

FILED SARPY CO. NE
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2008-08236

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Glenn J. Dowling
REGISTER OF DEEDS

COUNTER P C.E. P
VERIFY P+LM D.E. P
PROOF P

FEES \$ 43.50

CHECK # 104582

CHG _____ CASH _____

REFUND _____ CREDIT _____

SHORT _____ NCR _____

Stamped Copy

EASEMENT FOR WATER LINES

This indenture made this 21st day of March, 2008, by and between SHADOW LAKE DEVELOPMENT, LLC, a Nebraska limited liability company, and its successors (hereinafter referred to as "Grantor"), and SANITARY AND IMPROVEMENT DISTRICT NO. 264 OF SARPY COUNTY, NEBRASKA, a Nebraska political subdivision, and its successors and assigns, and CITY OF PAPILLION, NEBRASKA, a municipal corporation, and its successors and assigns (hereinafter collectively referred to as "Grantee").

WITNESSETH:

That Grantor, in consideration of the sum of One and No/100 Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to Grantee, its successors and assigns, a perpetual easement for the construction and maintenance of water lines and related facilities over, under and through the following described real estate to-wit:

See the attached Exhibits "A", "B", "C", "D", "E", "F" and "G" wherein the real estate is both legally and pictorially described (the "Easement Areas").

To have and to hold said Easement and right-of-way unto the said Grantee, its successors and assigns, in perpetuity. Grantor, its successors and assigns, shall be entitled to and do hereby reserve the right, to connect to and make reasonable and customary use of any water lines installed and maintained by Grantee under the terms of this Easement at no expense whatsoever. The approval of this term by Grantor and its successors and assigns shall be shown by recording this document with the Sarpy County Register of Deeds. This Easement and the license contained herein is given without any warranty whatsoever.

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

SHADOW LAKE DEVELOPMENT, LLC, a Nebraska
limited liability company

[Signature]
By: _____
John C. Allen, Manager

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

On this 21st day of March, 2008, 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 same to be his voluntary act and deed as Manager of the company.

WITNESS my hand and notarial seal on the day and year last above written

GENERAL NOTARY - State of Nebraska
JOYCE A. SRAMEK
My Comm. Exp. May 25, 2008

[Signature]
Notary Public

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

R+P

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of water lines and related facilities over that part of Lot 479, SHADOW LAKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:

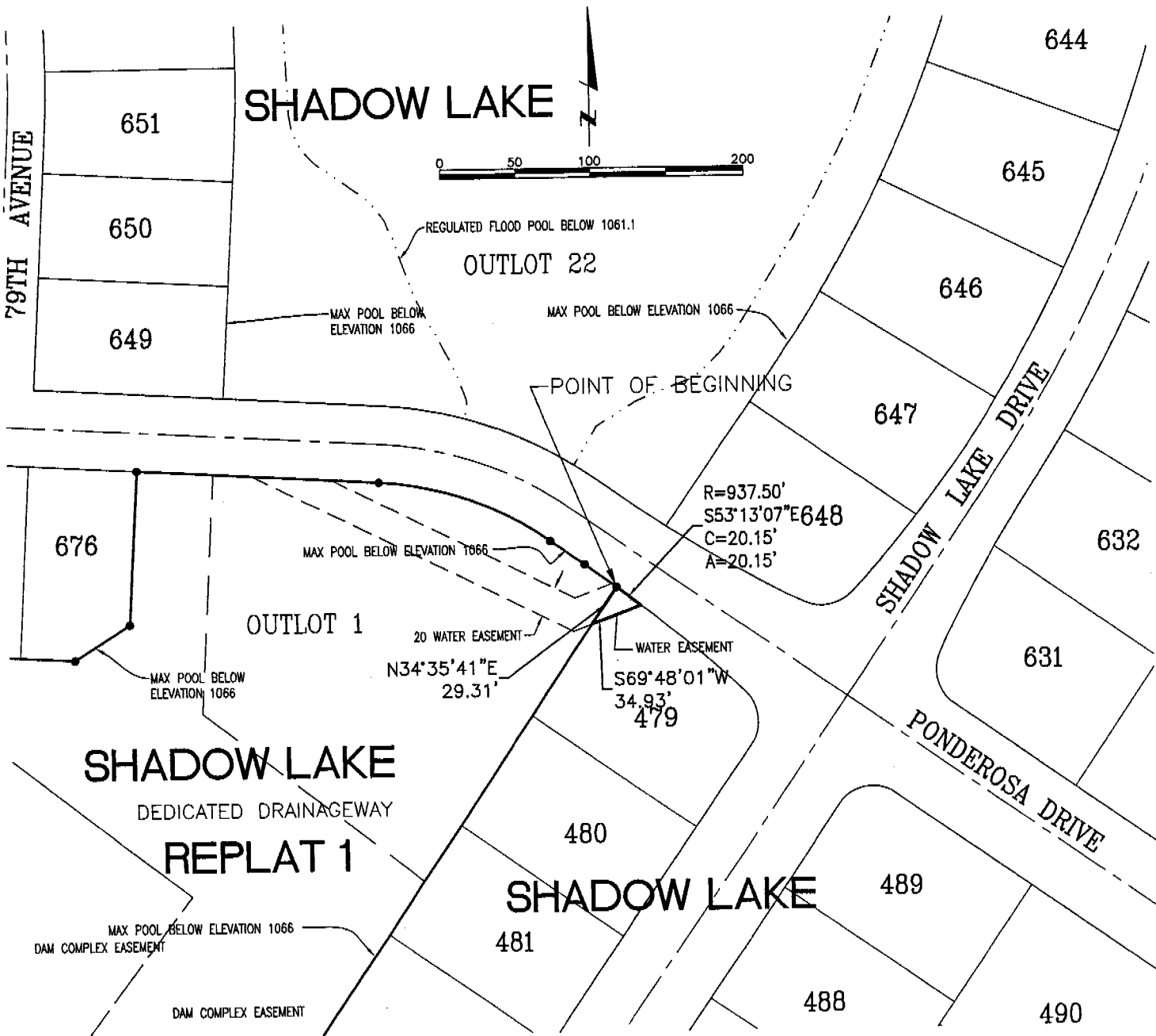
Beginning in the south right of way line of Ponderosa Drive at the corner common to Lot 479, SHADOW LAKE, and Outlot 1, SHADOW LAKE REPLAT 1, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska;

Thence along a curve to the right (having a radius of 937.50 feet and a long chord bearing South 53°13'07" East (bearings referenced to the Final Plat of SHADOW LAKE) for 20.15 feet) for an arc length of 20.15 feet;

Thence South 69°48'01" West for 34.93 feet to the line common to said Lot 479 and Outlot 1;

Thence North 34°35'41" East for 29.31 feet along said common line to the Point of Beginning.

Contains 296 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-task: 04031.22-060
date: 8-23-07
book: 0403 ~~2202~~
file name: WATER.dwg

LEGAL DESCRIPTION

B

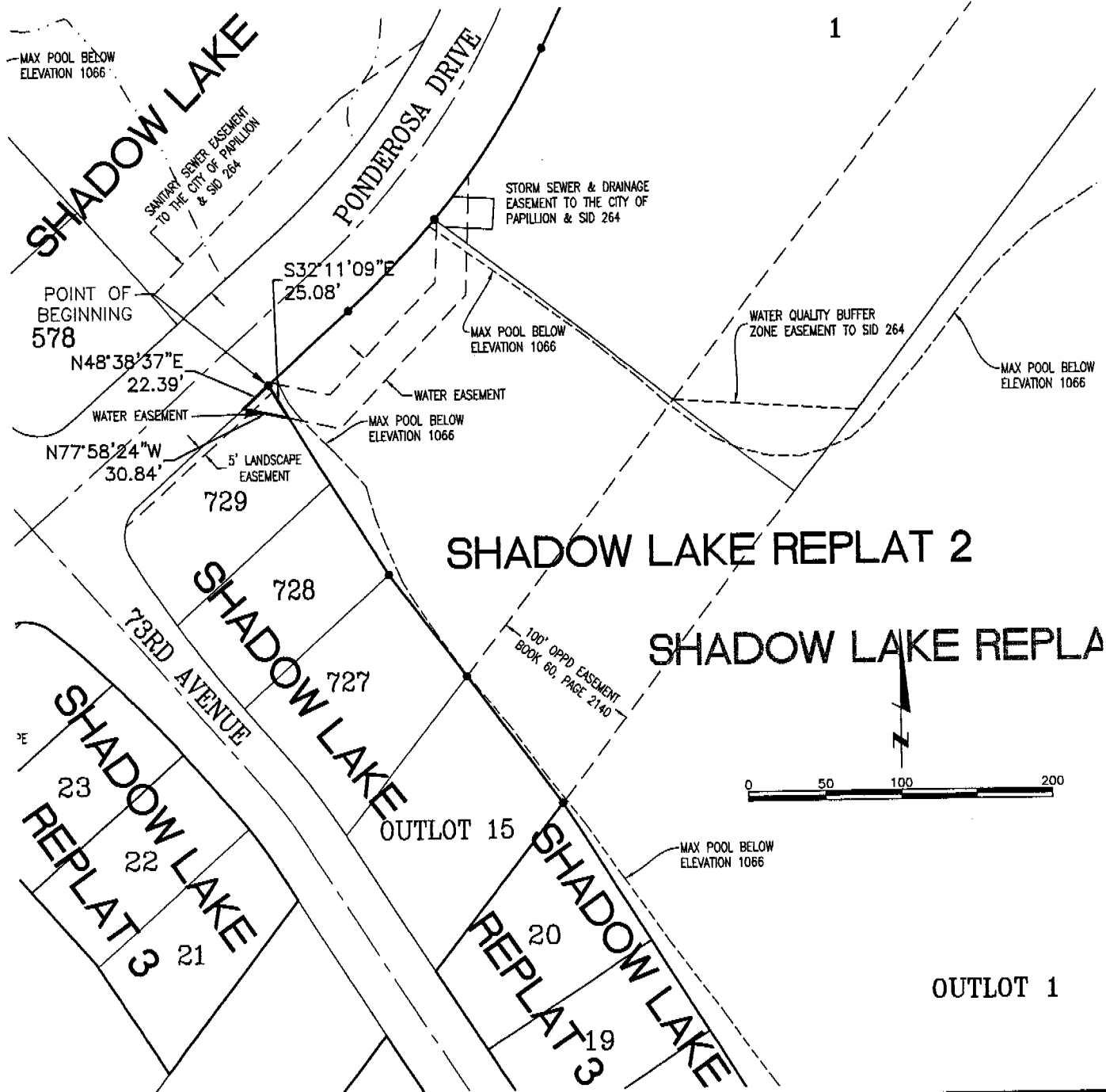
A permanent easement for the construction and maintenance of water lines and related facilities over that part of Lot 729, SHADOW LAKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:


Beginning in the south right of way line of Ponderosa Drive at the corner common to Lot 729, SHADOW LAKE, and Outlot 1, SHADOW LAKE REPLAT 2, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska;

Thence South 32°11'09" East (bearings referenced to the Final Plat of SHADOW LAKE) for 25.08 feet along the line common to said Lot 729 and Outlot 1;

Thence North 77°58'24" West for 30.84 feet to the south right of way line of Ponderosa Drive;

Thence North 48°38'37" East for 22.39 feet along said south right of way line to the Point of Beginning. Contains 277 square feet.



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drawn by: EAM
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 book: 0403 ~~P2203~~
 file name: WATER.dwg

LEGAL DESCRIPTION

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

Commencing in the east right of way line of Lakeview Drive at the corner common to said Lot 750 and Outlot 23, SHADOW LAKE;

Thence North 61°49'24" East (bearings referenced to the Final Plat of SHADOW LAKE) for 27.23 feet along the line common to said Lot 750 and Outlot 23 to the TRUE POINT OF BEGINNING;

Thence North 55°36'28" West for 63.94 feet;

Thence North 61°11'13" West for 15.90 feet to the aforesaid east right of way line of Lakeview Drive;

Thence North 37°00'25" West for 43.11 feet along said east right of way line;

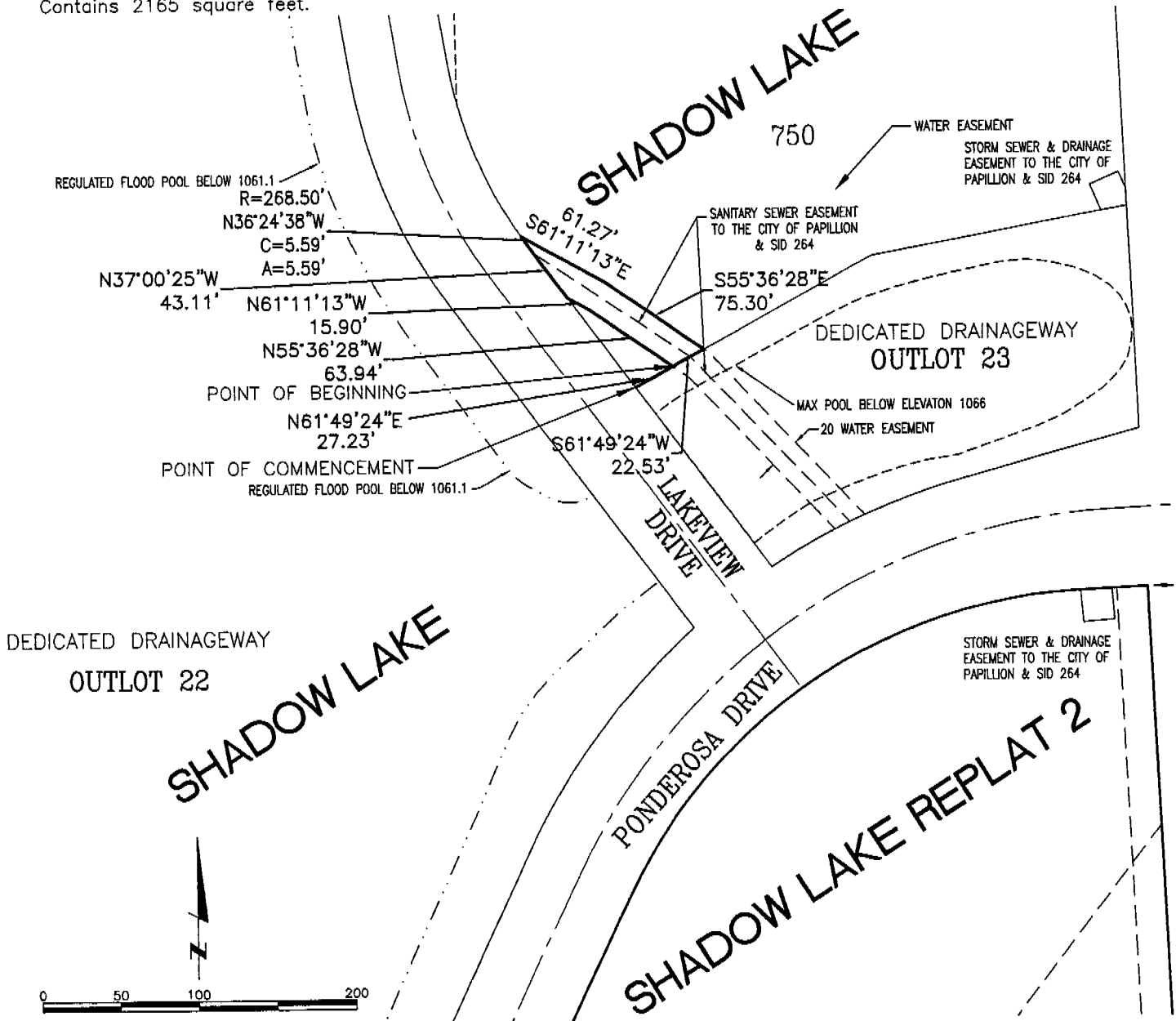
Thence along a curve to the right (having a radius of 268.50 feet and a long chord bearing North 36°24'38" West for 5.59 feet) for an arc length of 5.59 feet along said east right of way line;

Thence South 61°11'13" East for 61.27 feet;

Thence South 55°36'28" East for 75.30 feet to the line common to said Lot 750 and Outlot 23;

Thence South 61°49'24" West for 22.53 feet along said common line to the Point of Beginning.

Contains 2165 square feet.



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job number-tasks: 04031.22-060
date: 8-23-07
book: 0403 RE 207
file name: WATER.dwg

LEGAL DESCRIPTION

D

A permanent easement for the construction and maintenance of water lines and related facilities over that part of Outlot 23, SHADOW LAKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:

Commencing in the east right of way line of Lakeview Drive at the corner common to said Outlot 23 and Lot 750, SHADOW LAKE;

Thence North 61°49'24" East (bearings referenced to the Final Plat of SHADOW LAKE) for 27.23 feet along the line common to said Lot 750 and Outlot 23 to the TRUE POINT OF BEGINNING;

Thence North 61°49'24" East for 22.53 feet continuing along said common line;

Thence South 55°36'28" East for 4.25 feet;

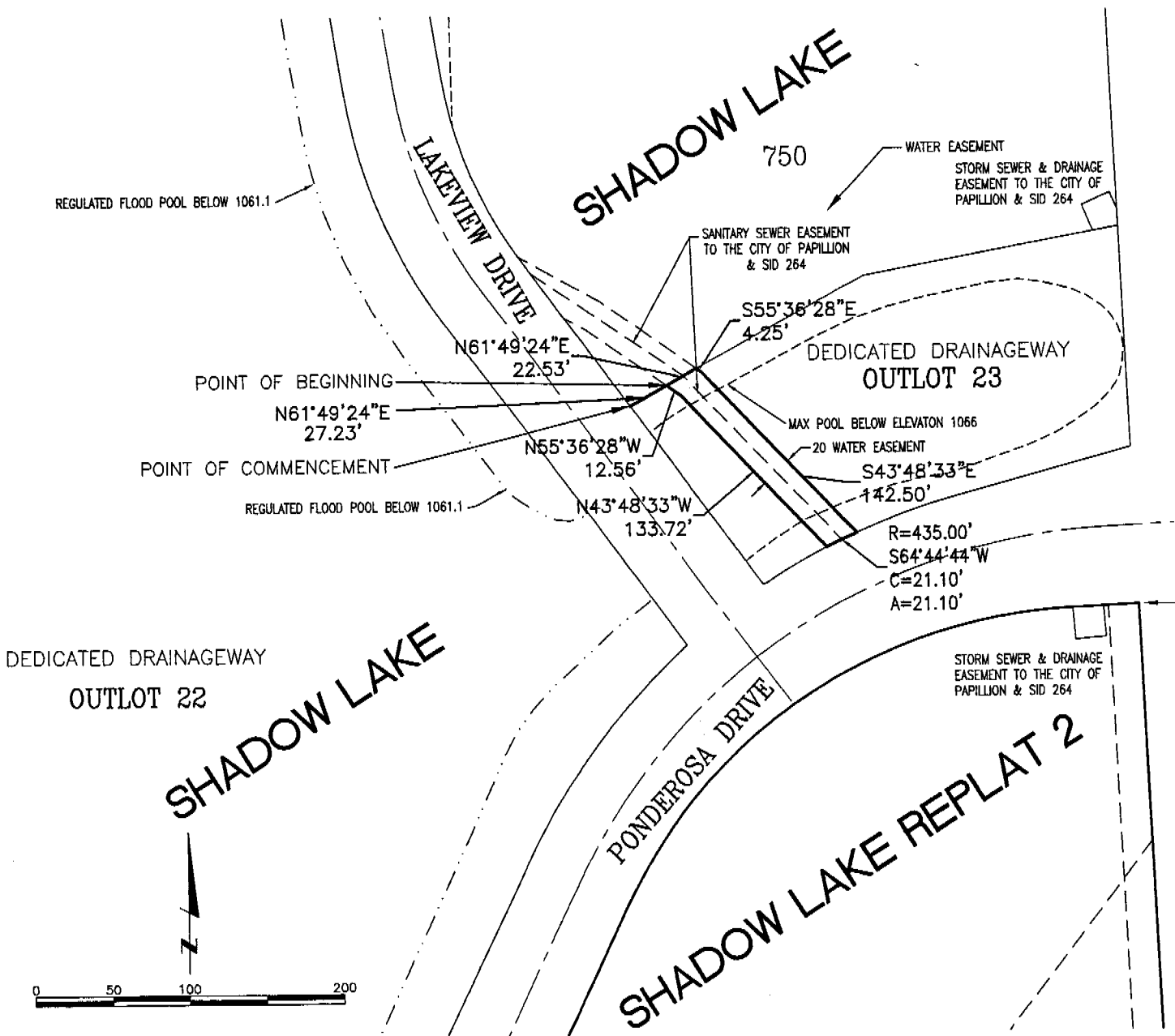
Thence South 43°48'33" East for 142.50 feet to the north right of way line of Ponderosa Drive;

Thence along a curve to the left (having a radius of 435.00 feet and a long chord bearing South 64°44'44" West for 21.10 feet) for an arc length of 21.10 feet along said north right of way line;

Thence North 43°48'33" West for 133.72 feet;

Thence North 55°36'28" West for 12.56 feet to the Point of Beginning.

Contains 2928 square feet.



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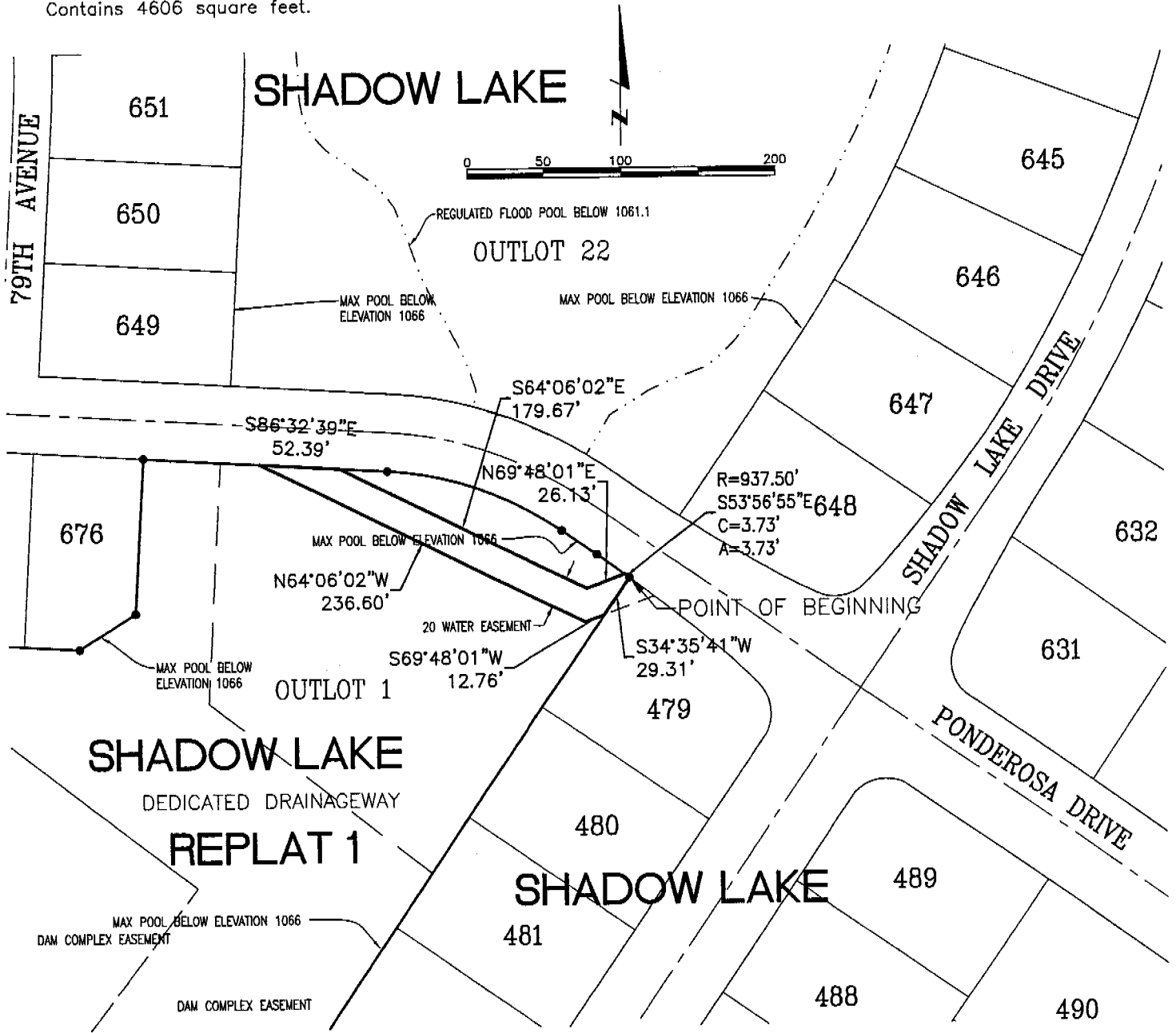
drawn by: EAM
designer: RDP
job number-tasks: 04031.22-060
date: 8-23-07
book: 0403 RE206
file name: WATER.dwg


LEGAL DESCRIPTION

E

A permanent easement for the construction and maintenance of water lines and related facilities over that part of Outlot 1, SHADOW LAKE REPLAT 1, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:

Beginning in the south right of way line of Ponderosa Drive at the corner common to Lot 479, SHADOW LAKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, and Outlot 1, SHADOW LAKE REPLAT 1; Thence South 34°35'41" West (bearings referenced to the Final Plat of SHADOW LAKE) for 29.31 feet along the line common to said Lot 479 and Outlot 1; Thence South 69°48'01" West for 12.76 feet; Thence North 64°06'02" West for 236.60 feet to the south right of way line of Ponderosa Drive; Thence South 86°32'39" East for 52.39 feet along said south right of way line; Thence South 64°06'02" East for 179.67 feet; Thence North 69°48'01" East for 26.13 feet to the south right of way line of Ponderosa Drive; Thence along a curve to the right (having a radius of 937.50 feet and a long chord bearing South 53°56'55" East for 3.73 feet) for an arc length of 3.73 feet along said south right of way line to the Point of Beginning. Contains 4606 square feet.



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drawn by: EAM
designer: RDP
job number-tasks: 04031.22-060
date: 8-23-07
book: 0403 P2201
file name: WATER.dwg

LEGAL DESCRIPTION

F

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

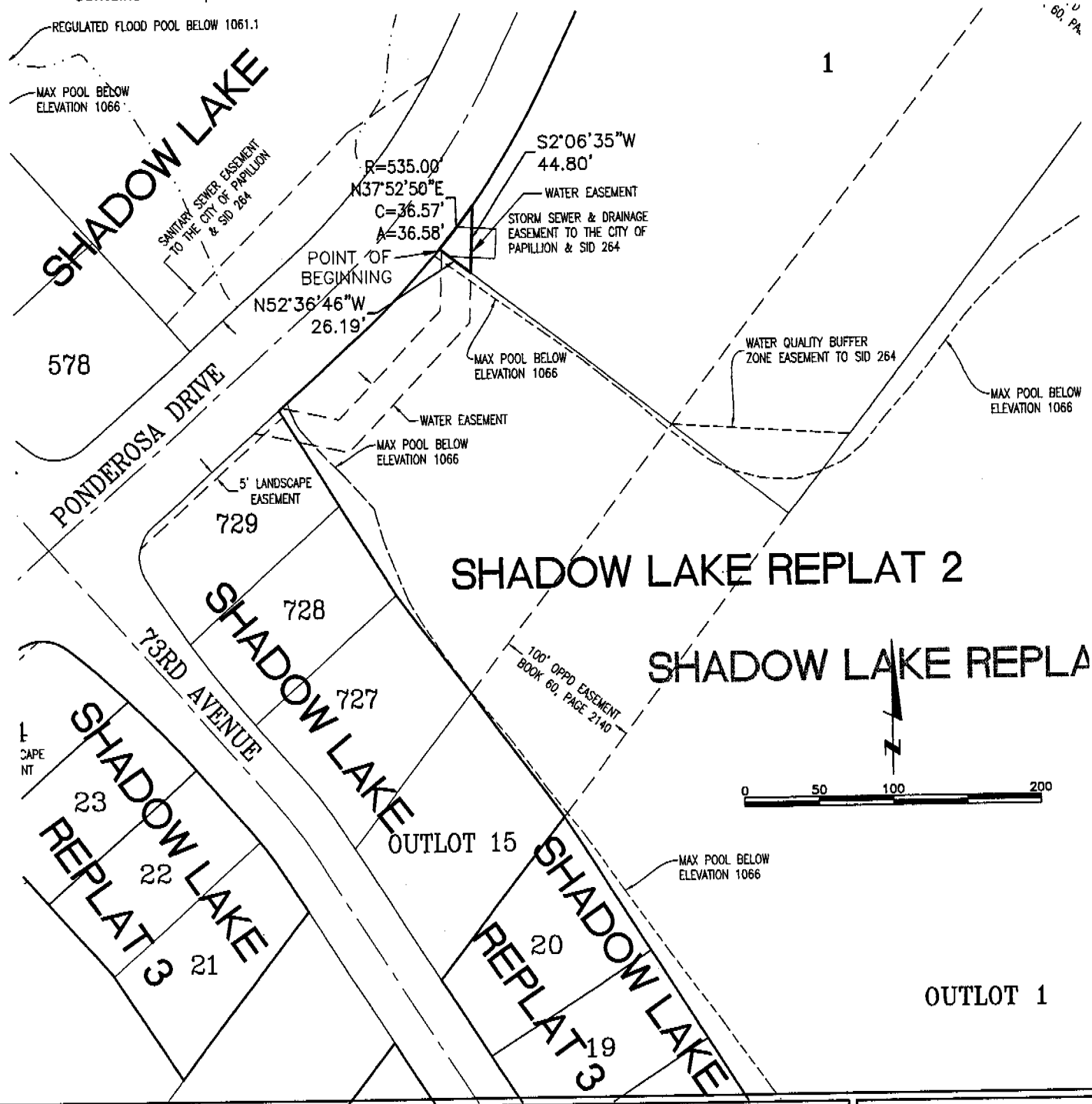
Beginning in the south right of way line of Ponderosa Drive at the corner common to Lot 1 and Outlot 1, SHADOW LAKE REPLAT 2;

Thence along a curve to the left (having a radius of 535.00 feet and a long chord bearing North 37°52'50" East (bearings referenced to the Final Plat of SHADOW LAKE REPLAT 2) for 36.57 feet) for an arc length of 36.58 feet along said south right of way line;

Thence South 02°06'35" West for 44.80 feet to the southwest line of said Lot 1;

Thence North 52°36'46" West for 26.19 feet along said southwest line to the Point of Beginning.

Contains 471 square feet.



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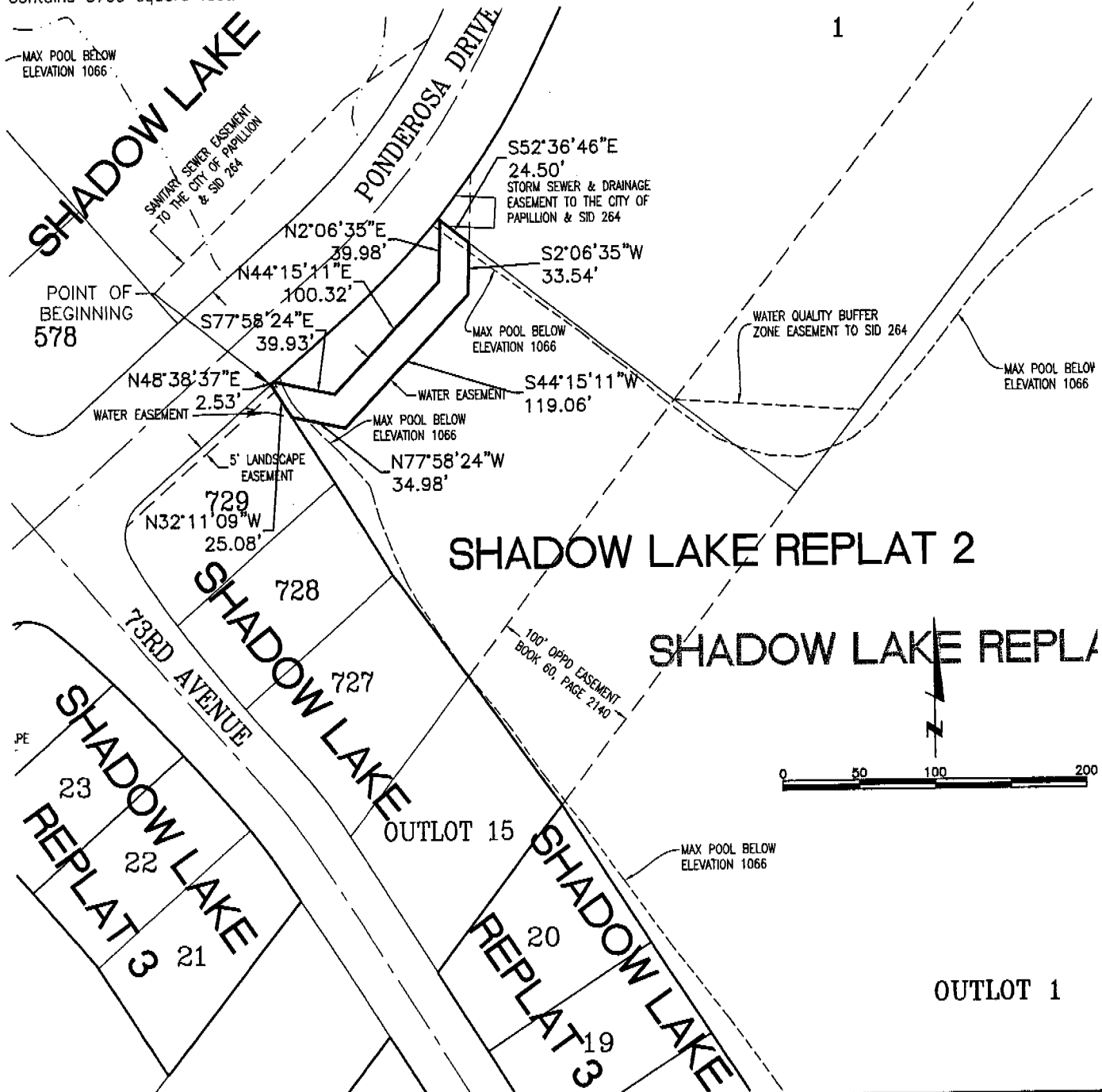
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drawn by: EAM
designer: RDP
job number-tasks: 04031.22-060
date: 8-23-07
book: 0403 REPLAT 2005
file name: WATER.dwg

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of water lines and related facilities over that part of Outlot 1, SHADOW LAKE REPLAT 2, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:
 Beginning in the south right of way line of Ponderosa Drive at the corner common to Lot 729, SHADOW LAKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, and Outlot 1, SHADOW LAKE REPLAT 2;
 Thence North 48°38'37" West (bearings referenced to the Final Plat of SHADOW LAKE REPLAT 2) for 2.53 feet along the south right of way line of Ponderosa Drive;
 Thence South 77°58'24" East for 39.93 feet;
 Thence North 44°15'11" East for 100.32 feet;
 Thence North 02°06'35" East for 39.98 feet to the line common to Lot 1 and Outlot 1, SHADOW LAKE REPLAT 2;
 Thence South 52°36'46" East for 24.50 feet along said common line;
 Thence South 02°06'35" West for 33.54 feet;
 Thence South 44°15'11" West for 119.06 feet;
 Thence North 77°58'24" West for 34.98 feet to the line common to said Outlot 1 and Lot 729;
 Thence North 32°11'09" West for 25.08 feet along said common line to the Point of Beginning.
 Contains 3709 square feet.



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