

COUNTER LM C.E. LM  
 VERIFY LM D.E. LM  
 PROOF D  
 FEES \$ 10.50  
 CHECK# 3283  
 CHG CASH  
 REFUND CREDIT  
 SHORT NCR

2010-01414

01/19/2010 9:08:08 AM

*Clay J. Dowling*

REGISTER OF DEEDS



## PERMANENT STORM SEWER AND DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT Equestrian Ridge Estates II, L.L.C., a Nebraska limited liability company, hereinafter referred to as Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey unto Equestrian Ridge Estates II Homeowners Association, a Nebraska non-profit corporation, hereinafter referred to as Association, and to its successors and assigns, an easement for the right to construct, maintain and operate storm sewer and drainage improvements, including a culvert, and appurtenances thereto, in, through, and under the parcel of land described as follows, to-wit:

Part of Lot 20, Equestrian Ridge Estates II, a subdivision in Sarpy County, Nebraska, as more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD unto said Association, its successors and assigns, together with the right of ingress and egress from said premises for the purpose of constructing, inspecting, maintaining, operating, repairing or replacing said storm sewer and drainage improvements, culvert and appurtenances at the will of the Association. The Grantor may, following construction of said storm sewer and drainage improvements, continue to use the surface of the easement strip conveyed hereby for other purposes, subject to the right of the Association to use the same for the purposes herein expressed.

To have and to hold said Easement and right-of-way unto the said Grantee, its successors and assigns, in perpetuity.

It is further agreed as follows:

1. That Association may construct, maintain, operate, repair or replace culverts and storm or drainageways within the permanent easement area described above. This easement is also for the benefit of any contractor, agent, employee, or representative of the Association.
2. That Grantor represents and warrants that it is well seized in fee of the above-described property and that it has the right to grant and convey this easement in the manner and form aforesaid, and that it and its successors and assigns, shall warrant and defend this easement to said Association and its assigns against the lawful claims and demands of all persons. This easement runs with the land.
3. This instrument contains the entire agreement of the parties; that there are no other or different agreements or understandings, and that the Grantor in executing and delivering this instrument, has not relied upon promises, inducements, or representations of the Association or its agents or employees, except as set forth herein.

IN WITNESS WHEREOF said Grantor has hereunto set its hand this 12<sup>th</sup> day of November, 2009.

EQUESTRIAN RIDGE ESTATES II, L.L.C.

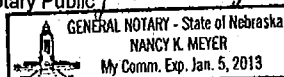
By:

*Michael A. Huber*  
Michael A. Huber, Its Manager

STATE OF NEBRASKA )  
 ) ss.  
 COUNTY OF DOUGLAS )

On this 12<sup>th</sup> day of November, 2009, before me, the undersigned, a Notary Public in and for said County, personally came Michael A. Huber, Manager of Equestrian Ridge Estates II, L.L.C., a Nebraska limited liability company, on behalf of said limited liability company to me personally known to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be the voluntary act and deed of said limited liability company.

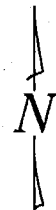
WITNESS my hand and Notarial Seal at Omaha, Nebraska in said County the day and year last above written.

*Nancy K. Meyer*  
Notary Public

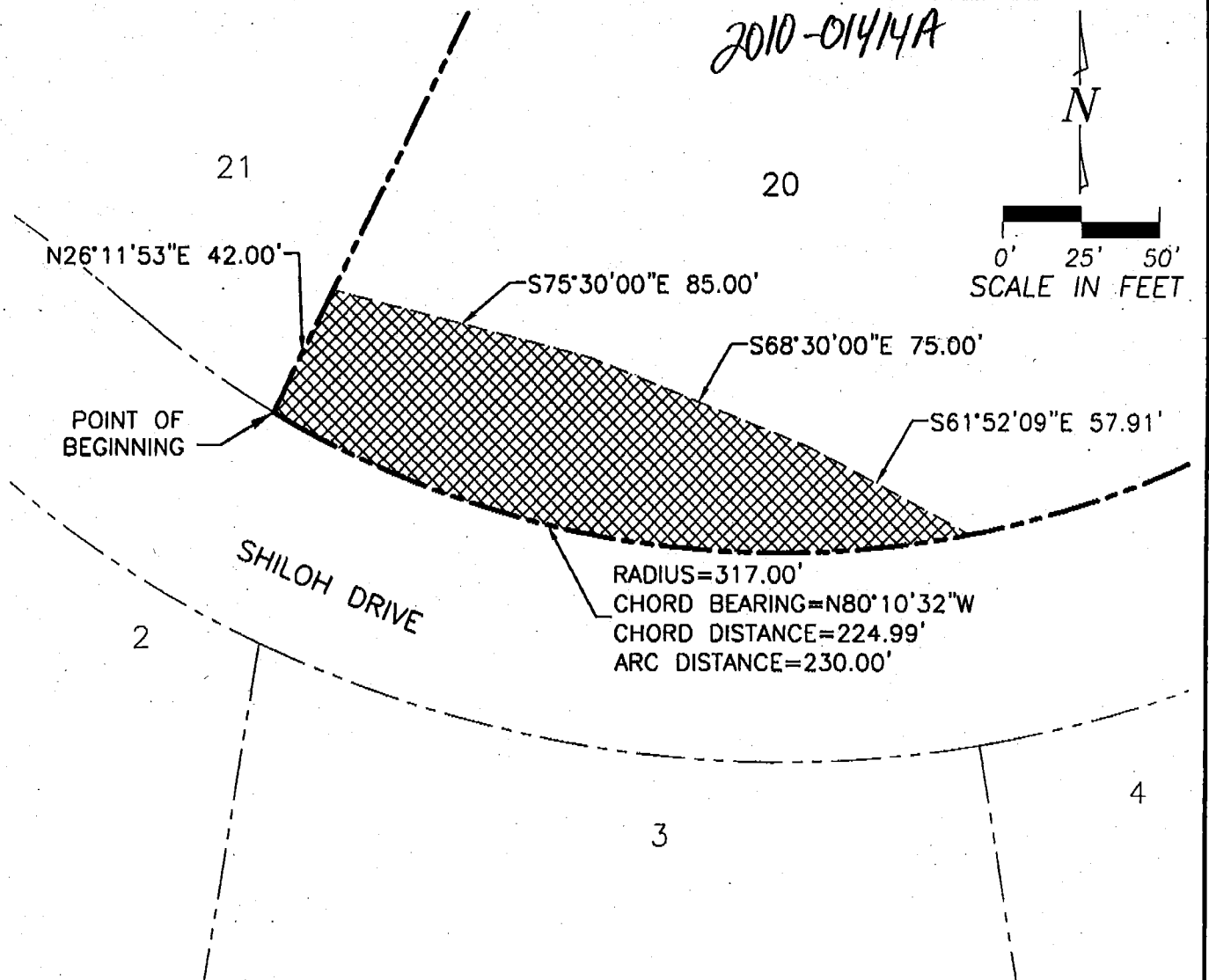
Dowd/cqridge/perm-storm-sew-case-lot20.111009.doc

Return to: Jeffrey B. Farnham  
 Attorney at Law  
 220 North 89<sup>th</sup> Street, #201  
 Omaha, NE 68114

2010-01414A



0' 25' 50'  
SCALE IN FEET



# LEGAL DESCRIPTION

THAT PART OF LOT 20, EQUESTRIAN RIDGE ESTATES II, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20;  
 THENCE N26°11'53"E (ASSUMED BEARING) 42.00 FEET ON THE WEST LINE OF SAID LOT 20;  
 THENCE S75°30'00"E 85.00 FEET;  
 THENCE S68°30'00"E 75.00 FEET;  
 THENCE S61°52'09"E 57.91 FEET TO THE SOUTH LINE OF SAID LOT 20;  
 THENCE NORTHWESTERLY ON THE SOUTH LINE OF SAID LOT 20 ON A NON-TANGENT 317.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N80°10'32"W, CHORD DISTANCE 224.99 FEET AN ARC DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING.

12371111 EX20.dwg

**TD<sup>2</sup> THOMPSON, DREESSEN & DORNER, INC.**  
 Consulting Engineers & Land Surveyors  
 10838 OLD MILL ROAD OMAHA, NEBRASKA 68154  
 P: 402.330.8860 F: 402.330.5866 WWW.TD2GO.COM

EXHIBIT

TD2 NO. 1237-111-1

DATE	9/22/09
DRAWN BY	DHN
CHECKED BY	RMB
REVISION	