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 VERIFY ah ah D.E. ah  
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 FEES \$ 58.00  
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 REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
 SHORT \_\_\_\_\_ NCR \_\_\_\_\_

FILED SARPY COUNTY NEBRASKA  
 INSTRUMENT NUMBER

2018-17161

07/25/2018 9:59:19 AM

*Lloyd J. Dowling*

REGISTER OF DEEDS



(Space above for recording information only)

**SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENT**  
 (Lots 44, 45, 56, 57, 59, 75, Outlot "B" and Outlot "C", Granite Falls North)

Stone Creek Plaza, LLC, a Nebraska limited liability company, and its successors and assigns and Richland Homes LLC, a Nebraska limited liability company, and its successors and assigns ("Grantor"), for and in consideration of the sum of Ten and No/100ths (\$10.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, does hereby donate, grant and convey unto the City of Papillion, a Municipal Corporation of the State of Nebraska and its successors and assigns, and Sanitary and improvement District No. 312 of Sarpy County, Nebraska (collectively the "Grantee"), a permanent, perpetual sanitary sewer, storm sewer and drainage easement for the right to construct, maintain, operate and replace underground storm sewers, underground drainage structures, facilities, drainage ways, detention basins and appurtenances thereto over, under, and through the portions of the parcels of land legally described and depicted on Exhibit "A" attached to and incorporated herein (collectively, the "Easement Area").

TO HAVE AND TO HOLD, Grantor agrees as follows:

- 1) Grantor hereby conveys a non-exclusive permanent, perpetual sanitary sewer, storm sewer and drainage easement over, under and through the Easement Area to Grantee, together with the right of access for the purpose of constructing, inspecting, maintaining, operating, repairing, and/or replacing such storm sewer and drainage facilities, equipment, Easement Area, and appurtenances thereto.
- 2) No buildings or other structures shall be placed in, on, over, or across the Easement Area by Grantor without the express approval of Grantee, which shall be determined at the sole discretion of Grantee.





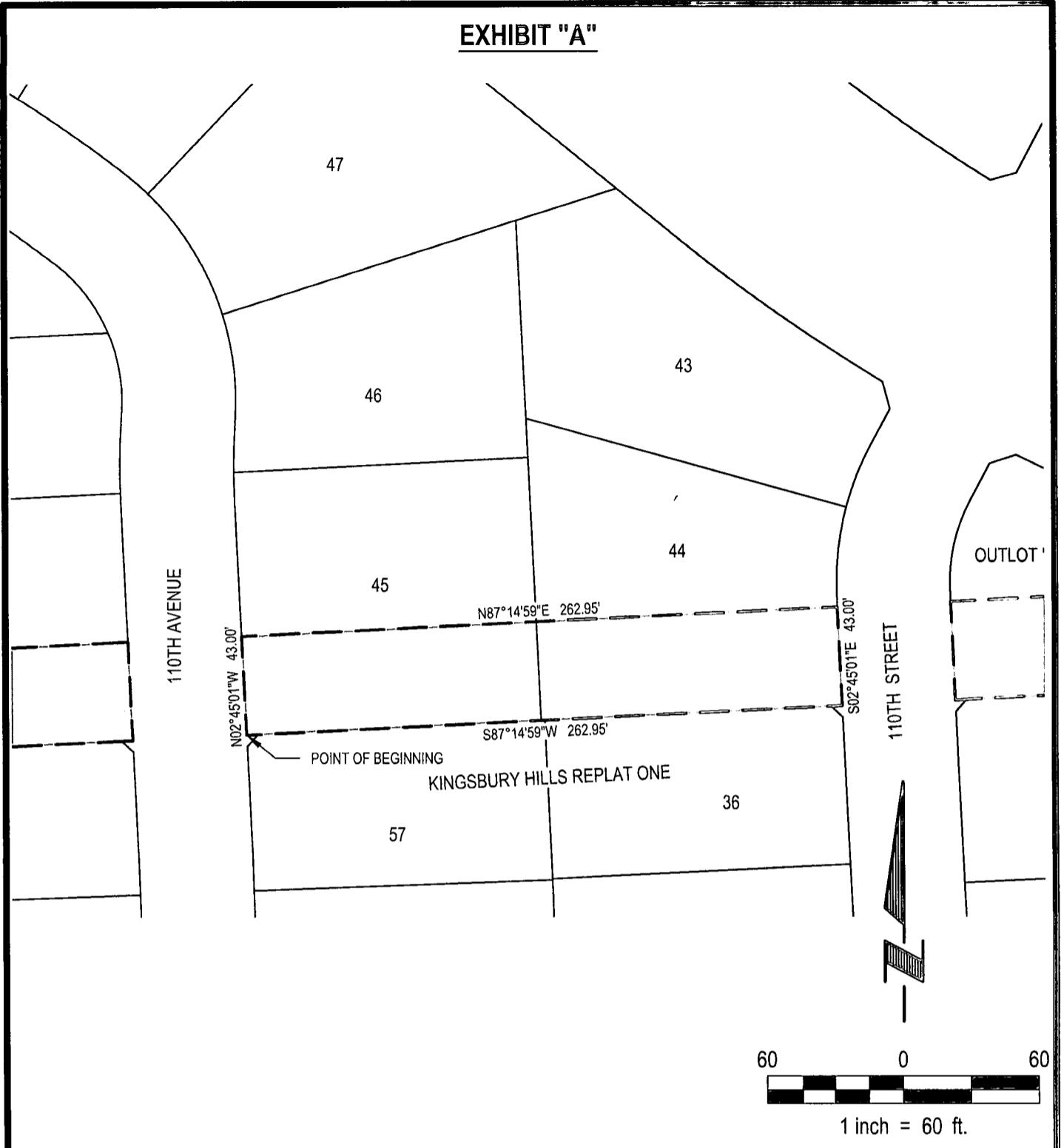
C

**EXHIBIT "A"**

(Attached)

D

**EXHIBIT "A"**



**LEGAL DESCRIPTION**

A SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENT LOCATED IN PART LOT 44 AND LOT 45, GRANITE FALLS NORTH, A SUBDIVISION LOCATED IN PART OF THE NE1/4 AND PART OF THE SE1/4, SECTION 29, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 45, GRANITE FALLS NORTH; THENCE N02°45'01"W ALONG WEST LINE OF SAID LOT 45, GRANITE FALLS NORTH, SAID LINE ALSO BEING EAST RIGHT-OF-WAY LINE OF 110 AVENUE, A DISTANCE OF 43.00 FEET; THENCE N87°14'59"E, A DISTANCE OF 262.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 44, GRANITE FALLS NORTH, SAID LINE ALSO BEING WEST RIGHT-OF-WAY LINE OF 110TH STREET; THENCE S02°45'01"E ALONG SAID EAST LINE OF LOT 56, GRANITE FALLS NORTH, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF 110TH STREET, A DISTANCE OF 43.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 44, GRANITE FALLS NORTH; THENCE S87°14'59"W ALONG SOUTH LINES OF SAID LOT 44 AND LOT 45, GRANITE FALLS NORTH, SAID LINE ALSO BEING NORTH LINE OF LOTS 36 AND LOT 57, KINGSBURY HILLS REPLAT ONE, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 29, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 11,266 SQUARE FEET OR 0.259 ACRES, MORE OR LESS.



**E & A CONSULTING GROUP, INC.**

Engineering • Planning • Environmental & Field Services

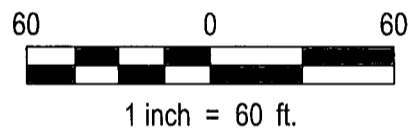
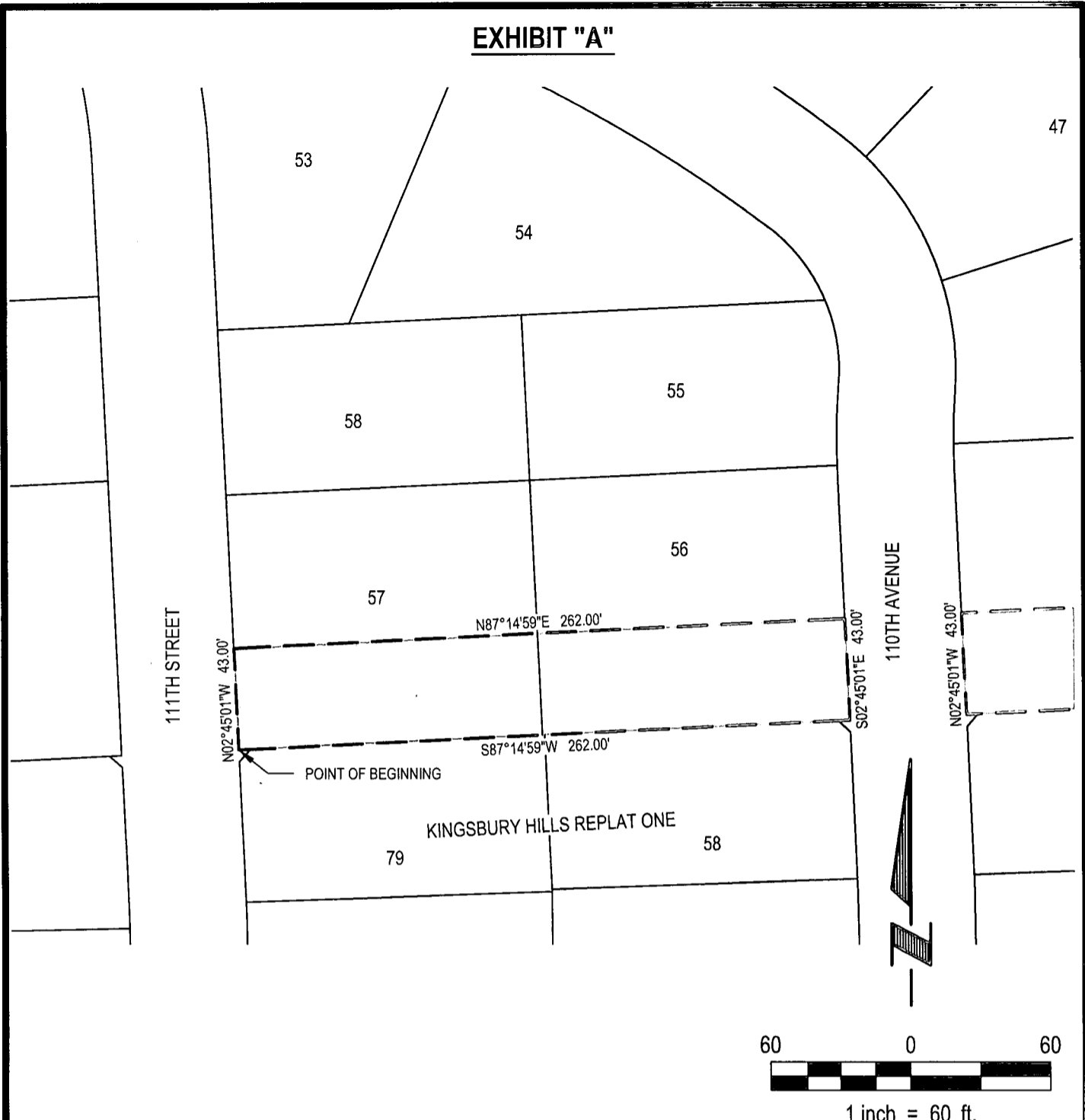
10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599

Drawn by: RLS	Chkd by:	Date: 01/11/2017
Job No.: 2013.604.001		

**SANITARY SEWER, STORM SEWER  
AND DRAINAGE EASEMENT  
GRANITE FALLS NORTH  
SARPY COUNTY, NEBRASKA**

E

**EXHIBIT "A"**



**LEGAL DESCRIPTION**

A SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENT LOCATED IN PART LOT 56 AND LOT 57, GRANITE FALLS NORTH, A SUBDIVISION LOCATED IN PART OF THE NE1/4 AND PART OF THE SE1/4, SECTION 29, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

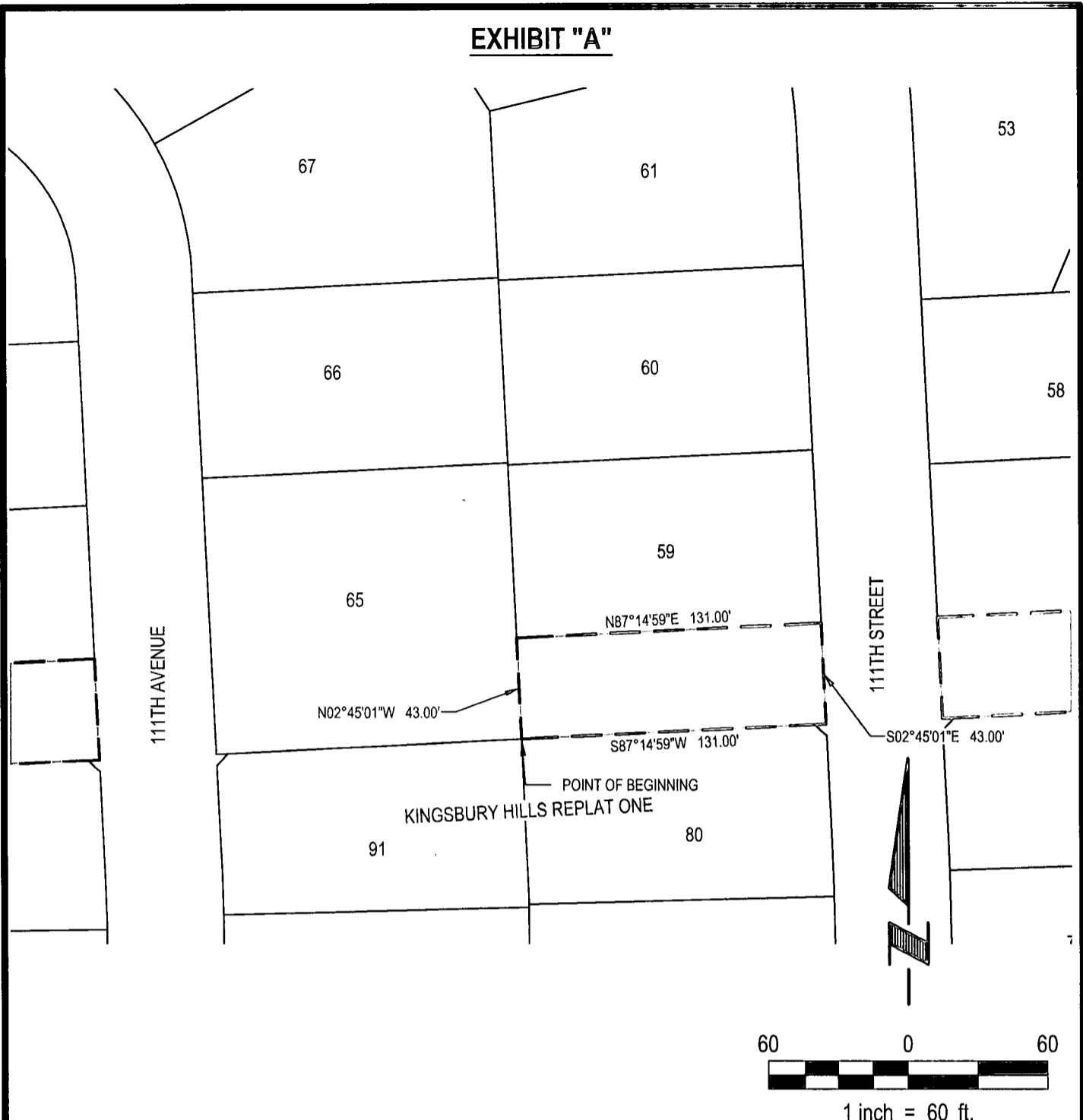
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 57, GRANITE FALLS NORTH; THENCE N02°45'01"W ALONG WEST LINE OF SAID LOT 57, GRANITE FALLS NORTH, SAID LINE ALSO BEING EAST RIGHT-OF-WAY LINE OF 111TH STREET, A DISTANCE OF 43.00 FEET; THENCE N87°14'59"E, A DISTANCE OF 262.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 56, GRANITE FALLS NORTH, SAID LINE ALSO BEING WEST RIGHT-OF-WAY LINE OF 110TH AVENUE; THENCE S02°45'01"E ALONG SAID EAST LINE OF LOT 56, GRANITE FALLS NORTH, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF 110TH AVENUE, A DISTANCE OF 43.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 56, GRANITE FALLS NORTH; THENCE S87°14'59"W ALONG SOUTH LINES OF SAID LOT 56 AND LOT 57, GRANITE FALLS NORTH, SAID LINE ALSO BEING NORTH LINE OF LOTS 58 AND LOT 79, KINGSBURY HILLS REPLAT ONE, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 29, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 11,266 SQUARE FEET OR 0.259 ACRES, MORE OR LESS.

 <b>E &amp; A CONSULTING GROUP, INC.</b> <i>Engineering Answers</i>	<b>E &amp; A CONSULTING GROUP, INC.</b> Engineering • Planning • Environmental & Field Services 10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599		<b>SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENT</b>  <b>GRANITE FALLS NORTH</b> SARPY COUNTY, NEBRASKA
	Drawn by: RLS   Chkd by:	Date: 01/11/2017	
	Job No.: 2013.604.001		

F

**EXHIBIT "A"**



**LEGAL DESCRIPTION**

A SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENT LOCATED IN PART OF LOT 59, GRANITE FALLS NORTH, A SUBDIVISION LOCATED IN PART OF THE NE1/4 AND PART OF THE SE1/4, SECTION 29, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 59, GRANITE FALLS NORTH, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 80, KINGSBURY HILLS REPLAT ONE, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 29, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 91, SAID KINGSBURY HILLS REPLAT ONE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 65, SAID GRANITE FALLS NORTH; THENCE N02°45'01"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOT 59, GRANITE FALLS NORTH, SAID LINE ALSO BEING THE EAST OF SAID LOT 65, GRANITE FALLS NORTH, A DISTANCE OF 43.00 FEET; THENCE N87°14'59"E, A DISTANCE OF 131.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 59, GRANITE FALLS NORTH, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF 111TH STREET; THENCE S02°45'01"E ALONG SAID EAST LINE OF LOT 59, GRANITE FALLS NORTH, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF 111TH STREET, A DISTANCE OF 43.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 59, GRANITE FALLS NORTH; THENCE S87°14'59"W ALONG THE SOUTH LINE OF SAID LOT 59, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 80, KINGSBURY HILLS REPLAT 1, A DISTANCE OF 131.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 5,633 SQUARE FEET OR 0.129 ACRES, MORE OR LESS.



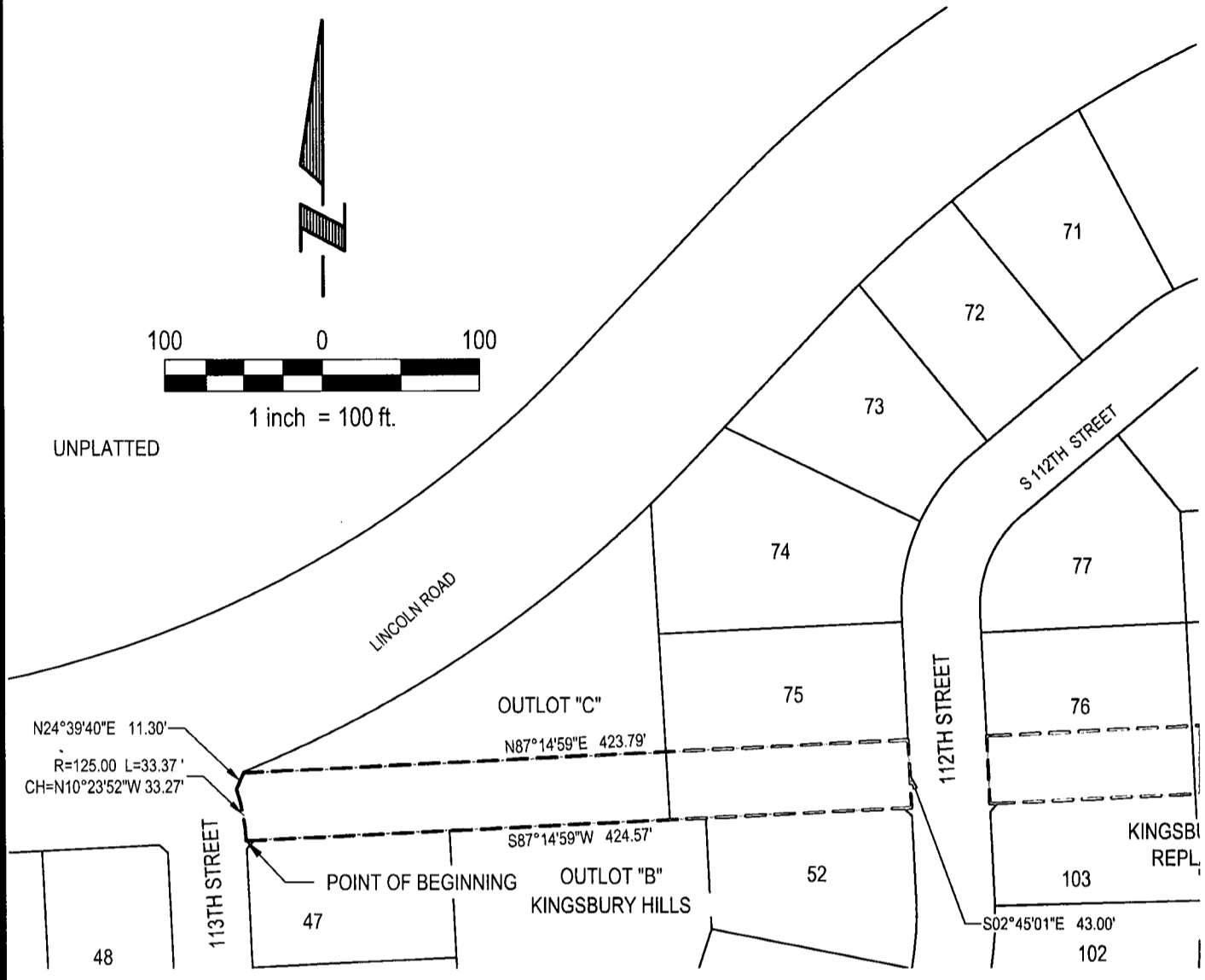
**E & A CONSULTING GROUP, INC.**  
 Engineering • Planning • Environmental & Field Services  
 10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599

Drawn by: RLS	Chkd by:	Date: 04/24/2018
Job No.: 2013.604.001		

**SANITARY SEWER, STORM SEWER  
 AND DRAINAGE EASEMENT**  
**GRANITE FALLS NORTH**  
 SARPY COUNTY, NEBRASKA

G

### EXHIBIT "A"



### LEGAL DESCRIPTION

A SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENT LOCATED IN PART LOT 75 AND OUTLOT "C", GRANITE FALLS NORTH, A SUBDIVISION LOCATED IN PART OF THE NE1/4 AND PART OF THE SE1/4, SECTION 29, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT "C", GRANITE FALLS NORTH; THENCE ALONG WEST LINE OF SAID OUTLOT "C", GRANITE FALLS NORTH, SAID LINE ALSO BEING EAST RIGHT-OF-WAY LINE OF 113TH STREET, SAID LINE ALSO EAST RIGHT-OF-WAY LINE OF LINCOLN ROAD ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE NORTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 125.00 FEET, A DISTANCE OF 33.37 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS: N10°23'52"W, A DISTANCE OF 33.27 FEET; (2) THENCE N24°39'40"E, A DISTANCE OF 11.30 FEET; THENCE N87°14'59"E, A DISTANCE OF 423.79 FEET TO A POINT ON THE EAST LINE OF SAID LOT 75, GRANITE FALLS NORTH, SAID LINE ALSO BEING WEST RIGHT-OF-WAY LINE OF 112TH STREET; THENCE S02°45'01"E ALONG SAID EAST LINE OF LOT 75, GRANITE FALLS NORTH, SAID LINE ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF 112TH STREET, A DISTANCE OF 43.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 75, GRANITE FALLS NORTH; THENCE S87°14'59"W ALONG SOUTH LINES OF SAID LOT 75 AND OUTLOT "C", GRANITE FALLS NORTH, SAID LINE ALSO BEING NORTH LINE OF LOTS 47,52 AND OUTLOT 'B', KINGSBURY HILLS, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 29, A DISTANCE OF 424.57 FEET TO THE POINT OF BEGINNING.

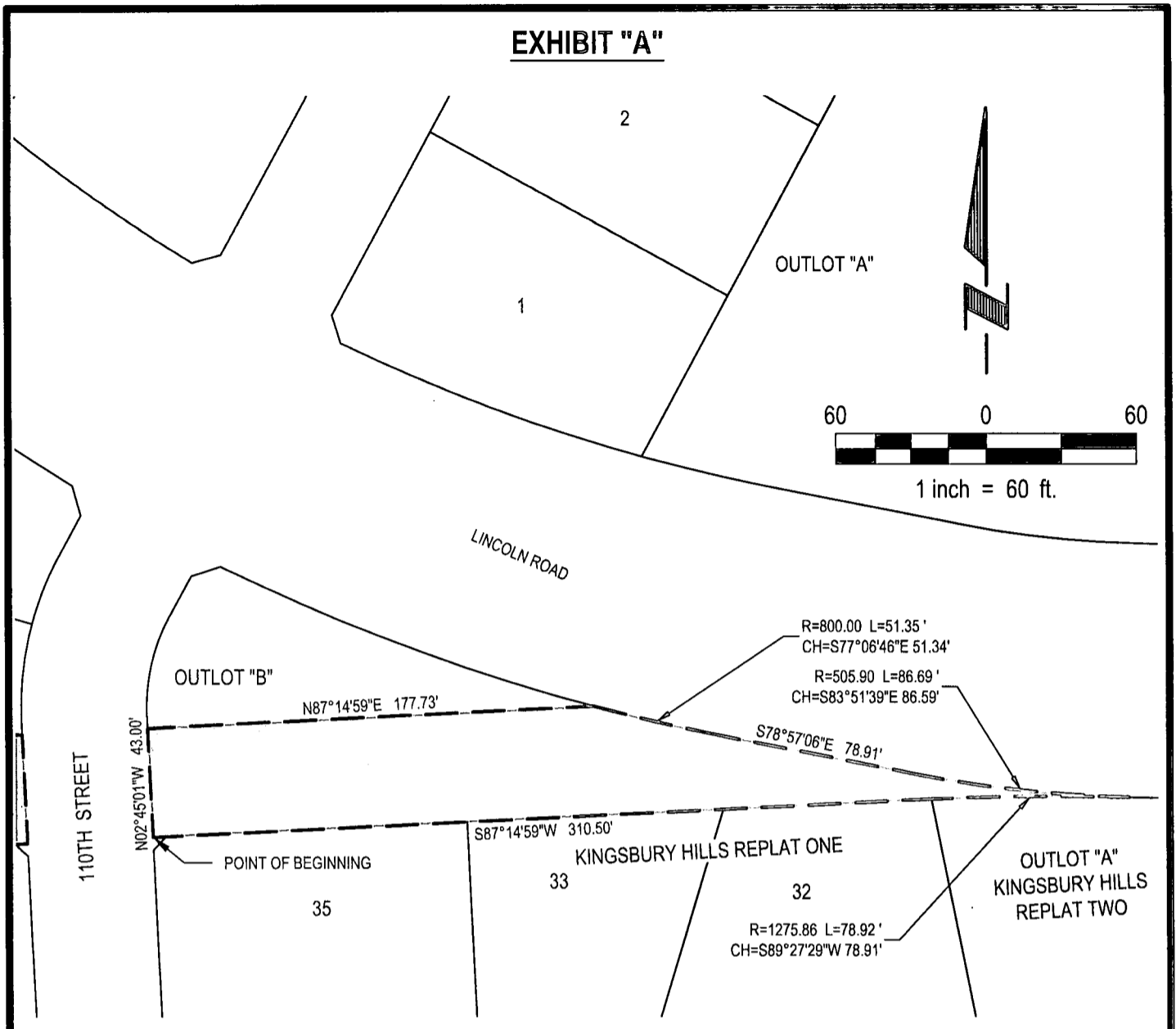
SAID TRACT OF LAND CONTAINS 18,323 SQUARE FEET OR 0.421 ACRES, MORE OR LESS.

<p><b>E &amp; A CONSULTING GROUP, INC.</b> Engineering • Planning • Environmental &amp; Field Services 10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599</p>	<b>E &amp; A CONSULTING GROUP, INC.</b>		<b>SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENT</b>  <b>GRANITE FALLS NORTH</b> SARPY COUNTY, NEBRASKA	
	Drawn by: RLS	Chkd by:		Date: 01/11/17
	Job No.: 2013.604.001			



2018-17161 H

**EXHIBIT "A"**



**LEGAL DESCRIPTION**

A SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENT LOCATED IN PART OUTLOT "B", GRANITE FALLS NORTH, A SUBDIVISION LOCATED IN PART OF THE NE1/4 AND PART OF THE SE1/4, SECTION 29, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT "B", GRANITE FALLS NORTH; THENCE N02°45'01"W ALONG WEST LINE OF SAID OUTLOT "B", GRANITE FALLS NORTH, SAID LINE ALSO BEING EAST RIGHT-OF-WAY LINE OF 110 STREET, A DISTANCE OF 43.00 FEET; THENCE N87°14'59"E, A DISTANCE OF 177.73 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT "B", GRANITE FALLS NORTH, SAID LINE ALSO BEING SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD; THENCE ALONG SAID EAST LINE OF OUTLOT "B", SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE EASTERLY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 800.00 FEET, A DISTANCE OF 51.35 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS: S77°06'46"E, A DISTANCE OF 51.34 FEET; (2) THENCE S78°57'06"E, A DISTANCE OF 78.91 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 505.90 FEET, A DISTANCE OF 86.69 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS: S83°51'39"E, A DISTANCE OF 86.59 FEET; THENCE ALONG THE SOUTH LINE OF SAID OUTLOT "B", SAID LINE ALSO BEING THE NORTH LINE OF LOTS 32, 33 AND 35, KINGSBURY HILLS REPLAT ONE, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 29 AND OUTLOT "A", KINGSBURY REPLAT TWO, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 29, THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE WESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 1275.86 FEET, A DISTANCE OF 78.92 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS: S89°27'29"W, A DISTANCE OF 78.91 FEET; THENCE S87°14'59"W, A DISTANCE OF 310.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 11,218 SQUARE FEET OR 0.258 ACRES, MORE OR LESS.

<p><b>E &amp; A CONSULTING GROUP, INC.</b> Engineering • Planning • Environmental &amp; Field Services 10909 Mill Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4700 • Fax: 402.895.3599</p>	<b>E &amp; A CONSULTING GROUP, INC.</b>		<p><b>SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENT GRANITE FALLS NORTH</b> SARPY COUNTY, NEBRASKA</p>	
	Drawn by: RLS	Chkd by:		Date: 01/11/2017
	Job No.: 2013.604.001			