

FILED SARP COUNTY, NE.
INSTRUMENT NUMBER
2006-18048

2006 JUN -1 P 3:24

Glenn D. Dowling
REGISTER OF DEEDS

COUNTER P C.E. A
VERIFY WLM D.E. ah
PROOF _____
FEES \$ 58.50
CHECK# 6327
CHG. 2.50 M.O.A. CASH _____
REFUND _____ CREDIT _____
SHORT _____ NGR _____

Stamped copy

LANDSCAPE EASEMENT

SHADOW LAKE DEVELOPMENT, LLC, a Nebraska limited liability company, and its successors, being the owner of the real estate described below and hereinafter referred to as the "Grantor", for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to SANITARY AND IMPROVEMENT DISTRICT NO. 264 OF SARP COUNTY, NEBRASKA, a Nebraska political subdivision, and SHADOW LAKE HOMEOWNERS ASSOCIATION, a Nebraska nonprofit corporation, and their successors, licensees and assigns, hereinafter collectively referred to as "Grantee", a permanent easement for the construction, repair, replacement and maintenance of landscaping such as trees, shrubs, berms and grass over, upon, above, along, in and across the following described real estate to-wit:

See attached Exhibits "A", "B", "C" and "D", wherein the real estate is both legally and pictorially described (the "Easement Area").

Where such facilities are constructed, the Grantee shall have the right to construct, operate, repair, renew, maintain, replace and preserve such landscaping and related accessories within the Easement Area.

No fencing, above ground improvements or buildings shall be constructed or installed in the Easement Area without the prior written approval of Grantor. The owners of the real estate described within the Easement Area, other than the Grantor, shall not be permitted to remove, alter or relocate the landscaping and related materials except for the purposes of repair and replacement.

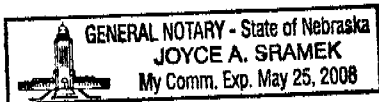
This conveyance is made for the benefit of the Grantor and its successors and assigns and the property owners of Shadow Lake and shall run with the land.

SHADOW LAKE DEVELOPMENT, LLC, a Nebraska limited liability company

John C. Allen
By _____
John C. Allen, Manager

STATE OF NEBRASKA)
) ss.:
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 4th day of May, 2006, by John C. Allen, Manager of SHADOW LAKE DEVELOPMENT, LLC, a Nebraska limited liability company, on behalf of the limited liability company.



Joyce A. Sramek
Notary Public

Return to:

R+R
John Q. Bachman
PANSING HOGAN ERNST & BACHMAN LLP
10250 Regency Circle, Suite 300
Omaha, NE 68114

A

EASEMENT EXHIBIT

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of landscaping over Lots 1 through 5, inclusive, SHADOW LAKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:

Beginning at the northwest corner of said Lot 1;

Thence North 86°10'19" East (bearings referenced to the Final Plat of SHADOW LAKE) for 3.97 feet along the south right of way line of Ponderosa Drive;

Thence along a curve to the left (having a radius of 500.00 feet and a long chord bearing North 62°30'39" East for 401.33 feet) for an arc length of 412.96 feet continuing along said south right of way line;

Thence North 38°51'05" East for 14.09 feet continuing along said south right of way line to the west right of way line of 81st Avenue;

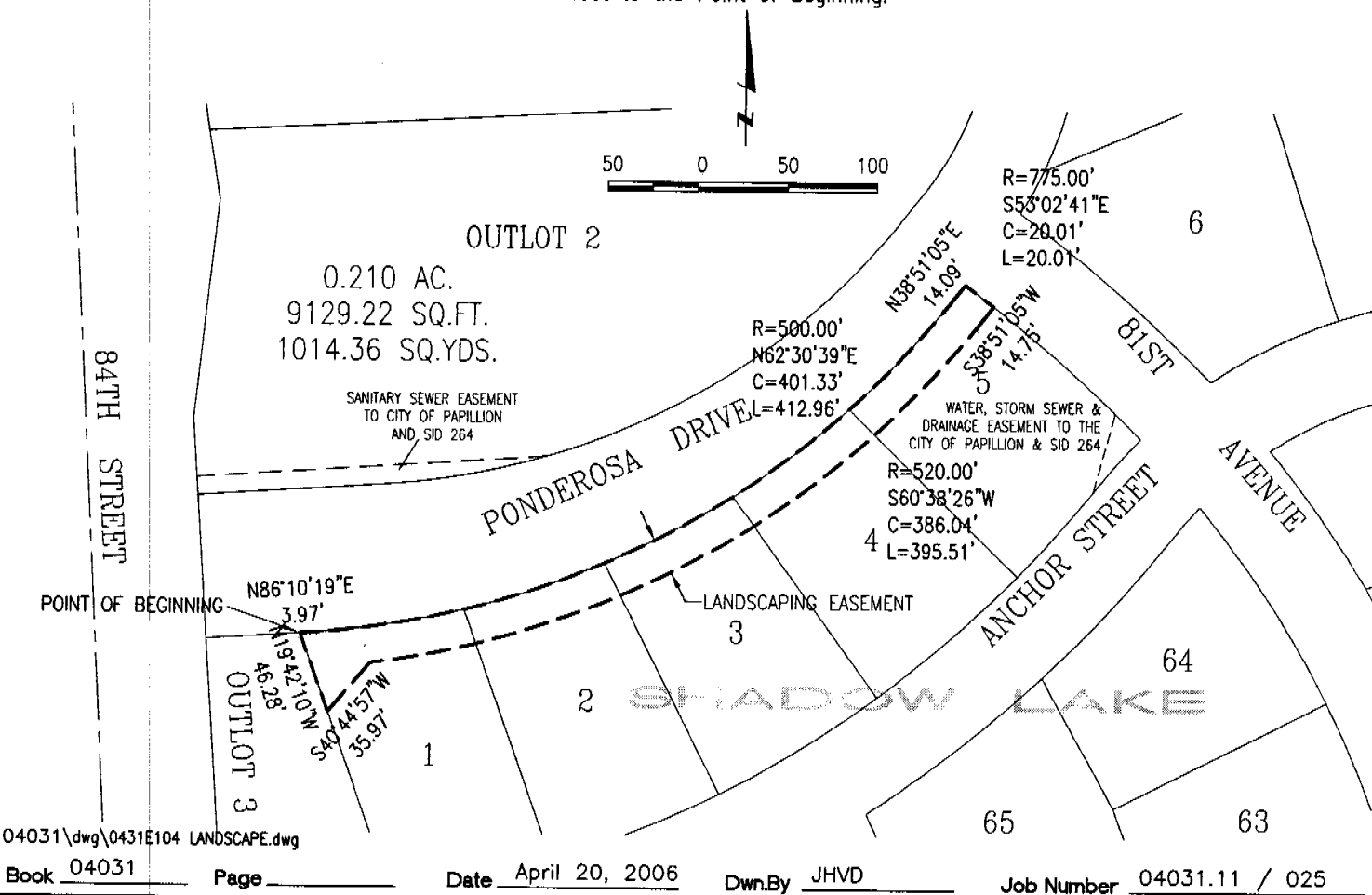
Thence along a curve to the right (having a radius of 775.00 feet and a long chord bearing South 53°02'41" East for 20.01 feet) for an arc length of 20.01 feet along said west right of way line;

Thence South 38°51'05" West for 14.75 feet parallel with and twenty foot (20') south of the south right of way line of Ponderosa Drive;

Thence along a curve to the right (having a radius of 520.00 feet and a long chord bearing South 60°38'26" West for 386.04 feet) for an arc length of 395.51 feet concentric with and twenty foot (20') south of said south right of way line;

Thence South 40°44'57" West for 35.97 feet to the west line of said Lot 1;

Thence North 19°42'10" West for 46.28 feet to the Point of Beginning.



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Book 04031

Page

Date April 20, 2006

Dwn.By JHVD

Job Number 04031.11 / 025



Lamp, Rynearson & Associates, Inc.

WWW.LRA-INC.COM

14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027

EXHIBIT "A"

(Ph) 402.496.2498
(Fax) 402.496.2730

EASEMENT EXHIBIT

B

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of landscaping over that part of Lots 184 and 185, SHADOW LAKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska, described as follows:

Beginning at the southwest corner of said Lot 184;

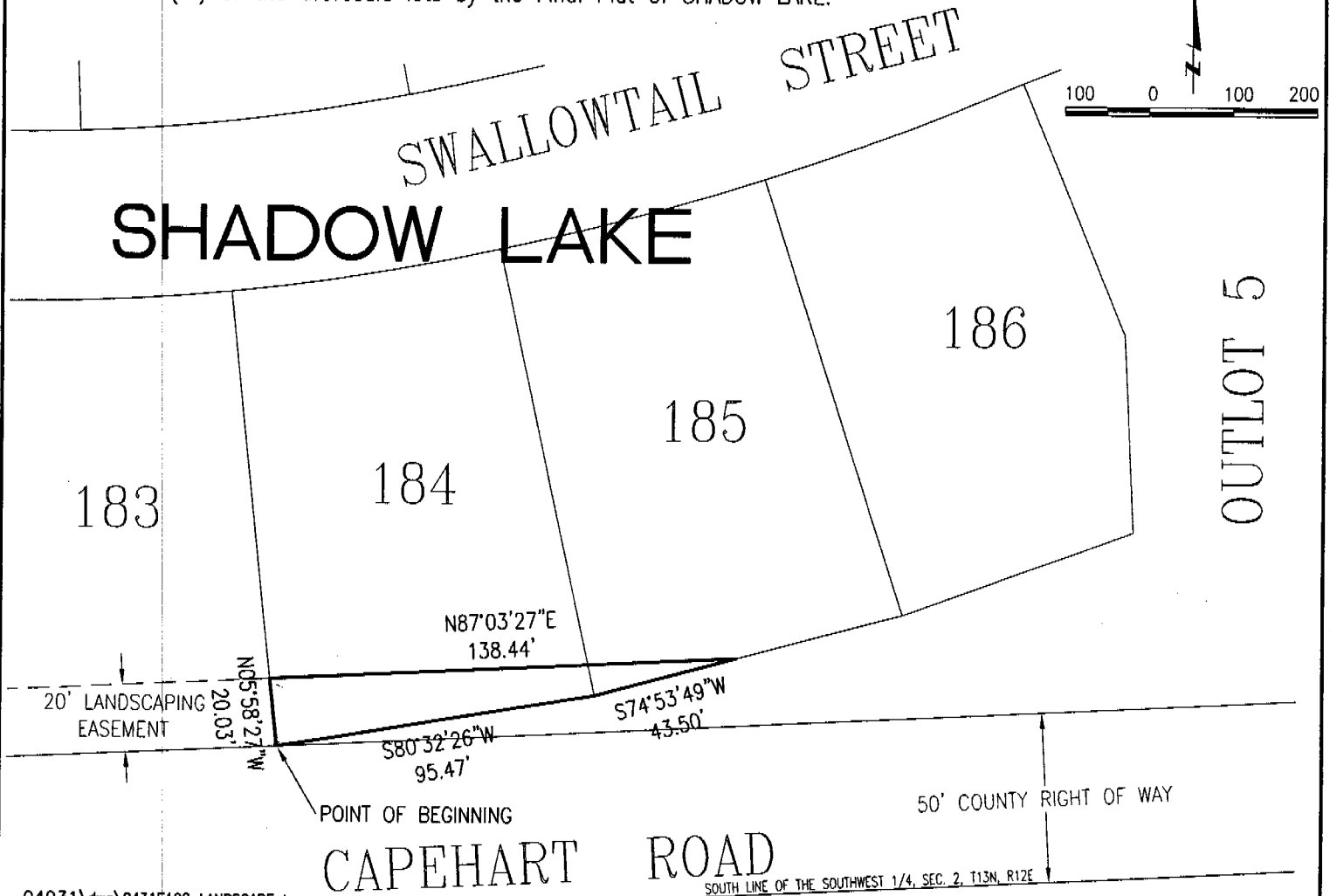
Thence North 05°58'27" West (bearings referenced to the Final Plat of SHADOW LAKE) for 20.03 feet along the west line of said Lot 184;

Thence North 87°03'27" East for 138.44 feet parallel with and 70.00 feet north of the south line of the Southwest Quarter of Section 2, Township 13 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska to the south line of said Lot 185;

Thence South 74°53'49" West for 43.50 feet to the southwest corner of said Lot 185;

Thence South 80°32'26" West for 95.47 feet to the Point of Beginning.

NOTE: There is an existing power and communications easement granted over the south eight foot (8') of the aforesaid lots by the Final Plat of SHADOW LAKE.



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Book 04031 Page _____ Date April 24, 2006 Dwn.By JHVD Job Number 04031.11 / 025

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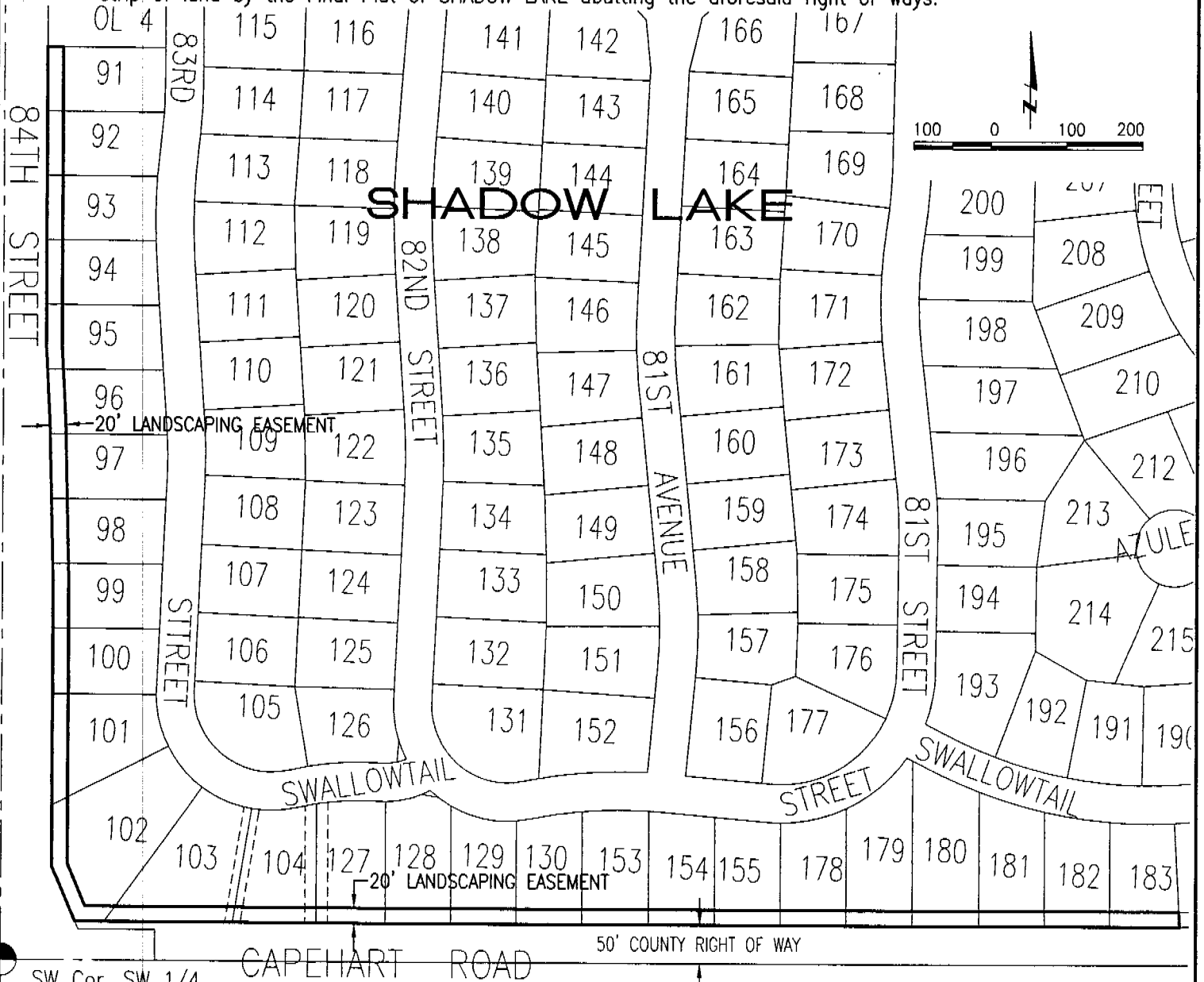
EXHIBIT "B"

EASEMENT EXHIBIT

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of landscaping over a twenty foot (20') strip of land abutting 84th Street and Capehart Road across Lots 91 through 104, inclusive, Lots 127, 128, 129, 130, 153, 154, and 155, AND Lots 178 through 183, inclusive, SHADOW LAKE, a subdivision, as surveyed, platted and recorded in Sarpy County, Nebraska.

NOTE: There is an existing power and communications easement granted over an eight foot (8') strip of land by the Final Plat of SHADOW LAKE abutting the aforesaid right of ways.



SW Cor. SW 1/4,
Sec. 2, T13N, R12E

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Book 04031

Page

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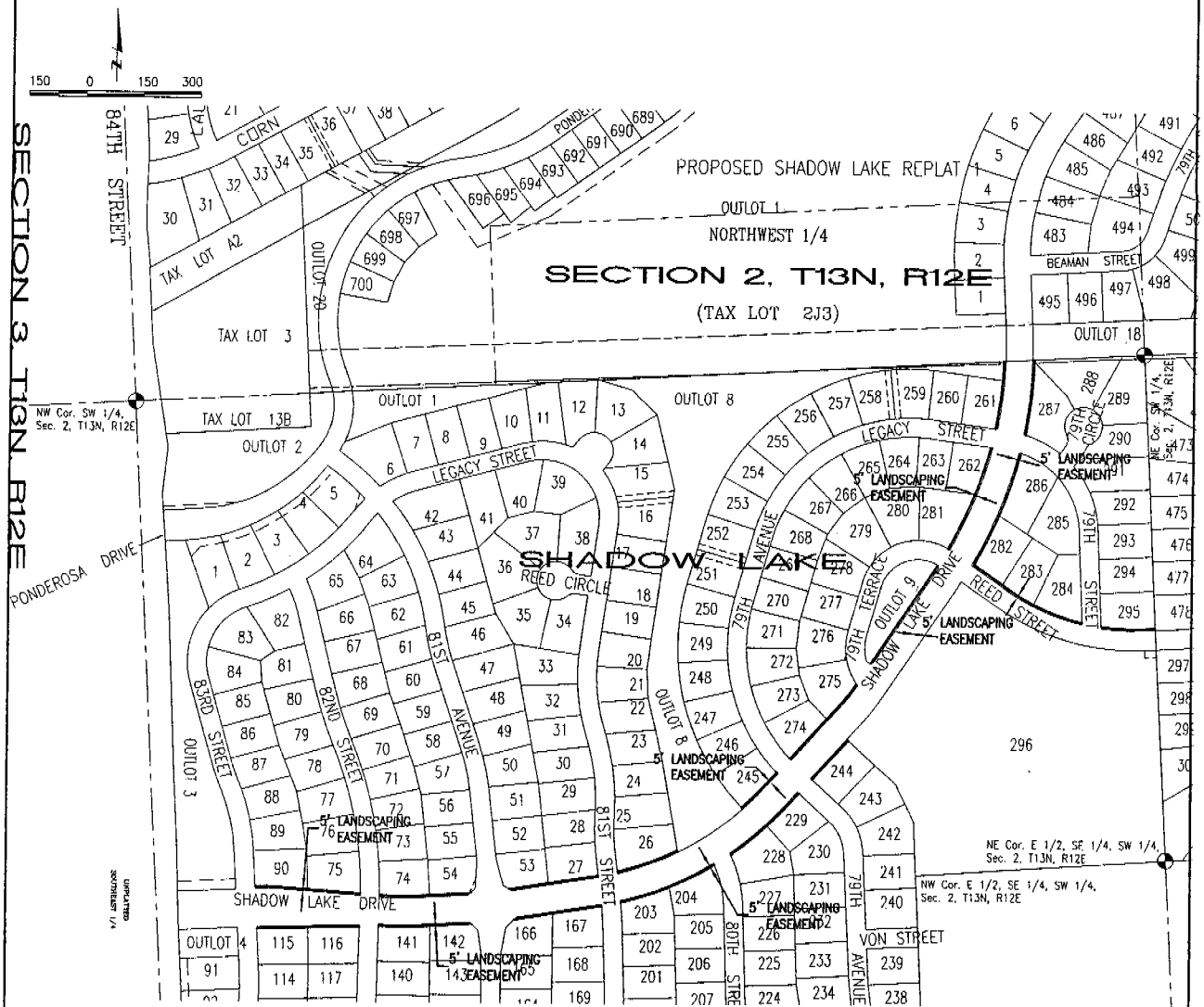
EXHIBIT "C"

(Ph) 402.496.2498
(Fax) 402.496.2730

2006-18048 D

EASEMENT EXHIBIT LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of landscaping over a five foot (5.0') strip of land abutting Shadow Lake Drive as dedicated in SHADOW LAKE, a subdivision, as surveyed, plotted and recorded in Sarpy County, Nebraska, across Lots 26, 27, 53, 54, 74, 75, 90, 115, 116, 141, 142, 166, 167, 203, 204, 228, 229, 244, 245, 261, 262, 274, 275, 281, 282, 283, 284, 286, 287, 288, and 295 AND Outlots 8 and 9, SHADOW LAKE.



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Omaha, Nebraska 68154-2027

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(Fax) 402.496.2730

EXHIBIT "D"

job number-tasks
04031.11 / 025
date
April 20, 2006
drawn by
JHVO
designer

LANDSCAPING
EASEMENT