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SUBMITTED_TITLECORE NATIONAL, LLC

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
**2017-01112**  
2017 Jan 12 03:50:32 PM  
*Sheryl J. Dowling*  
REGISTER OF DEEDS  


AFTER RECORDING RETURN TO:

RICHARD L. ANDERSON  
CROKER, HUCK, KASHER, DeWITT,  
ANDERSON & GONDERINGER, L.L.C.  
2120 S 72 ST STE 1200  
OMAHA NE 68124

**PERPETUAL EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

THAT **PINK FAMILY INVESTMENTS, LLC**, a Nebraska limited liability company (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey unto the **OMAHA PUBLIC POWER DISTRICT**, a public corporation organized under the laws of the State of Nebraska, **METROPOLITAN UTILITIES DISTRICT OF OMAHA**, a municipal corporation, **QWEST COMMUNICATIONS CORPORATION**, AND ANY COMPANY WHICH HAS BEEN GRANTED A **FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED**, and other telephone or cable or related utility companies (hereinafter individually and collectively referred to as "Grantee"), their successors and assigns, a perpetual easement and connection right on, over, through, under, and across a portion of that real estate in Sarpy County, Nebraska described on Exhibit "A" attached hereto and incorporated herein by reference, as more particularly described herein.

The scope and purpose of said easement is to erect, operate, maintain, repair and renew poles, wires, crossarms, down guys and anchors, cables, conduits and other related facilities and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat and power for the transmission of signals and sounds of all kinds and the reception thereof, including signals provided by a cable television system and their reception, on, over, through, under and across a five (5') foot wide strip of land abutting all front boundary lot lines. Perpetual easements are granted to Metropolitan Utilities District of Omaha and Aquila, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, valves and other related facilities and to extend thereon pipes for the transmission of gas and

water on, through, under and across a five (5') foot wide strip of land abutting 124th Street and Lucy Lane, no permanent buildings, trees, retaining walls or loose rock walls shall be placed in said easement ways, but the same may be used for gardens, shrubs, landscaping, sidewalks, driveways and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

The Grantee and its contractor and engineers shall have full right and authority to enter upon said easementway in order to perform any of the acts and functions described within the scope and purposes of such easement.

By accepting and recording this perpetual easement grant, said Grantee, agrees forthwith to make good or cause to be made good to the owner or owners of the property in which same are constructed, any and all damage that may be done by reason of construction, alterations, maintenance, inspection, repairs or reconstruction in the way of damage to trees, grounds, or other improvements thereon, including crops, vines and gardens.

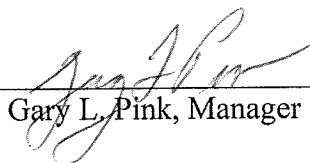
Grantor herein, for itself, its successors and assigns, does hereby covenant and agree with the said Grantee and its successors and assigns that at the time of the execution and delivery of these presents, Grantor is lawfully seized of said premises; that Grantor has good right and lawful authority to grant said perpetual utility easement; and Grantor further hereby covenants to warrant and defend said easementway against the lawful claims of all persons whomsoever.

This instrument shall be binding on the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the Grantor herein, for itself, its successors and assigns, has caused the due execution hereof as of the 11 day of January, 2017.

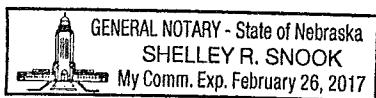
GRANTOR:

**PINK FAMILY INVESTMENTS, LLC**

By:   
Gary L. Pink, Manager

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of January, 2017, by Gary L. Pink, Manager of **PINK FAMILY INVESTMENTS, LLC** a Nebraska limited liability company, on behalf of the company.



  
Notary Public

# PINK INDUSTRIAL PARK 2

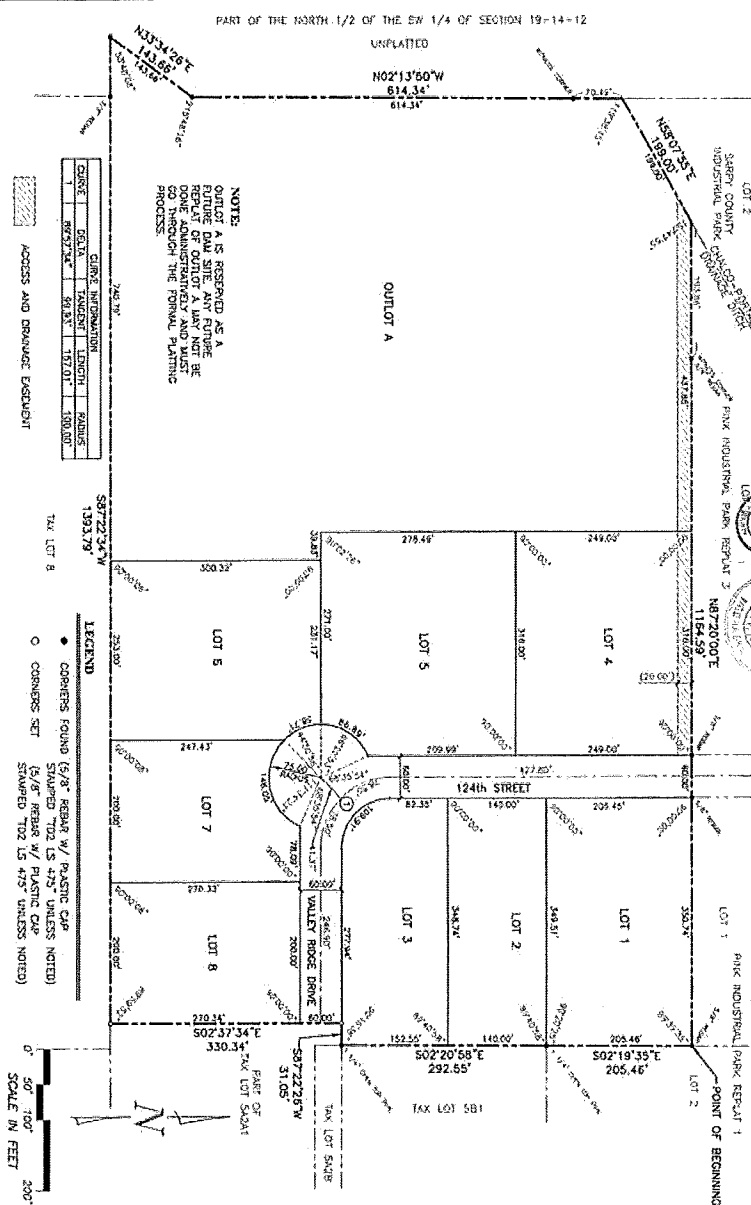
## LOTS 1 THROUGH 8, AND OUTLOT A

A PLATTING OF ALL OF TAX LOT 44, INTERSECTING THE S. 1/4, TOGETHER WITH ALL OF TAX LOT 21 IN THE SW 1/4 OF THE SW 1/4, TOGETHER WITH PART OF TAX LOT 54 IN THE NORTH 1/4 OF SAID SW 1/4, ALL IN SECTION 19, T1N, R14E OF THE 46th P.M., SARRY COUNTY, NEBRASKA.

REVIEW BY THE SARRY COUNTY SURVEYOR'S OFFICE:  
 THIS PLAT OF PINK INDUSTRIAL PARK 2 WAS REVIEWED BY THE SARRY COUNTY SURVEYOR'S OFFICE ON FEBRUARY 12, 2007.  
 THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT IS OF THE DATE FEBRUARY 12, 2007.

APPROVAL BY THE SARRY COUNTY PLANNING COMMISSION:  
 APPROVAL BY THE SARRY COUNTY ENGINEER:  
 APPROVAL BY THE SARRY COUNTY TREASURER'S OFFICE:  
 THESE APPROVALS ARE REQUIRED FOR THE CITY OF PINK INDUSTRIAL PARK 2 TO BE RECORDED BY THE SARRY COUNTY REGISTER OF DEEDS.

APPROVAL BY THE SARRY COUNTY ENGINEER:  
 APPROVAL BY THE SARRY COUNTY TREASURER'S OFFICE:  
 THESE APPROVALS ARE REQUIRED FOR THE CITY OF PINK INDUSTRIAL PARK 2 TO BE RECORDED BY THE SARRY COUNTY REGISTER OF DEEDS.



**NOTES:**  
 1. DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.  
 2. MINIMUM SETBACK REQUIREMENTS:  
 FRONT YARD: 15 FEET  
 SIDE YARD: 10 FEET  
 REAR YARD: 15 FEET  
 STREET SIDE YARD: 15 FEET

**ACCEPTANCE BY SARRY COUNTY REGISTER OF DEEDS:**  
 COUNTY: SARRY COUNTY, NEBRASKA  
 BOOK: 2007-15101  
 PAGE: 1

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 COUNTY: SARRY COUNTY, NEBRASKA  
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 PAGE: 1

**ACKNOWLEDGMENT OF NOTARY:**  
 I, the undersigned, Notary Public for the State of Nebraska, do hereby certify that the foregoing plat was acknowledged before me on the 12th day of February, 2007, by [Name], [Address], [City], Nebraska, and [Name], [Address], [City], Nebraska, who are the owners of the land described herein, and that the same is a true and correct copy of the original plat as the same appears in my records.

**ACKNOWLEDGMENT OF NOTARY:**  
 I, the undersigned, Notary Public for the State of Nebraska, do hereby certify that the foregoing plat was acknowledged before me on the 12th day of February, 2007, by [Name], [Address], [City], Nebraska, and [Name], [Address], [City], Nebraska, who are the owners of the land described herein, and that the same is a true and correct copy of the original plat as the same appears in my records.

**THOMPSON, DRESSSEN & DORNER, INC.**  
 Consulting Engineers & Land Surveyors  
 1000 OLD 141st ROAD, GEMMA, NEBRASKA 68154  
 PHONE: 402.330.8800 FAX: 402.330.8666 EMAIL: TD@TDC.COM  
 WEBSITE: WWW.TDC.COM

**PINK INDUSTRIAL PARK 2**  
**EXHIBIT A** FINAL PLAT

SCALE: 1" = 100'  
 DATE: FEB. 12, 2007  
 DRAWN BY: JIP/WRS  
 CHECKED BY: DSN  
 REVISION: JUNE 25, 2007