



2021-36087

09/23/2021 09:03:04 AM

Recording fees paid:
\$22.00

Deb Houghtaling

COUNTY CLERK/REGISTER OF DEEDS

Pages: 3

Submitter: FARNHAM & GRIFFIN

By: pm



EASE

AG
Upon Recording, Please Return To:
Farnham & Griffin, PC, LLO
220 N. 89th Street, Suite 201
Omaha, NE 68114

INGRESS, EGRESS EASEMENT

MADDAD LAND, LLC, a Nebraska limited liability company (hereinafter "Grantor"), owner of certain real property described on Exhibit "A" attached hereto and incorporated herein by this reference, in consideration of \$1.00 and other good and valuable consideration, conveys to Grantee, Sanitary and Improvement District No. 348 of Sarpy County, Nebraska and its successor and assigns, (hereinafter "Grantee"), the right, privilege, authority and easement for ingress and egress over the easement area set forth on Exhibit "B", attached hereto and incorporated herein by this reference.

Such easement shall be appurtenant to and run with the land.

Grantee and its successors shall indemnify and hold Grantor and its successors harmless from and against any and all liabilities, losses, claims, costs, damages, and other expenses which Grantor or its successors may sustain or incur in connection with the use of the easement by any person or entity, except that such indemnification shall not apply if Grantor's negligence or intentional act was the proximate cause of such liability, loss, claims, cost, damage or other expense.

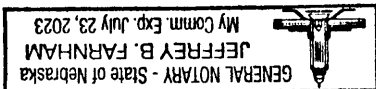
Dated this 13th day of September, 2021.

MADDAD LAND, LLC
a Nebraska limited liability company

By: Tamara Draeger
Tamara Draeger, Member

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

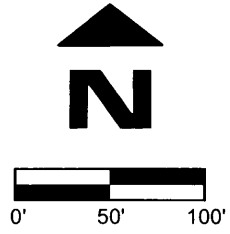
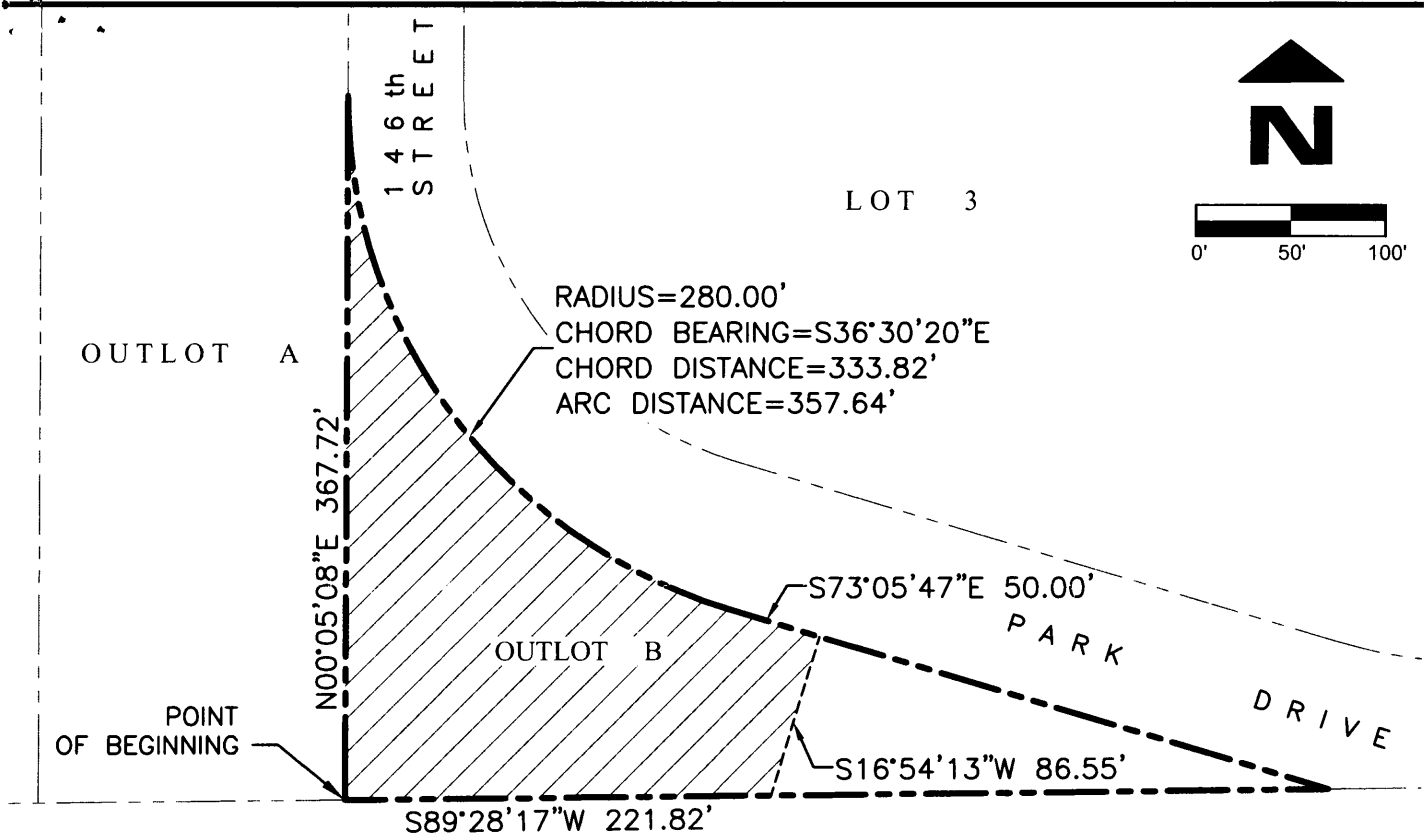
The foregoing Ingress, Egress Easement was acknowledged before me on September 13th, 2021, by Tamara Draeger, Member of MADDAD LAND, LLC, a Nebraska limited liability company, for and on behalf of the company.



Jeffrey B. Farnham
Notary Public

EXHIBIT "A"

Outlot "B", Springfield Commerce, a Subdivision as surveyed, platted and recorded in Sarpy County, Nebraska



TAX LOT 8A PART OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 23-13-11

LEGAL DESCRIPTION

THAT PART OF OUTLOT "B" IN SPRINGFIELD COMMERCE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE SW CORNER OF SAID OUTLOT "B";

THENCE N00°05'08"E (ASSUMED BEARING) 367.72 FEET ON THE WEST LINE OF SAID OUTLOT "B" TO THE NW CORNER THEREOF;

THENCE SOUTHEASTERLY ON THE NORTHERLY LINE OF SAID OUTLOT "B" ON A 280.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S36°30'20"E, CHORD DISTANCE 333.82 FEET, AN ARC DISTANCE OF 357.64 FEET;

THENCE S73°05'47"E 50.00 FEET ON THE NORTHERLY LINE OF SAID OUTLOT "B";

THENCE S16°54'13" W 86.55 FEET TO THE SOUTH LINE OF SAID OUTLOT "B";

THENCE S89°28'15"W 221.82 FEET ON THE SOUTH LINE OF SAID OUTLOT "B" TO THE POINT OF BEGINNING.

CONTAINING 37024 SQUARE FEET OR 0.850 ACRES MORE OR LESS



Job Number: 179-126-EX
 thompson, dreessen & dorner, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

Date: APRIL 23,2021
 Drawn By: MDK
 Reviewed By: JDW
 Revision Date:

EXHIBIT " B "

NEBRASKA WAREHOUSE

Book Page