

EASEMENT

RECEIVED

1988 NOV 29 AM 10:10

THIS EASEMENT entered into this 9th day of August, 1988, by Cambridge Oaks Limited Partnership, a Nebraska limited partnership (the "Grantor"), and Douglas County, Nebraska (the "Grantee").

WHEREAS, the Grantor is platting a subdivision in Douglas County, Nebraska at the northeast corner of 168th and Pacific Streets under the name of Cambridge Oaks,

WHEREAS, there are presently electrical power poles of Omaha Public Power District on public property but when the Grantee later grades Pacific and/or 168th Street it will need certain easements on Outlots 1 and 4 and Lots 8, 9, 24 and 111, the exact location of said easements being shown on Exhibit "A" attached hereto and incorporated herein by reference (said easement areas being referred to herein collectively as the "Easement Areas"),

WHEREAS, the Grantor will be grading the Cambridge Oaks subdivision and will not be moving the power poles, instead leaving the same in their present location,

WHEREAS, the Grantor desires to grant easements on the Easement Areas to the Grantee to facilitate its later lowering of 168th Street and/or Pacific Street and the lowering of the power poles,

NOW, THEREFORE, in consideration of \$1.00 and other valuable consideration, the Grantor hereby grants easements on the Easement Areas to the Grantee, and its successors and assigns, as shown on Exhibit "A" attached, and under the terms and conditions outlined herein.

1. The scope and purpose of the easements is to permit the Grantee to enter the Easement Areas and grade when lowering the power poles of 168th Street and/or Pacific Streets. This easement is also for the benefit of any contractor, agent, employee and representative of Douglas County in any of said work.

2. The Grantee shall have the responsibility to maintain the Easement Areas in a reasonable and proper manner, and agrees that the areas disturbed under this easement will be seeded or sodded upon completion of construction.

3. No buildings, improvements or structures shall be placed in, on, over or across said easements by the undersigned, its successors and assigns without express approval of Douglas County. Any trees, grass and shrubbery placed on said easement shall be maintained by Grantor, its successors and assigns.

1988 Mar 7

369 N 92-549 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

BREAK

IS INC.

4. The Grantor for itself, successors and assigns, does hereby covenant and agree with the said Grantee, and its successors and assigns, that at the time of the execution of delivery of these presents, Grantor is lawfully seized of such premises, that the Grantor has good right, and lawful authority to grant said easements, and that the Grantor further hereby covenants to warrant and defend said easements against the lawful claims of all persons whomsoever.

5. This Easement shall be binding upon and shall benefit and run to the successors and assigns of the Grantor and Grantee.

6. When Pacific Street is graded and the power poles are lowered, the easement on the Easement Areas along Pacific Street shall terminate on a date 30 days after the termination of the grading and the lowering of the power poles. When 168th Street is completed, the Easement on the areas along 168th Street shall terminate on a date 30 days after the completion of the lowering of the power poles and the grading.

IN WITNESS WHEREOF, the Grantor herein, for itself, its successors and assigns, has caused the due execution as of date and year first above written.

GRANTOR:

CAMBRIDGE OAKS LIMITED
PARTNERSHIP

By: Dodge Land Co., a Nebraska
Corporation, General Partner


By: N. P. Dodge Jr.
President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 9th day of August, 1988, before me, a Notary Public duly commissioned and qualified in and for said County, personally came N. P. Dodge, Jr., to me known to be the identical person whose name is affixed to the foregoing instrument and President of Dodge Land Co. and who acknowledged the same to be his voluntary act and deed, the voluntary act and deed of said corporation, and the voluntary act and deed of the Limited Partnership.

BOOK 869 PAGE 543

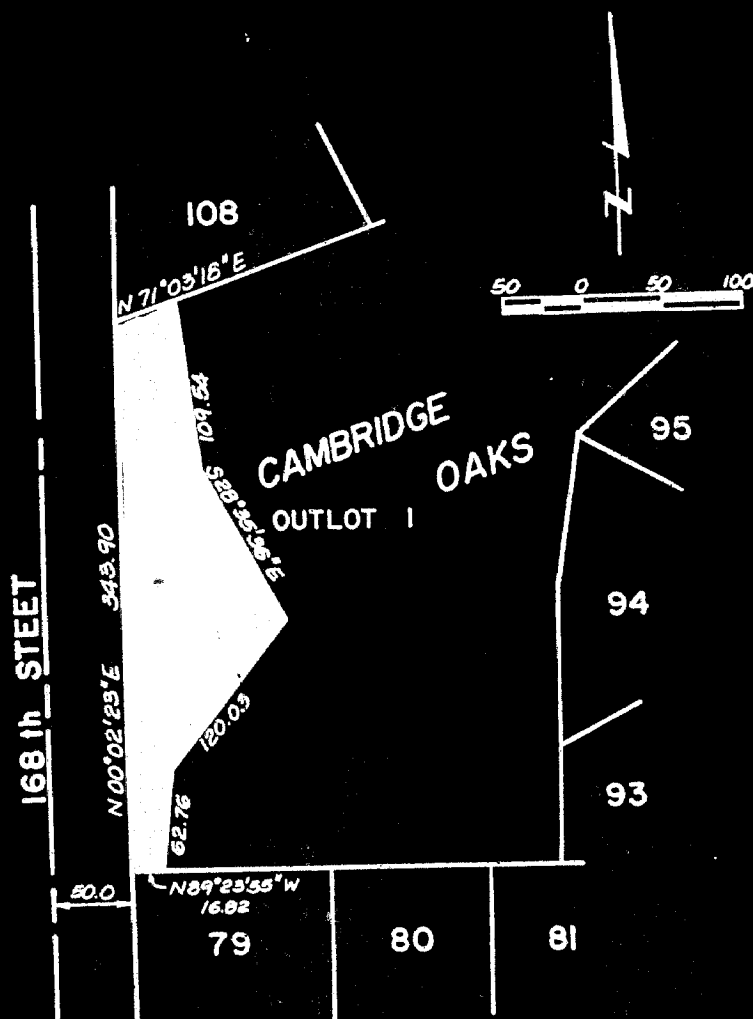
WITNESS my hand and notarial seal the day and year last
above written.

 GENERAL NOTARY-STATE of Nebraska
WILLIAM L. MORRISON, JR.
My Comm. Exp. Sept. 14, 1988

William L. Morrison, Jr.
Notary Public

LEGAL DESCRIPTION:

A temporary grading easement over that part of Outlot 1, CAMBRIDGE OAKS, subdivision as surveyed, platted and recorded in Douglas County, Nebraska described as follows: Beginning at the Southwest corner of said Outlot 1, CAMBRIDGE OAKS; thence North 00°02'23" East (bearings referenced to the CAMBRIDGE OAKS Final Plat) for 343.90 feet to the Northwest corner of said Outlot 1, CAMBRIDGE OAKS; thence North 71°03'16" East for 43.67 feet along the North line of said Outlot 1, CAMBRIDGE OAKS; thence South 04°24'53" East for 109.54 feet; thence South 28°35'36" East for 107.31 feet; thence South 39°31'08" West for 120.03 feet; thence South 07°27'15" West for 62.76 feet to the South line of said Outlot 1, CAMBRIDGE OAKS; thence North 89°23'55" West for 16.82 feet to the POINT OF BEGINNING. Contains 0.43 acres.



Page

Date 9-20-88

Job Number 88012-6007



lamp, ryneason & associates, inc.
architects engineers surveyors planners

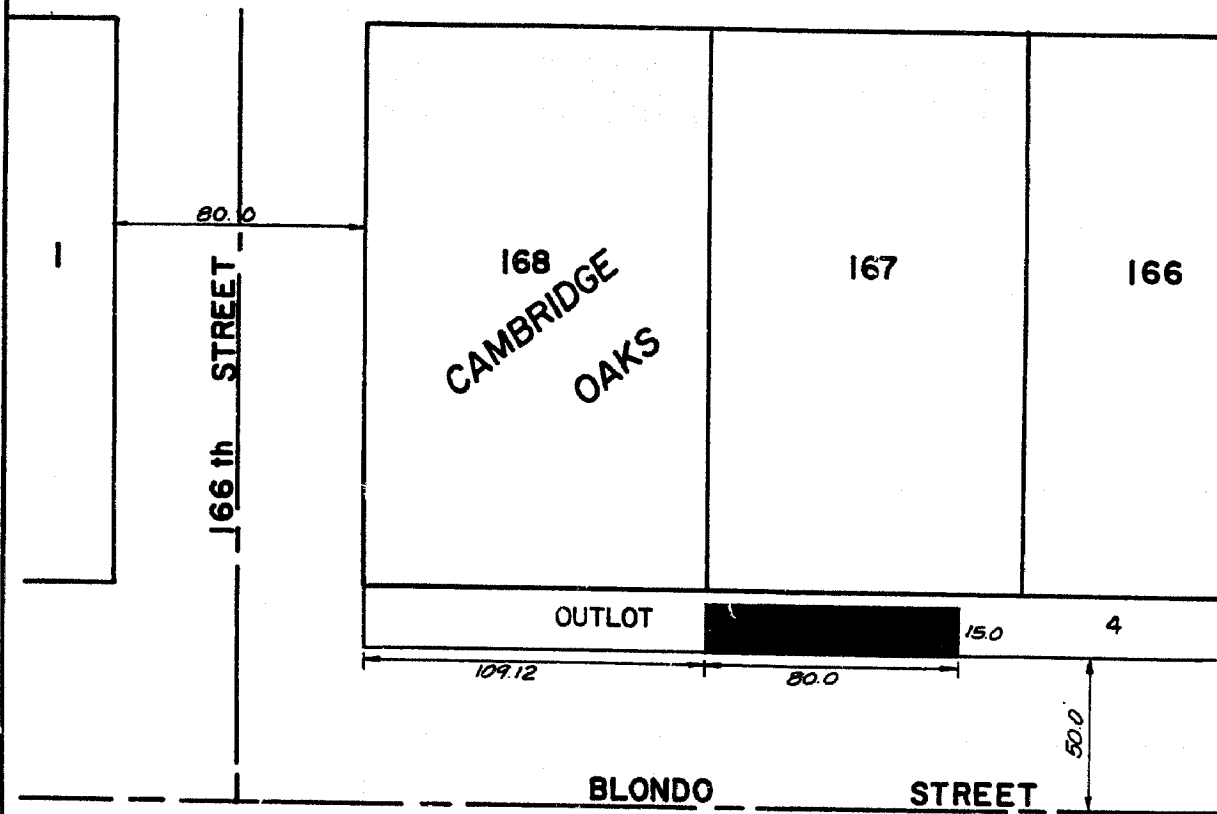
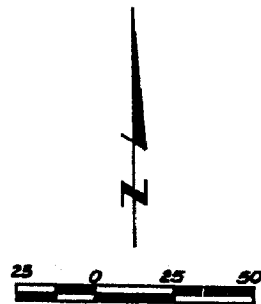
14747 california street

omaha, nebraska 68154

402-488-2488

LEGAL DESCRIPTION:


A temporary grading easement over the East 80.00 feet of the West 189.12 feet of the South 15.00 feet of Outlot 4, CAMBRIDGE OAKS, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska. Contains 0.03 acre.



Book _____ Page _____

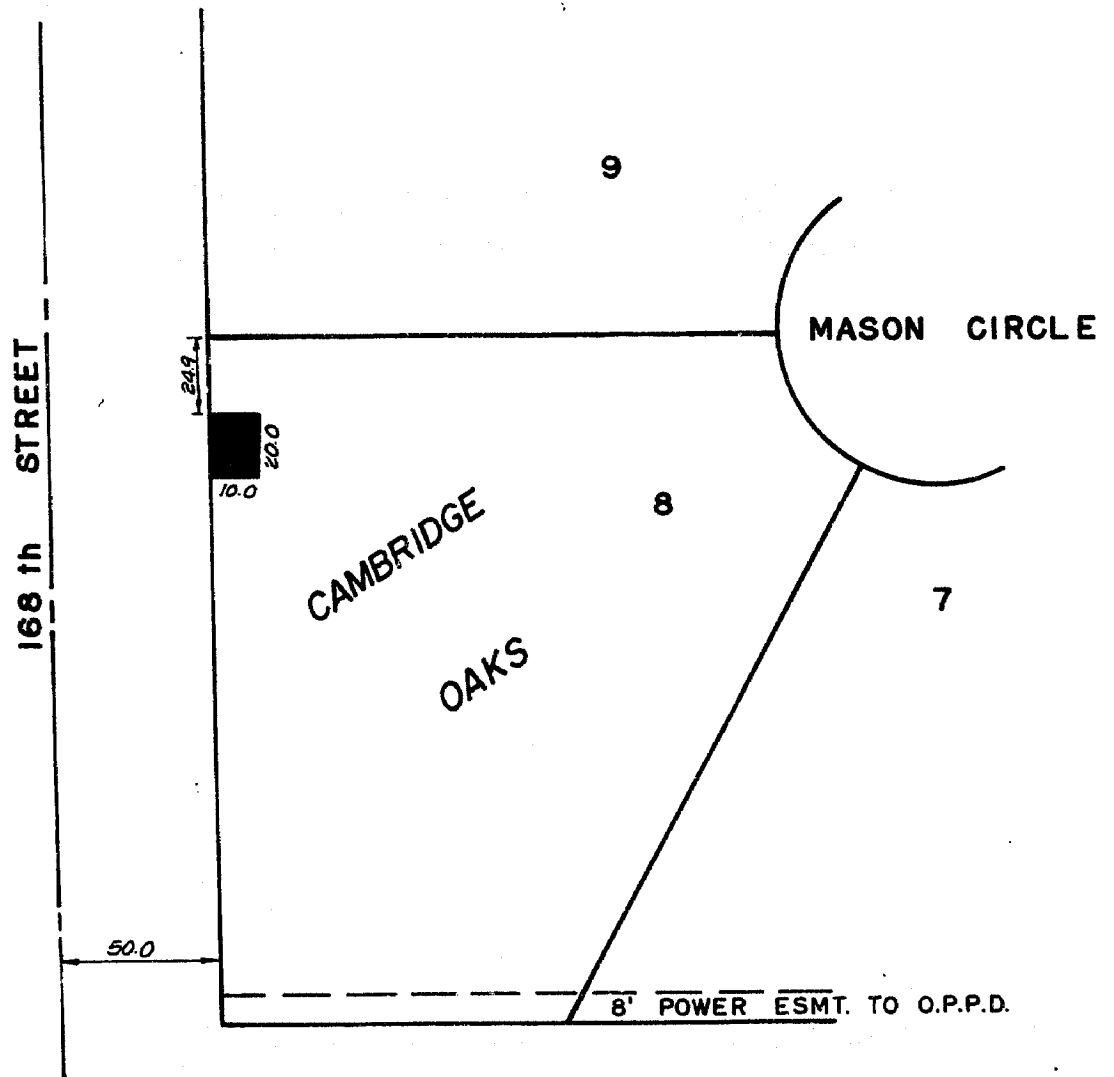
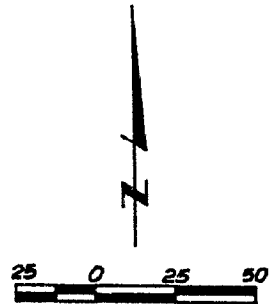
Date 9-20-88

Job Number 88012-6007

	lamp, rynearson & associates, inc.		
	architects	engineers	surveyors
	planners		
14747 california street		omaha, nebraska 68154	402-498-2498

LEGAL DESCRIPTION:

A temporary grading easement over the South 20.00 feet of the North 44.90 feet of the West 10.00 feet of Lot 8, CAMBRIDGE OAKS, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska. Contains less than 0.01 acre.

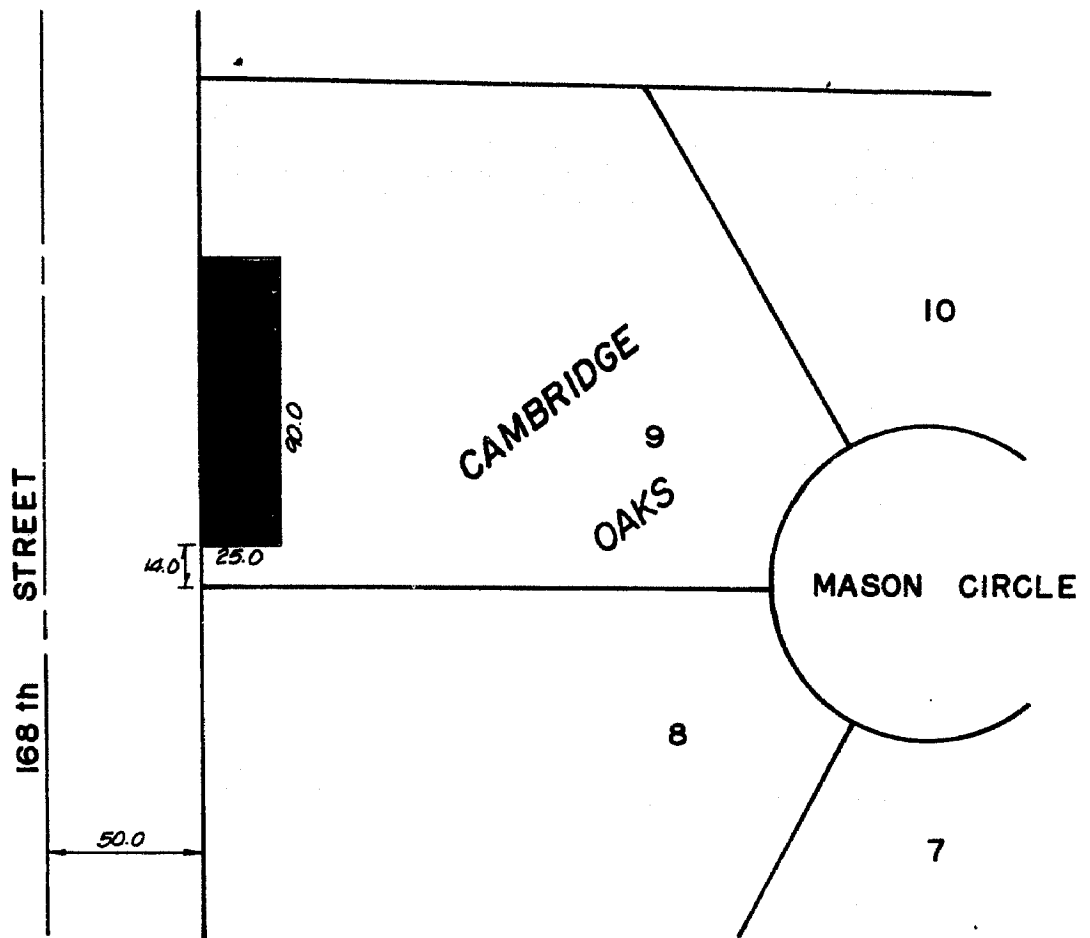
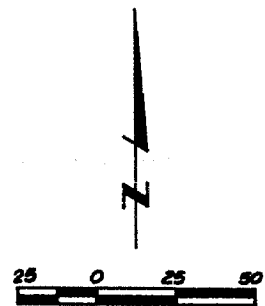


Book _____ Page _____ Date 9-20-88 Job Number 88012-6007

	lamp, rynearson & associates, inc.			
	architects	engineers	surveyors	planners
14747 california street	omaha, nebraska 68154	402-496-2498		

LEGAL DESCRIPTION:


A temporary grading easement over the North 90.00 feet of the South 104.00 feet of the West 25.00 feet of Lot 9, CAMBRIDGE OAKS, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska. Contains 0.05 acre.



Book _____ Page _____

Date 9-20-88


Job Number 88012-6007



lamp, rynearson & associates, inc.

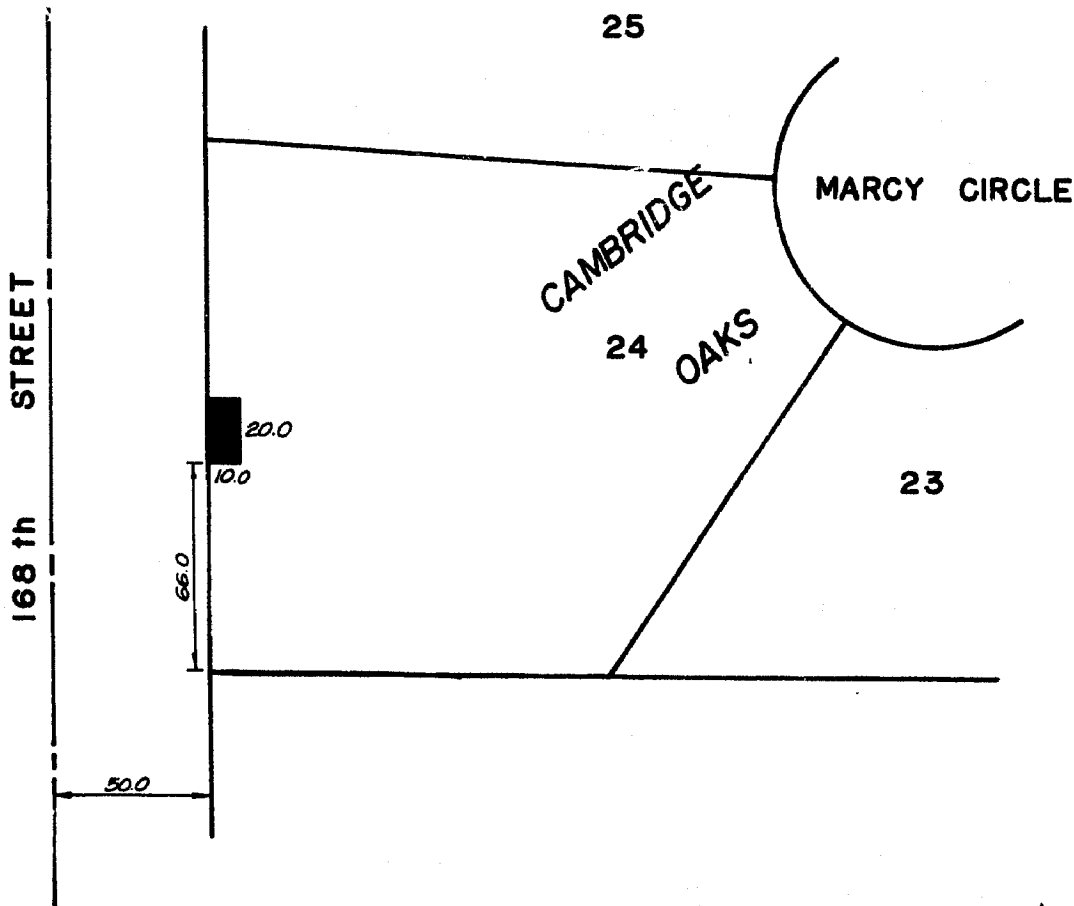
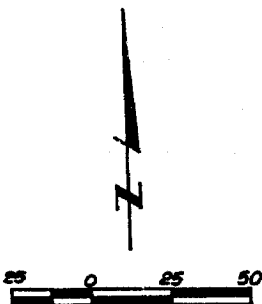
architects engineers surveyors planners

14747 california street omaha, nebraska 68154 402-498-2498



LEGAL DESCRIPTION:

A temporary grading easement over the North 20.00 feet of the South 86.00 feet of the West 10.00 feet of Lot 24, CAMBRIDGE OAKS, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska. Contains less than 0.01 acre.



Book _____ Page _____

Date 9-20-88

Job Number 88012-6007



lamp, ryneason & associates, inc.
architects engineers surveyors planners

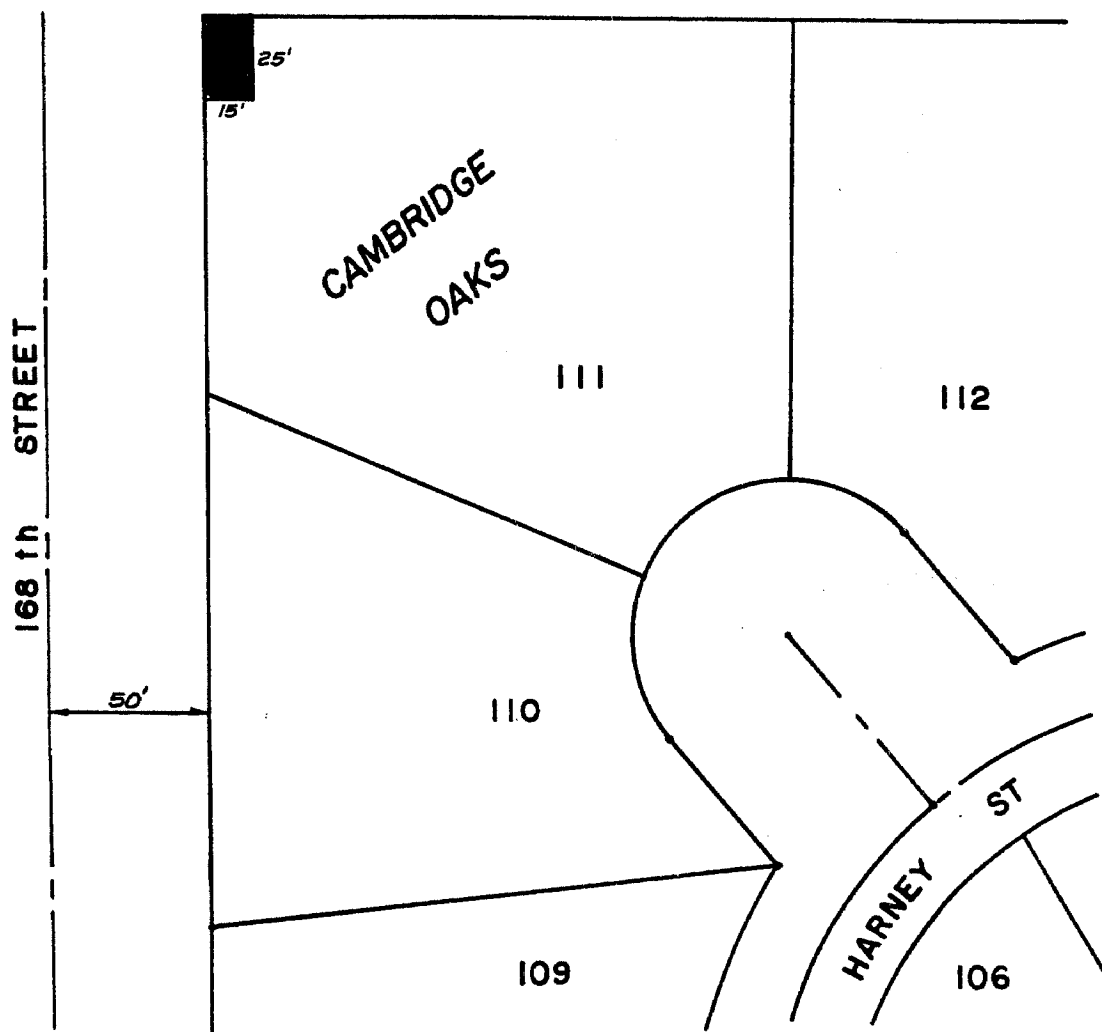
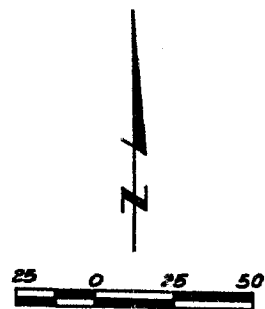
14747 california street omaha, nebraska 68154 402-495-2499



BOOK 869 PAGE 549

LEGAL DESCRIPTION:



The North 25.00 feet of the West 15.00 feet of Lot 111, CAMBRIDGE OAKS,
a subdivision as surveyed, platted and recorded in Douglas County, Nebraska.



Book _____ Page _____

Date 9-20-88

Job Number 88012-6007

	lamp, rynearson & associates, inc.				
	architects	engineers	surveyors		planners
	14747 california street				omaha, nebraska 68154