 87°27'47" East for 29.88 feet along said north line to the Point of Beginning.

Contains 601 square feet.



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drawn by: EAM
 designer: RDP
 job number-tasks: 04031.22-043
 date: 7-19-06
 book: 0431E29e
 file name: STORM.DWG

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of storm sewers over that part of Lot 296, SHADOW LAKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:

Commencing at the northwest corner of said Lot 296;

Thence South 55°31'55" East (bearings referenced to the Final Plat of SHADOW LAKE) for 6.47 feet along the north line of said Lot 296 to the TRUE POINT OF BEGINNING;

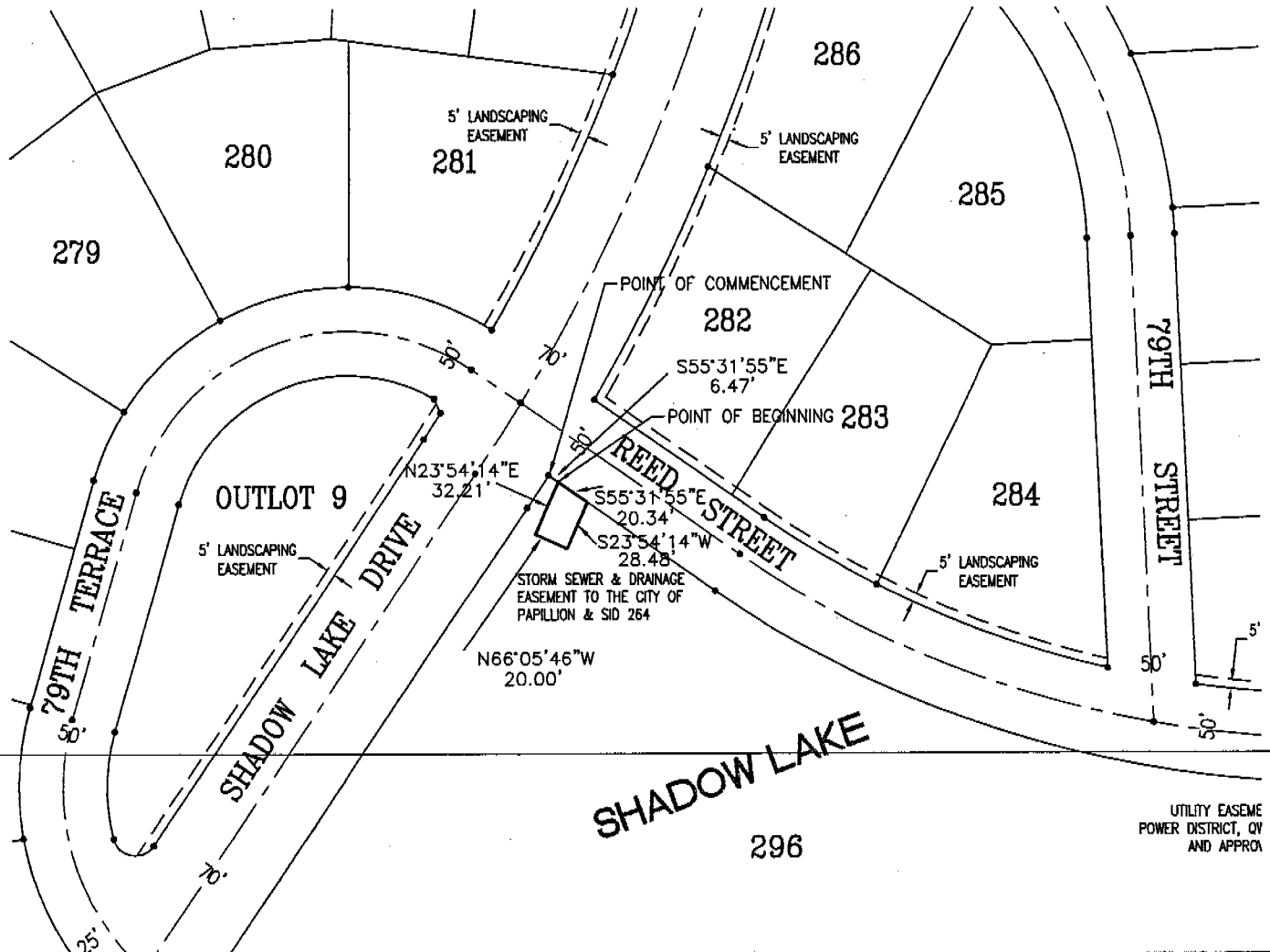
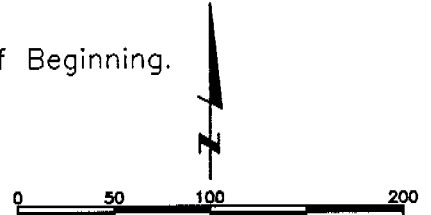
Thence South 55°31'55" East for 20.34 feet along said north line;

Thence South 23°54'14" West for 28.48 feet;

Thence North 66°05'46" West for 20.00 feet;

Thence North 23°54'14" East for 32.21 feet to the Point of Beginning.

Contains 607 square feet.



UTILITY EASEME
POWER DISTRICT, QV
AND APPROA

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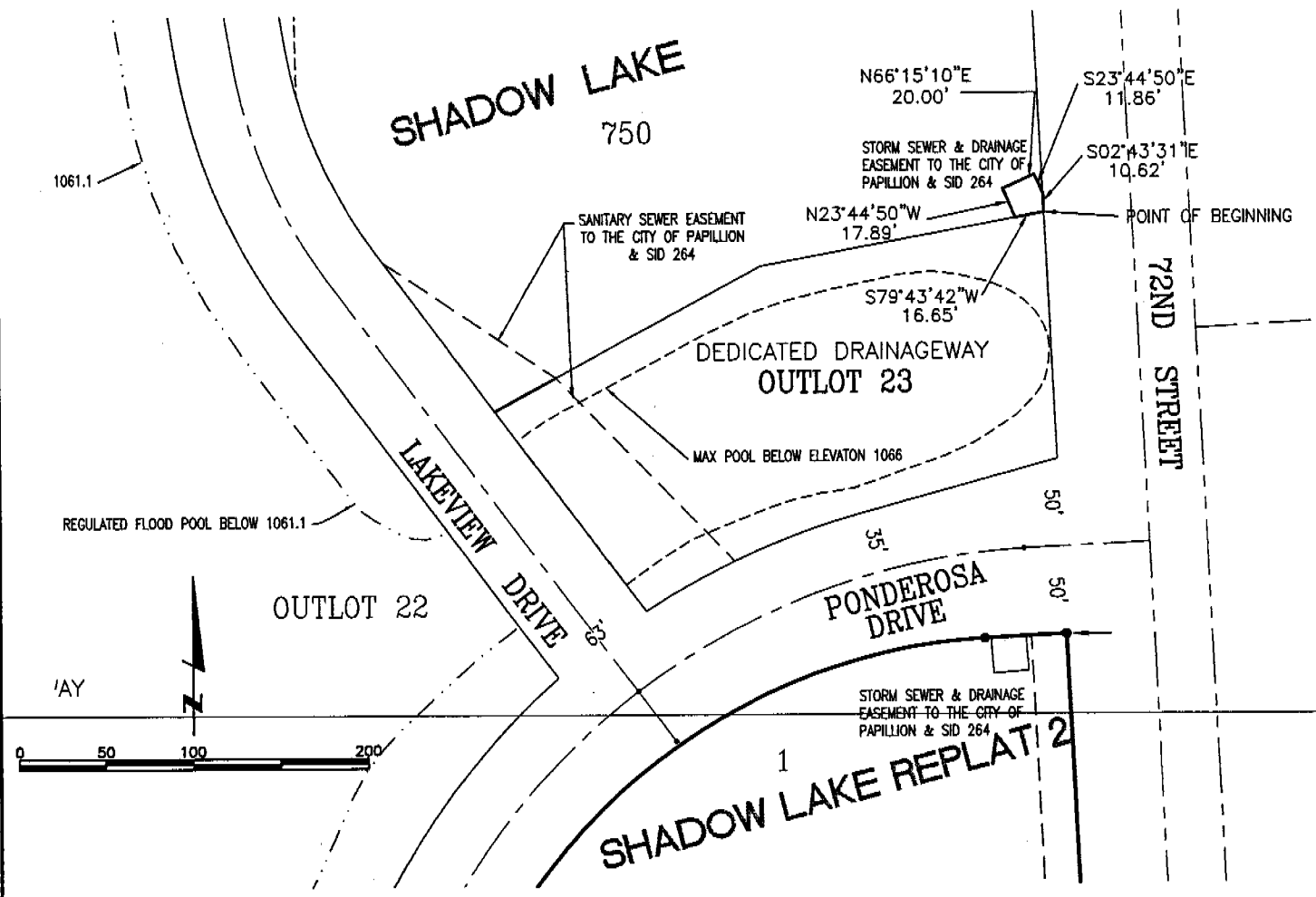
drawn by: EAM
 designer: RDP
 job number-tasks: 04031.22-043
 date: 7-19-06
 book: 0431E226
 file name: STORM.DWG

E

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of storm sewers over that part of Lot 750, SHADOW LAKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:

- Beginning at the southeast corner of said Lot 750;
 - Thence South 79°43'42" West (bearings referenced to the Final Plat of SHADOW LAKE) for 16.65 feet along the south line of said Lot 750;
 - Thence North 23°44'50" West for 17.89 feet;
 - Thence North 66°15'10" East for 20.00 feet;
 - Thence South 23°44'50" East for 11.86 feet to the east line of said Lot 750;
 - Thence South 02°43'31" East for 10.62 feet along said east line to the Point of Beginning.
- Contains 385 square feet.



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drawn by: EAM
 designer: RDP
 job number-task: 04031.22-043
 date: 7-19-06
 book: 0431E719
 file name: STORM.DWG

LEGAL DESCRIPTION

F

A permanent easement for the construction and maintenance of storm sewers over that part of Lot 750, SHADOW LAKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:

Commencing at the southeast corner of said Lot 750;

Thence North 02°43'31" West (bearings referenced to the Final Plat of SHADOW LAKE) for 458.49 feet along the east line of said Lot 750 to the south line of an existing sewer and drainage easement;

Thence South 70°36'14" West for 426.24 feet along said south easement line to the TRUE POINT OF BEGINNING;

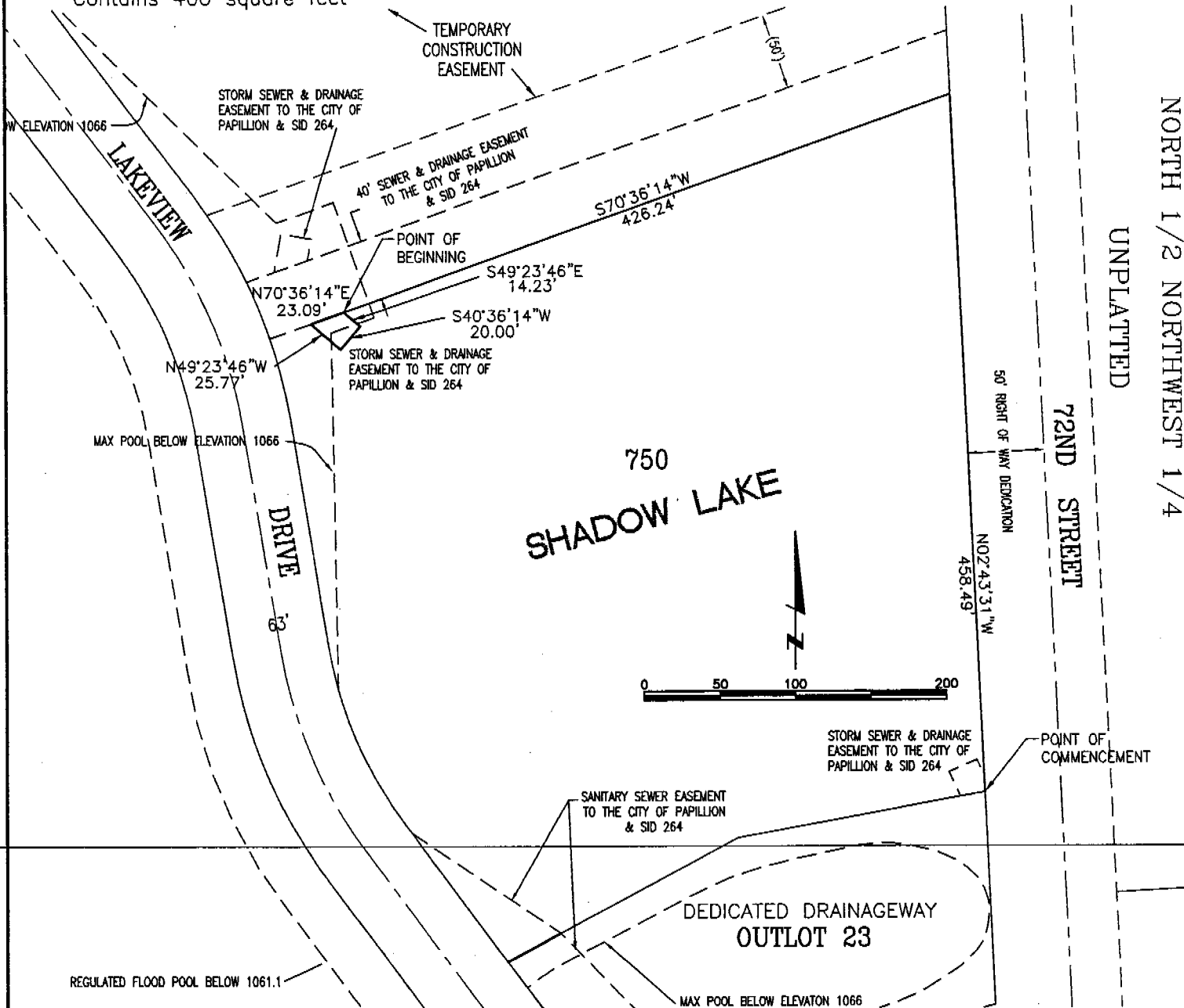
Thence South 49°23'46" East for 14.23 feet;

Thence South 40°36'14" West for 20.00 feet;

Thence North 49°23'46" West for 25.77 feet to the aforesaid south line of an existing sewer and drainage easement;

Thence North 70°36'14" East for 23.09 feet to the Point of Beginning.

Contains 400 square feet



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drawn by: EAM
 designer: RDP
 job number-tasks: 04031.22-043
 date: 7-19-06
 book: 0431E220
 file name: STORM.DWG

G

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of storm sewers over that part of Lot 750, SHADOW LAKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:

Commencing at the southeast corner of said Lot 750;

Thence North 02°43'31" West (bearings referenced to the Final Plat of SHADOW LAKE) for 500.24 feet along the east line of said Lot 750 to the north line of an existing sewer and drainage easement;

Thence South 70°36'14" West for 449.77 feet along said north easement line to the TRUE POINT OF BEGINNING;

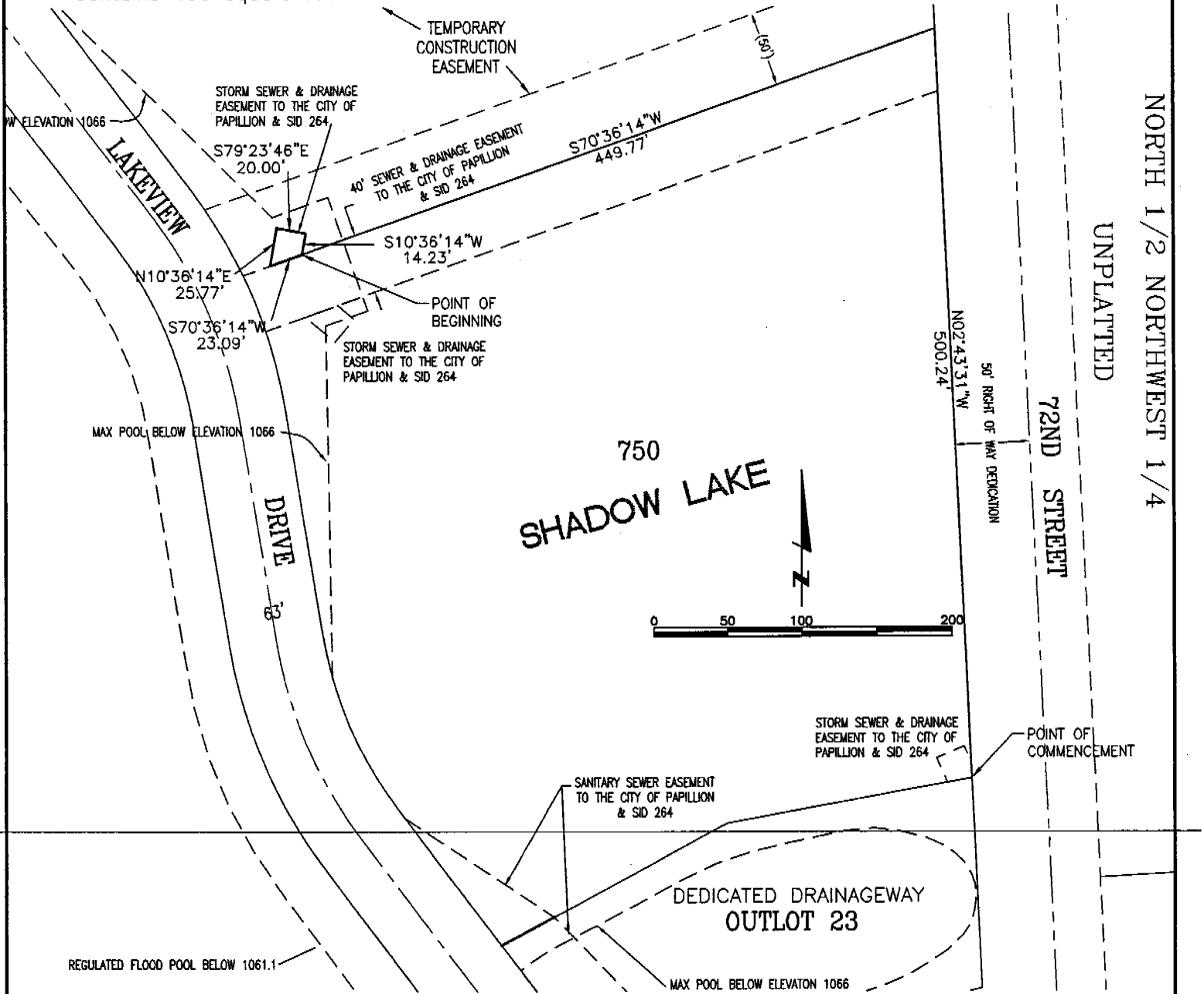
Thence South 70°36'14" West for 23.09 feet along said north easement line;

Thence North 10°36'14" East for 25.77 feet;

Thence South 79°23'46" East for 20.00 feet;

Thence South 10°36'14" West for 14.23 feet to the Point of Beginning.

Contains 400 square feet.



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 job number-tasks: 04031.22-043
 date: 7-19-06
 book: 0431E22P
 file name: STORM.DWG

H

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of storm sewers over that part of Lot 750, SHADOW LAKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:

Commencing at the northwest corner of said Lot 750;

Thence South 26°23'20" East (bearings referenced to the Final Plat of SHADOW LAKE) for 27.35 feet along the west line of said Lot 750 to the TRUE POINT OF BEGINNING;

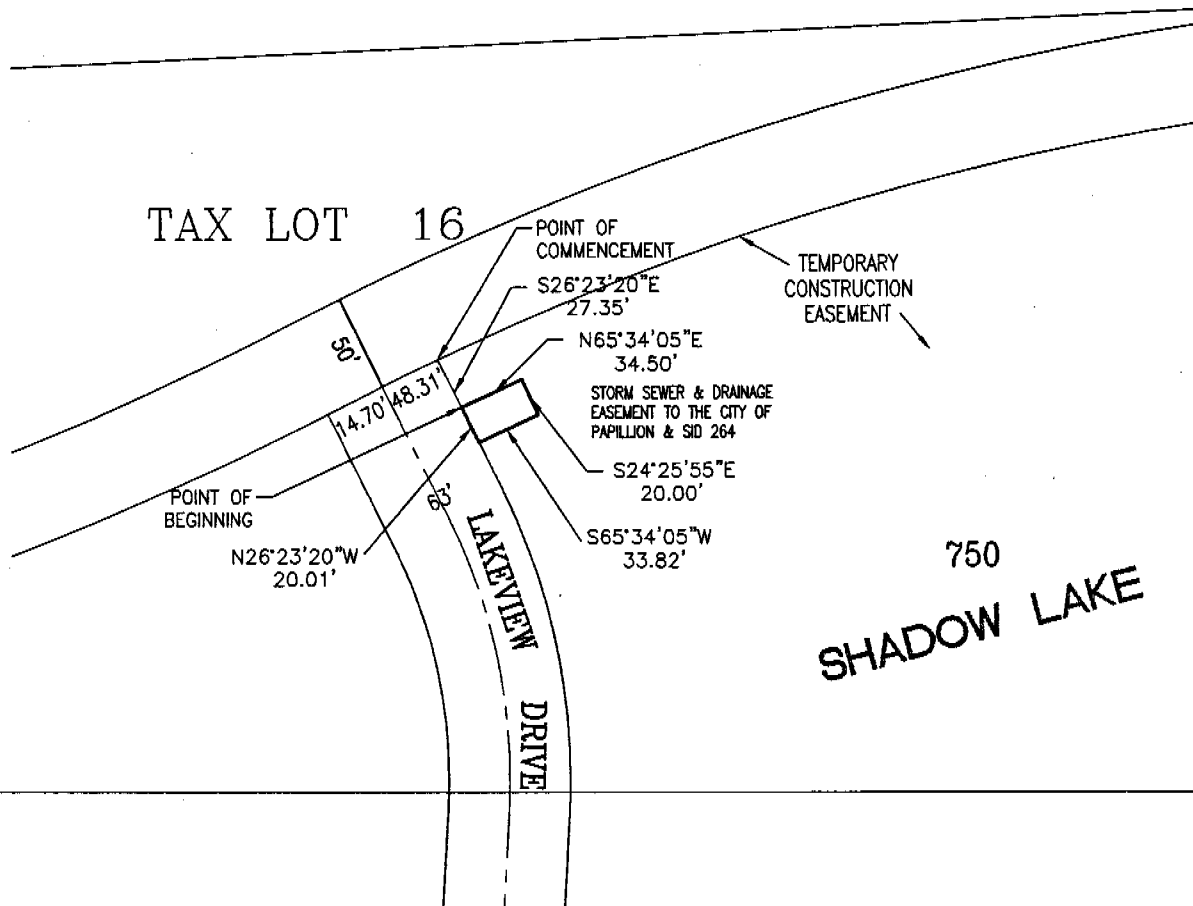
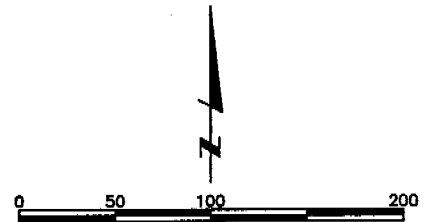
Thence North 65°34'05" East for 34.50 feet;

Thence South 24°25'55" East for 20.00 feet;

Thence South 65°34'05" West for 33.82 feet to the west line of said Lot 750;

Thence North 26°23'20" West for 20.01 feet to the Point of Beginning.

Contains 683 square feet.



LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of storm sewers over that part of Lot 1, SHADOW LAKE REPLAT 2, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:

Commencing at the northeast corner of said Lot 1;

Thence South 87°16'29" West (bearings referenced to the Final Plat of SHADOW LAKE) for 23.21 feet along the north line of said Lot 1 to the TRUE POINT OF BEGINNING;

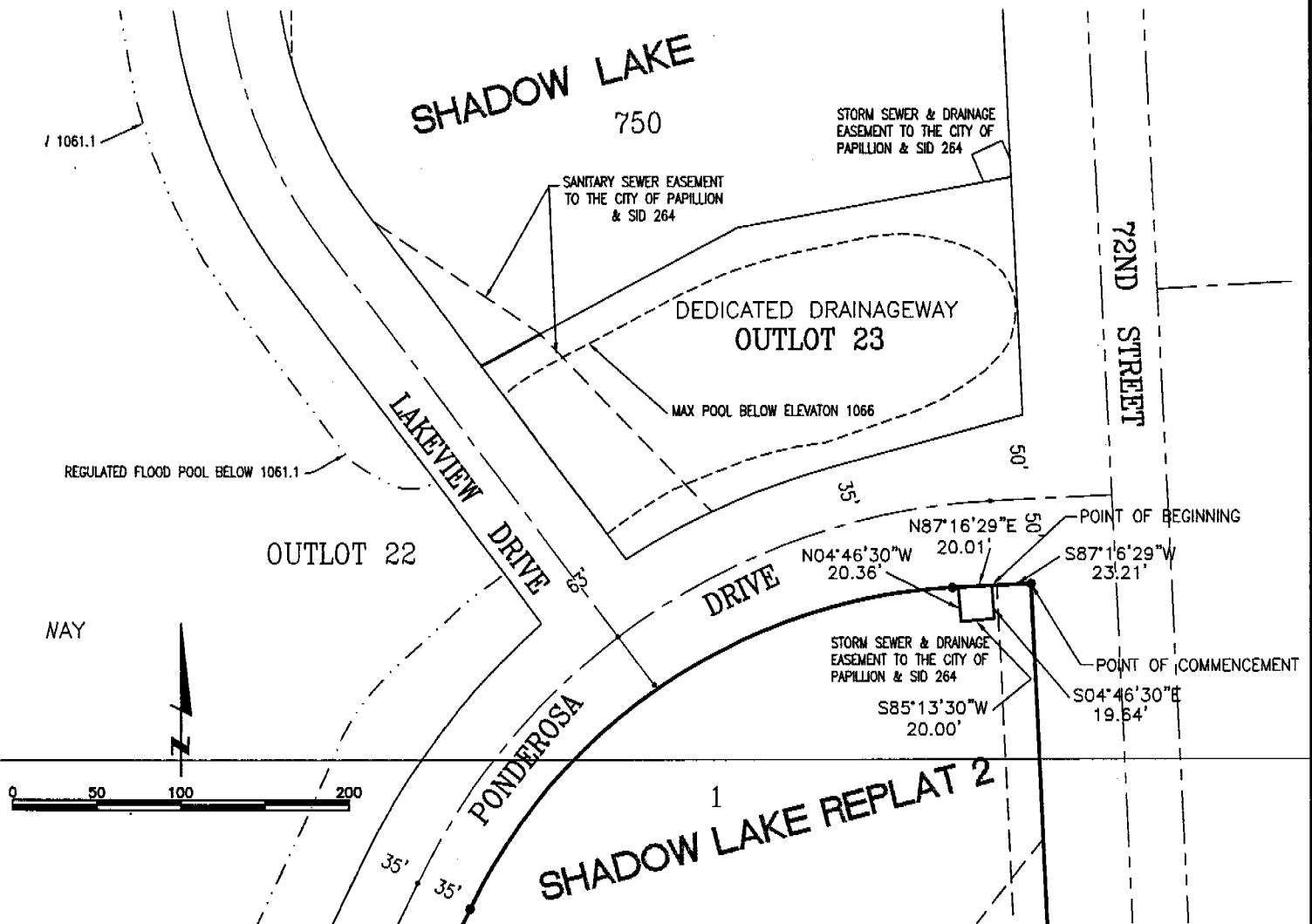
Thence South 04°46'30" East for 19.64 feet;

Thence South 85°13'30" West for 20.00 feet;

Thence North 04°46'30" West for 20.36 feet to the north line of said Lot 1;

Thence North 87°16'29" East for 20.01 feet along said north line to the Point of Beginning.

Contains 400 square feet.



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 designer: RDP
 job number-tasks: 04031.22-043
 date: 7-19-06
 book: 0431E229e
 file name: STORM.DWG

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of storm sewers over that part of Lot 1, SHADOW LAKE REPLAT 2, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:

Beginning at the northwest corner of said Lot 1;

Thence along a curve to the left (having a radius of 535.00 feet and a long chord bearing North 38°48'53" East (bearings referenced to the Final Plat of SHADOW LAKE) for 18.68 feet) for an arc length of 18.91 feet along the north line of said Lot 1;

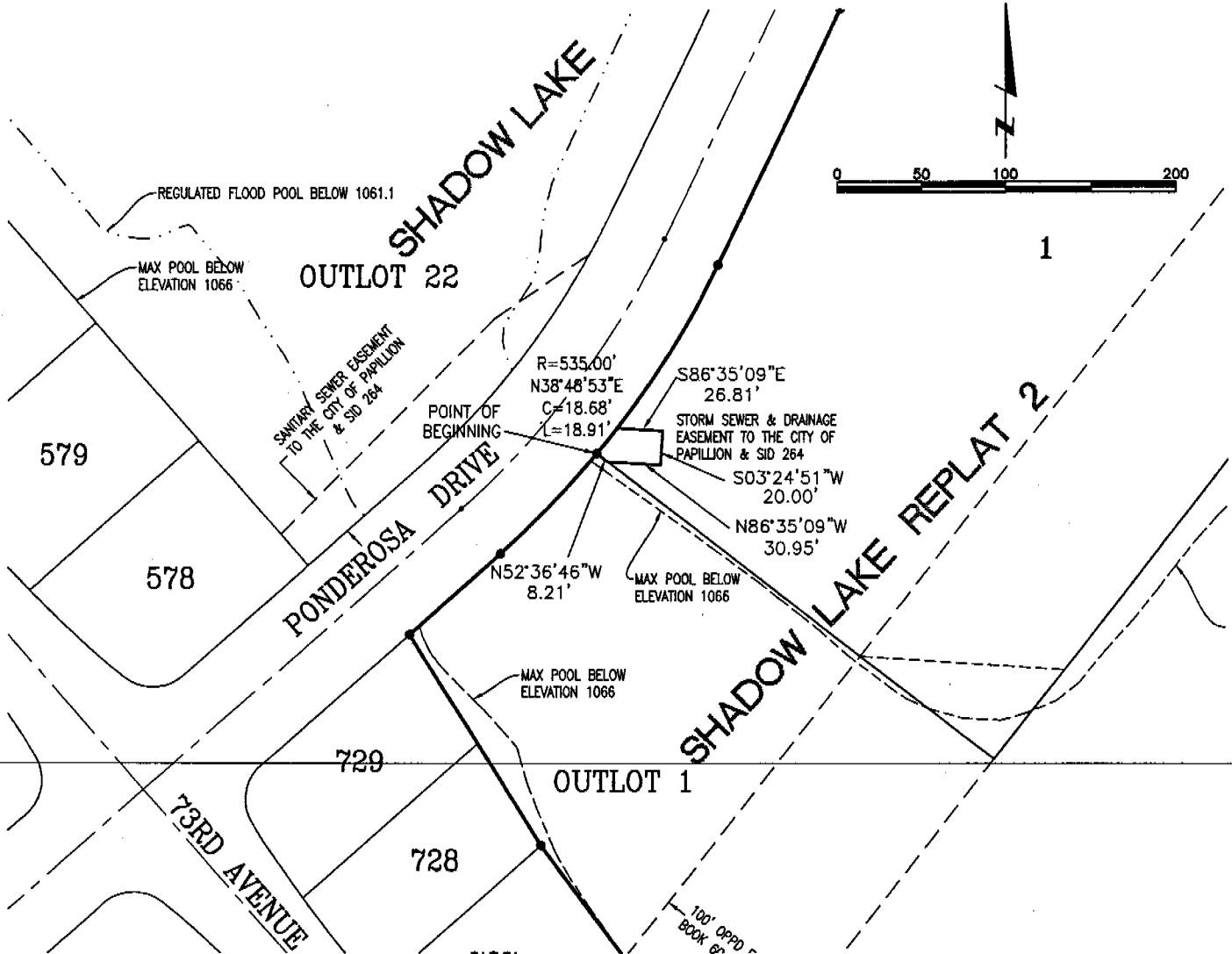
Thence South 86°35'09" East for 26.81 feet;

Thence South 03°24'51" West for 20.00 feet;

Thence North 86°35'09" West for 30.95 feet to the west line of said Lot 1;

Thence North 52°36'46" West for 8.21 feet along said west line to the Point of Beginning.

Contains 654 square feet.



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