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FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER NEBRASKA DOCUMENTARY
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2016-06677

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03/31/2016 9:53:57 AM

Lloyd J. Dowding

By: amber

REGISTER OF DEEDS



EASE



**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

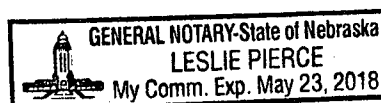
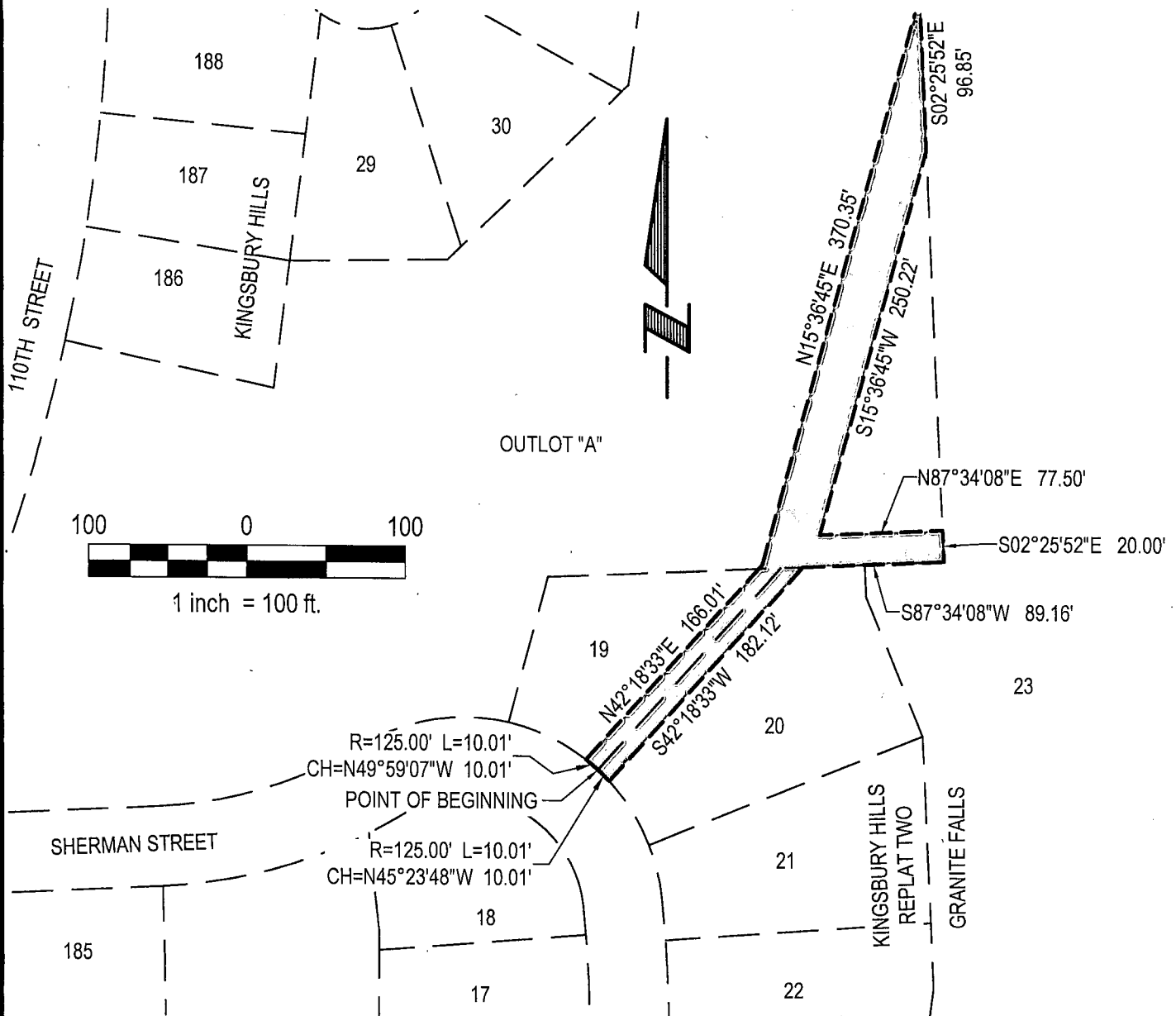


EXHIBIT "A"



LEGAL DESCRIPTION

A PERMANENT DRAINAGE AND STORM SEWER EASEMENT LOCATED IN OUTLOT "A", ALONG WITH PART OF LOTS 19 AND 20, ALL LOCATED IN 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 SOUTHEASTERLY CORNER OF SAID LOT 19, KINGSBURY HILLS REPLAT TWO, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LOT 20, KINGSBURY HILLS REPLAT TWO, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SHERMAN STREET; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 19 KINGSBURY HILLS REPLAT TWO, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SHERMAN STREET, ON A CURVE TO THE RIGHT WITH A RADIUS OF 125.00 FEET A DISTANCE OF 10.01 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N49°59'07"W (ASSUMED BEARING), A DISTANCE OF 10.01 FEET; THENCE N42°18'33"E, A DISTANCE OF 166.01 FEET; THENCE N15°36'45"E, A DISTANCE OF 370.35 FEET TO A POINT ON THE EAST LINE OF SAID OUTLOT "A", KINGSBURY HILLS REPLAT TWO, SAID LINE ALSO BEING A POINT ON THE WEST LINE OF LOT 23, GRANITE FALLS, A SUBDIVISION LOCATED IN SECTION 28, SAID POINT ALSO BEING ON THE EAST LINE OF SAID SE1/4 OF SECTION 29; THENCE S02°25'52"E ALONG SAID EAST LINE OF OUTLOT "A", KINGSBURY HILLS REPLAT TWO, SAID LINE ALSO BEING SAID WEST LINE OF LOT 23, GRANITE FALLS, SAID LINE ALSO BEING SAID EAST LINE OF THE SE1/4 OF SECTION 29, A DISTANCE OF 96.85 FEET; THENCE S15°36'45"W, A DISTANCE OF 250.22 FEET; THENCE N87°34'08"E, A DISTANCE OF 77.50 FEET TO A POINT ON SAID EAST LINE OF OUTLOT "A", KINGSBURY HILLS REPLAT TWO, SAID POINT ALSO BEING ON SAID WEST LINE OF LOT 23, GRANITE FALLS, SAID POINT ON SAID EAST LINE OF SE1/4 OF SECTION 29; THENCE S02°25'52"E ALONG SAID EAST LINE OF OUTLOT "A", KINGSBURY HILLS REPLAT TWO, SAID LINE ALSO BEING SAID WEST LINE OF LOT 23, GRANITE FALLS, ALONG SAID EAST LINE OF SAID SE1/4 OF SECTION 29, A DISTANCE OF 20.00 FEET; THENCE S87°34'08"W ALONG THE EASTERLY LINE OF SAID OUTLOT "A", KINGSBURY HILLS REPLAT TWO, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 23, GRANITE FALLS, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 20, KINGSBURY HILLS REPLAT TWO, A DISTANCE OF 89.16 FEET TO A POINT; THENCE S42°18'33"W, A DISTANCE OF 182.12 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 20 KINGSBURY HILLS REPLAT TWO, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SHERMAN STREET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF LOT 20, KINGSBURY HILLS REPLAT TWO, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF SHERMAN STREET, ON A CURVE TO THE LEFT WITH A RADIUS OF 125.00 FEET A DISTANCE OF 10.01 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N45°23'48"W, A DISTANCE OF 10.01 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 14,722 SQUARE FEET OR 0.338 ACRES, MORE OR LESS.

	E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 330 North 117th Street Omaha, NE 68154 Phone: 402.895.4700		DRAINAGE & STORM EASEMENT LOTS 19, 20 & OUTLOT "A" KINGSBURY HILLS REPLAT TWO SARPY COUNTY, NEBRASKA
	Drawn by: EMM Chkd by: EAS	Date: 5/13/2015	
	Job No.: 2004.225.008		