

FILED SARPY COUNTY NEBRASKA  
INSTRUMENT NUMBER

NEBRASKA DOCUMENTARY  
STAMP TAX

2016-06680

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03/31/2016 9:54:00 AM

*Lloyd J. Dowding*

By: amber

REGISTER OF DEEDS



EASE

COUNTY ab C.E. ah  
 CITY ah DE. ah  
 RECD P  
 FEES \$ 22.00  
 CHG SLA  
 REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
 SHORT \_\_\_\_\_ NOR \_\_\_\_\_



**THIS PAGE ADDED  
FOR RECORDING  
INFORMATION.**

**DOCUMENT STARTS ON  
NEXT PAGE.**

**LLOYD J. DOWDING**

SARPY COUNTY REGISTER OF DEEDS

Steven J. Stastny, Deputy

1210 GOLDEN GATE DRIVE, # 1230

PAPILLION, NE 68046-2842

402-593-5773

GRANT OF EASEMENT

**PERMANENT DRAINAGE AND STORM SEWER EASEMENT**

This Grant of Easement made this 16 th day of March, 2016, between STONE CREEK PLAZA LLC hereinafter referred to as "Grantor", in favor of Sanitary and Improvement District No. 275, Sarpy County, NE, hereinafter referred to as "SID" and its successors and assigns, and the City of Papillion, Nebraska.

THAT, said Grantor in consideration of the sum of Two dollars (\$ 2.00), 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 associated surface drainageways 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 successors and assigns, without express approval of the SID. Improvements which may be approved by SID include landscaping, grading for roadways or development and road, street or parking area surfacing or pavement. These improvements and any trees, grass or shrubbery placed on said easement shall be maintained by Grantor, his successors or assigns.
- 4. SID shall cause any disturbance of grade made on said easement to be properly refilled and shall cause the premises 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 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 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.

*Gerald Torczon* Pres.  
STONE CREEK PLAZA LLC

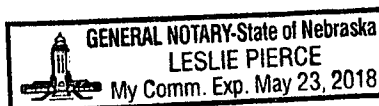
STATE OF NEBRASKA )

)SS

COUNTY OF SARPY)

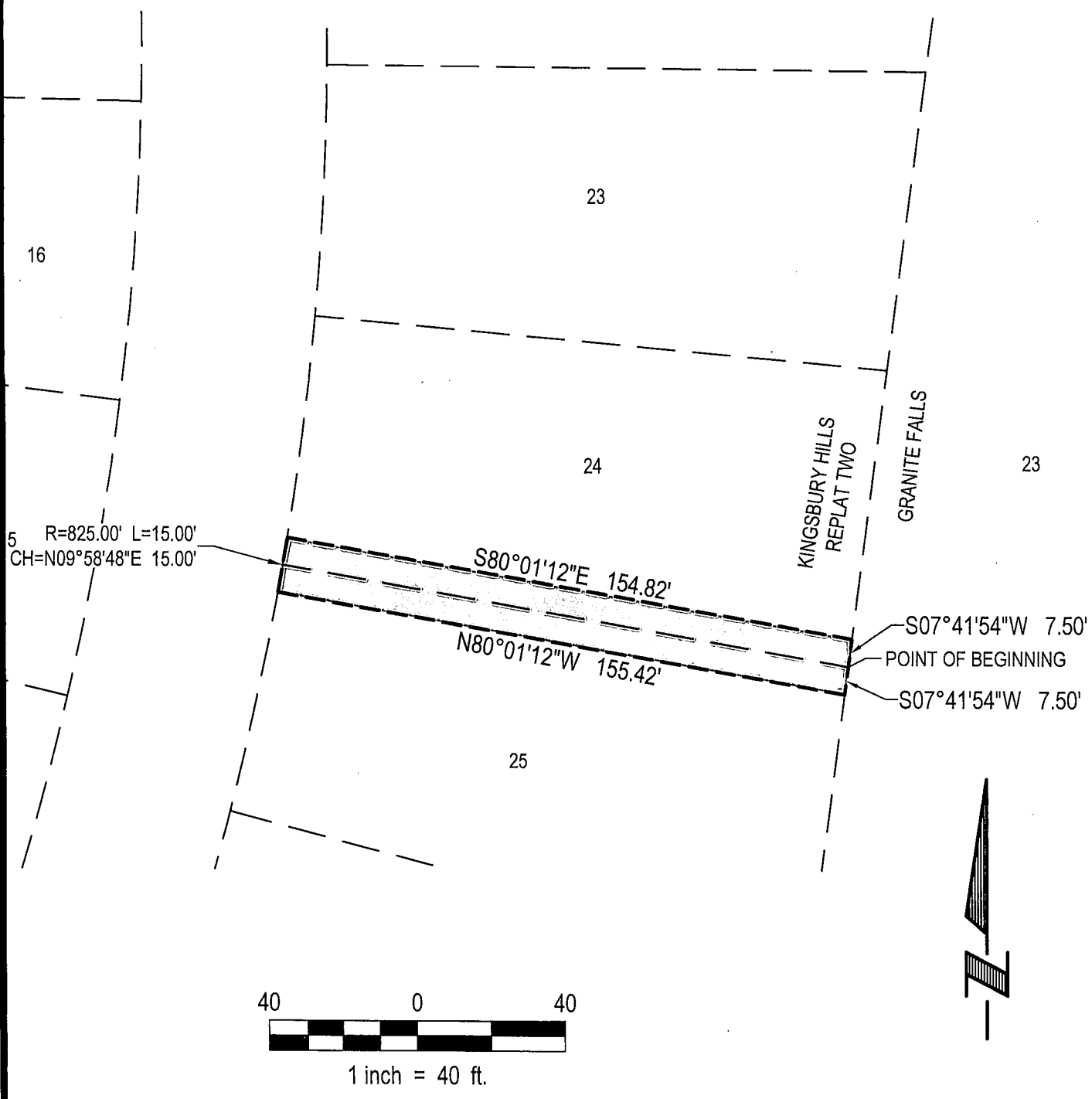
On this 16 th day of March, 2016, before me, a Notary Public in and for said County and State, personally appeared Gerald Torczon, Managing Member of Stone Creek Plaza LLC, who executed the above and foregoing easement acknowledged the execution thereof to be their voluntary act and deed.

*Leslie Pierce*  
NOTARY PUBLIC



My Commission expires May 23, 2018

**EXHIBIT "A"**



**LEGAL DESCRIPTION**

A PERMANENT DRAINAGE AND STORM SEWER EASEMENT LOCATED IN LOTS 24 AND 25, KINGSBURY HILLS REPLAT TWO, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF THE SW1/4, LOCATED IN SECTION 28, AND ALSO PART OF THE NE1/4 OF THE SE1/4, LOCATED IN SECTION 29, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 24; KINGSBURY HILLS REPLAT TWO, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 25, KINGSBURY HILLS REPLAT TWO, THENCE S07°41'54"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID LOT 25, KINGSBURY HILLS REPLAT TWO, A DISTANCE OF 7.50 FEET; THENCE N80°01'12"W, A DISTANCE OF 155.42 FEET TO A POINT ON THE WEST LINE OF SAID LOT 25, KINGSBURY HILLS REPLAT TWO, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH 109TH STREET; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH 109TH STREET, SAID LINE ALSO BEING THE WEST LINE OF LOT 24 AND 25, KINGSBURY HILLS REPLAT TWO, ON A CURVE TO THE LEFT WITH A RADIUS OF 825.00 FEET, AND A DISTANCE OF 15.00 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N09°58'48"E, A DISTANCE OF 15.00 FEET; THENCE S80°01'12"E, A DISTANCE OF 154.82 FEET TO A POINT ON THE EAST LINE OF LOT 24, KINGSBURY HILLS REPLAT TWO; THENCE S07°41'54" ALONG SAID EAST LINE OF LOT 24, KINGSBURY HILLS REPLAT TWO, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2,327 SQUARE FEET OR 0.053 ACRES, MORE OR LESS.

	<b>E &amp; A CONSULTING GROUP, INC.</b> Engineering • Planning • Environmental & Field Services 330 North 117th Street Omaha, NE 68154 Phone: 402.895.4700		<b>DRAINAGE &amp; STORM EASEMENT</b> <b>LOTS 24 &amp; 25</b> <b>KINGSBURY HILLS REPLAT TWO</b> SARPY COUNTY, NEBRASKA
	Drawn by: EMM Chkd by: <i>EAS</i>	Date: 5/13/2015	