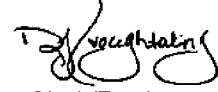


COUNTER LM
VERIFY LM
FEES \$ 58.00
CHG_SFILE
SUBMITTED THOMPSON, DREESSEN, & DORNER

FILED SARPY CO. NE.
INSTRUMENT NUMBER

2019-17192

2019 Aug 02 10:27:31 AM



County Clerk/Register of Deeds
Deb Houghtaling



PERMANENT SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT Founders Ridge, LLC, a Nebraska limited liability company, hereinafter referred to as "GRANTOR", for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby 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. 332 of Sarpy County, Nebraska (together, the "Grantee") a permanent, perpetual Storm Sewer and Drainage Easement for the right to construct, maintain, operate and replace underground storm sewers, underground drainage structures, facilities, drainage ways, and appurtenances thereto over, under, and through the portions of the parcels of land respectively described on Exhibits "A-1", "A-2", "A-3", "A-4", "A-5", "A-6", and "A-7" attached to and incorporated herein (the "Easement Area").

**SEE ATTACHED EXHIBITS "A-1", "A-2", "A-3", "A-4", "A-5", "A-6", and "A-7"
PERMANENT EASEMENT LEGAL DESCRIPTIONS**

TO HAVE AND TO HOLD unto Grantee, and its successors and assigns, together with the right of ingress and egress from said premises for the purpose of constructing, inspecting, maintaining, operating, repairing or replacing said sewer and drainage area (as applicable) at the will of Grantee. GRANTOR may, following construction of said sewer continue to use the surface of the easement strip conveyed hereby for other purposes, subject to the right of Grantee to use the same for the purposes herein expressed.

It is further agreed as follows:

- 1) The Grantor shall convey a permanent, perpetual 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, and any 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 the Grantee, which shall be determined at the sole discretion of the Grantee.
- 3) The Grantor may, following construction of such Storm Sewer and Drainage facilities and appurtenances thereto, continue to use the Easement Area for all other purposes, subject to the right of the Grantee to use

the same for the purposes herein expressed and except as provided herein. Landscaping, road surfaces, street surfaces, parking area surfaces, sidewalks, and trails are expressly permitted on the Easement Area. Any such permitted items or materials placed on or within the Easement Area shall be maintained and and/or repaired by Grantor in the event there is maintenance required by the Grantees.

- 4) The Grantor warrants that it has the lawful authority and right to grant and convey this Easement in the manner and form aforesaid, and that it will warrant and defend this Easement against the lawful claims and demands made by all persons.

GRANTOR

Founders Ridge, LLC

By: [Signature]
Name: DENNIS VAN HOORUEGHEN
Its: MANAGING MEMBER

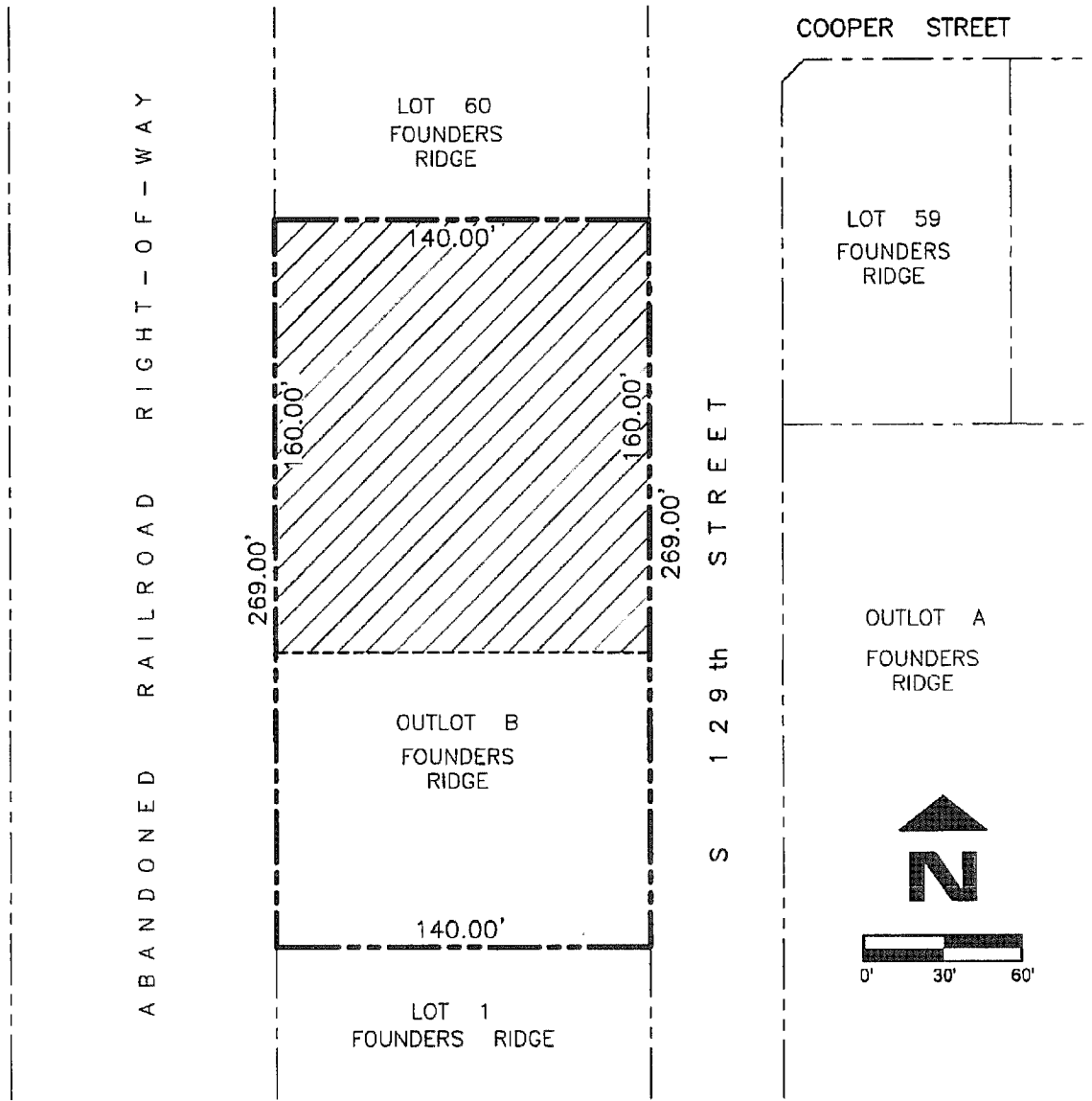
STATE OF NEBRASKA)
) ss.
COUNTY OF Sarpy)

Before me, the undersigned Notary Public in and for said county and state, appeared Dennis VanHoorueghen, the Managing Member of Founders Ridge, LLC, a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of said limited liability company.

WITNESS my hand and Notarial Seal this 24 day of July, 2019.



[Signature]
Notary Public



LEGAL DESCRIPTION

THE NORTH 160.00 FEET OF OUTLOT "B". FOUNDERS RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



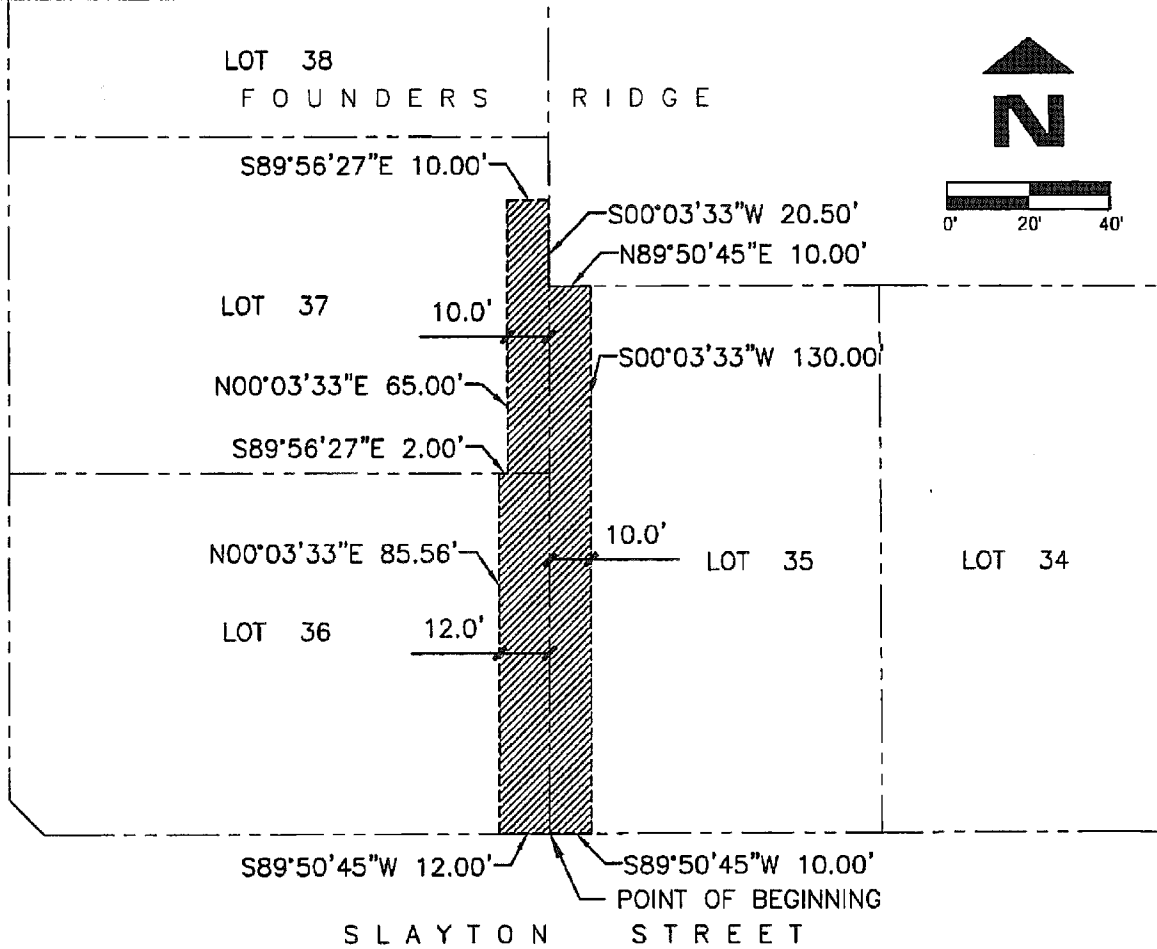
Job Number: 245-185-EX
 thompson, dreessen & dorner, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

Date: JULY 10, 2019
 Drawn By: RJR
 Reviewed By: JDW
 Revision Date:

EXHIBIT "A-1"

FOUNDERS RIDGE, LLC

Book
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LEGAL DESCRIPTION

THAT PART OF LOTS 35, 36 & 37, FOUNDERS RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 36;
 THENCE S89°50'45"W (ASSUMED BEARING) 12.00 FEET ON THE SOUTH LINE OF SAID LOT 36;
 THENCE N00°03'33"E 85.56 FEET ON A LINE 12.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 36 TO THE NORTH LINE OF SAID LOT 36;
 THENCE S89°56'27"E 2.00 FEET ON THE NORTH LINE OF SAID LOT 36;
 THENCE N00°03'33"E 65.00 FEET ON A LINE 10.00 FEET WEST OF AND PARELLEL WITH THE EAST LINE OF SAID LOT 37;
 THENCE S89°56'27"E 10.00 FEET TO THE EAST LINE OF SAID LOT 37;
 THENCE S00°03'33"W 20.50 FEET ON THE EAST LINE OF SAID LOT 37 TO THE NORTHWEST CORNER OF SAID LOT 35;
 THENCE N89°50'45"E 10.00 FEET ON THE NORTH LINE OF SAID LOT 35;
 THENCE S00°03'33"W 130.00 FEET ON A LINE 10.00 FEET EAST OF AND PARELLEL WITH THE WEST LINE OF SAID LOT 35 TO THE SOUTH LINE OF THEREOF;
 THENCE S89°50'45"W 10.00 FEET ON THE SOUTH LINE OF SAID LOT 35 TO THE POINT OF BEGINNING.

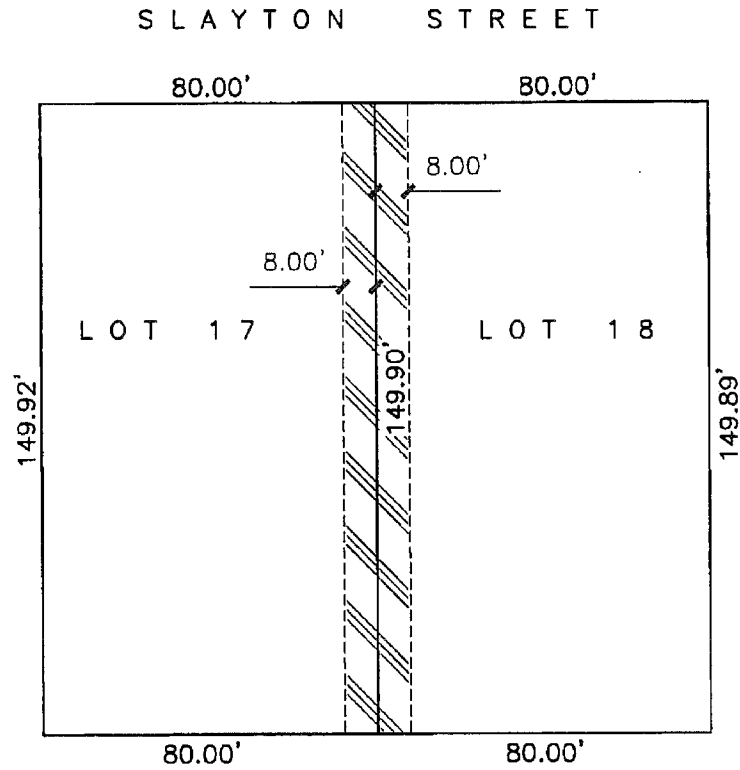


Job Number: 2086-102EX
 thompson, dreessen & dornier, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

Date: 1-11-2019
 Drawn By: BBK
 Reviewed By: RMK
 Revision Date:

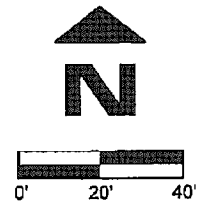
EXHIBIT "A-2"

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LEGAL DESCRIPTION

THE EAST 8.00 FEET OF LOT 17, TOGETHER WITH THE WEST 8.00 FEET OF LOT 18,
FOUNDERS RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



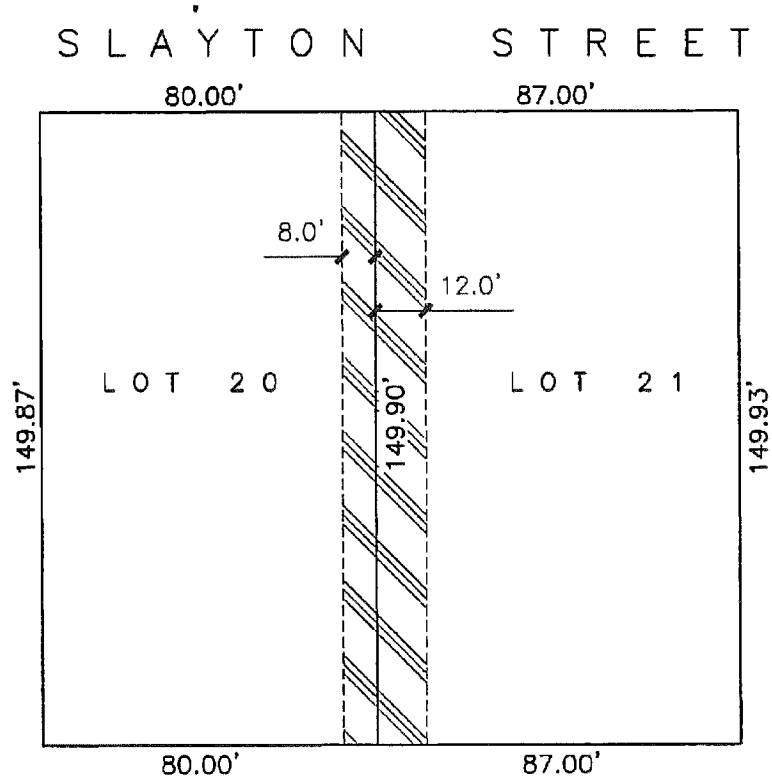
Job Number: 2086-102EXD
thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

Date: 8-14-2018
Drawn By: BBK
Reviewed By: RMK
Revision Date:

EXHIBIT " A-3"

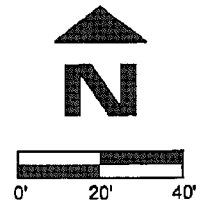
SID 332

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LEGAL DESCRIPTION

THE EAST 8 FEET OF LOT 20, TOGETHER WITH THE WEST 12 FEET OF LOT 21, FOUNDERS RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



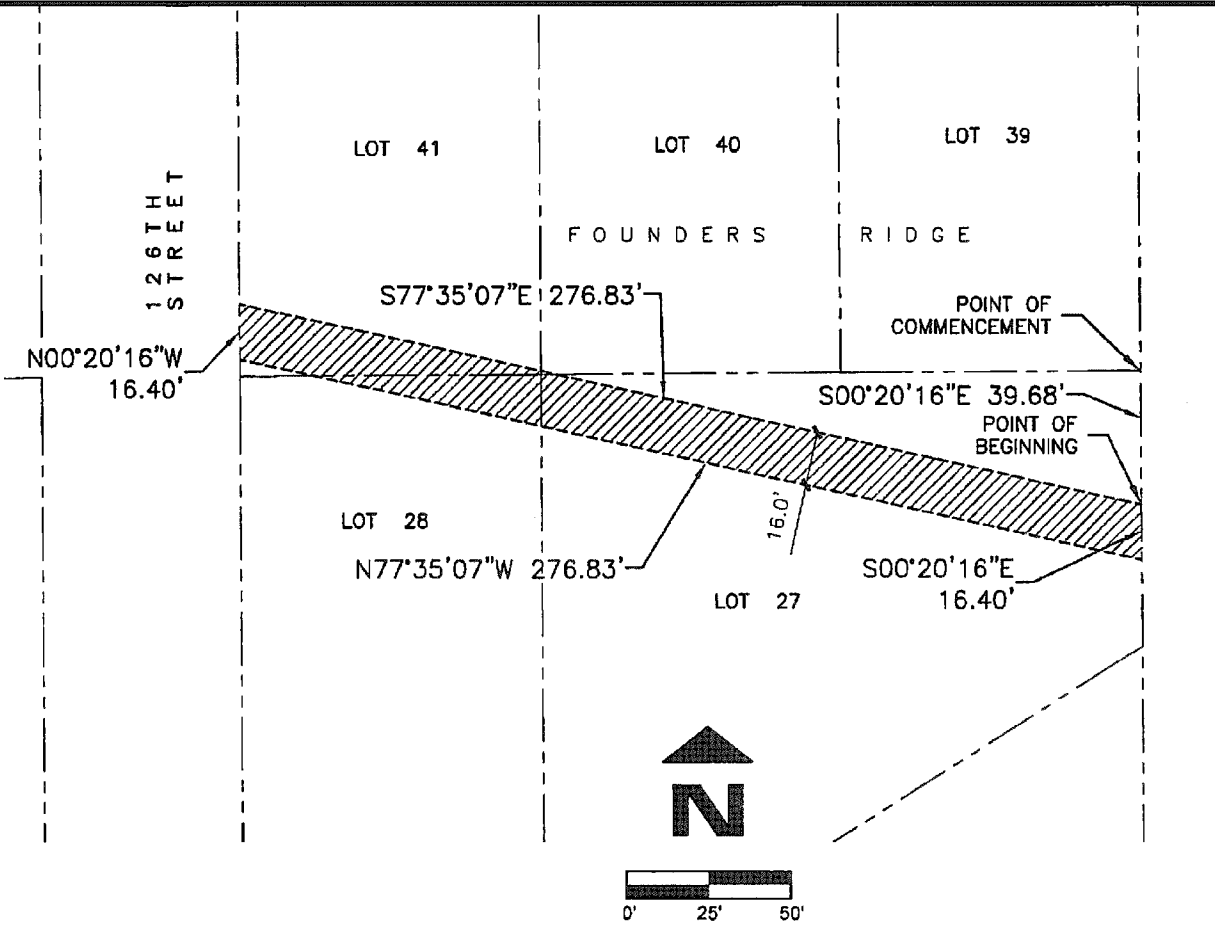
Job Number: 2086-102EX
thompson, dreesen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

Date: 8-14-2018
Drawn By: BBK
Reviewed By: RMK
Revision Date:

EXHIBIT "A-4"

SID 332

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LEGAL DESCRIPTION

THAT PART OF LOTS 27, 28, 40 AND 41, FOUNDERS RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

- COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 27;
- THENCE S00°20'16"E (ASSUMED BEARING) 39.68 FEET ON THE EAST LINE OF SAID LOT 27 TO THE POINT OF BEGINNING;
- THENCE CONTINUING S00°20'16"E 16.40 FEET ON THE EAST LINE OF SAID LOT 27;
- THENCE N77°35'07"W 276.83 FEET TO THE WEST LINE OF SAID LOT 28;
- THENCE N00°20'16"W 16.40 FEET ON THE WEST LINE OF SAID LOT 28;
- THENCE S77°35'07"E 276.83 FEET TO THE POINT OF BEGINNING.

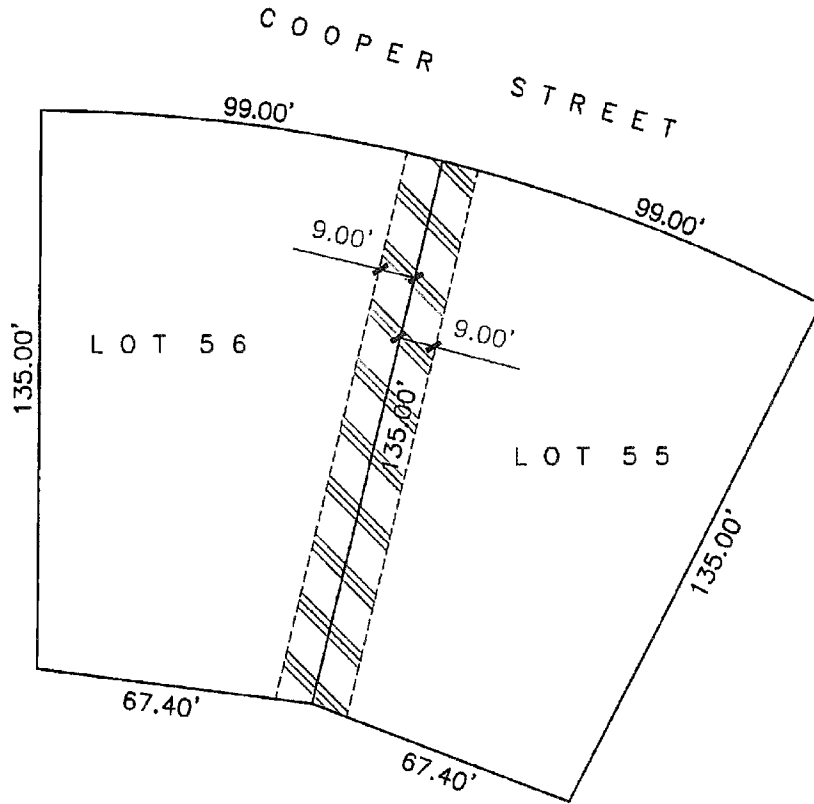


Job Number: 2086-102EX1
 thompson, dreesen & dörner, inc.
 10936 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

Date: 1-11-2019
 Drawn By: BSK
 Reviewed By: RMK
 Revision Date:

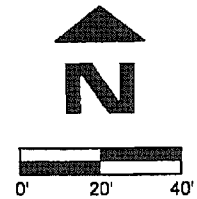
EXHIBIT " A-5 "

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LEGAL DESCRIPTION

THE EASTERLY 9.00 FEET OF LOT 56, TOGETHER WITH THE WESTERLY 9.00 FEET OF LOT 55, FOUNDERS RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



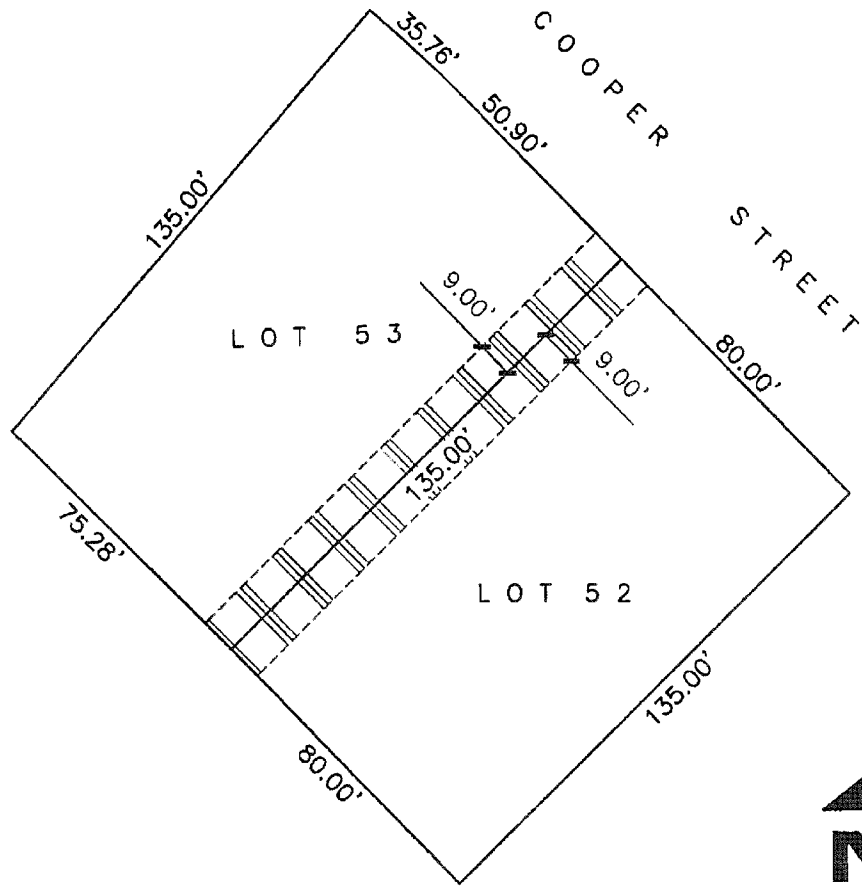
Job Number: 2086-102EXB
thompson, dreessen & dorner, inc.
10838 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

Date: 8-14-2018
Drawn By: BBK
Reviewed By: RMK
Revision Date:

EXHIBIT "A-6"

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LEGAL DESCRIPTION

THE SOUTHEASTERLY 9.00 FEET OF LOT 53, TOGETHER WITH THE NORHTWESTERLY 9.00 FEET OF LOT 52, FOUNDERS RIDGE, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



Job Number: 2086-102EXC
 thompson, dreessen & dorner, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

Date: 8-14-2018
 Drawn By: BBK
 Reviewed By: RMK
 Revision Date:

EXHIBIT "A-7"

SID 332

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