



BK 0814 PG 058



MISC 1987 08383

THIS PAGE INCLUDED FOR  
INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

RIGHT-OF-WAY EASEMENT

I, HAROLD COOPERMAN Owner(s)  
We, \_\_\_\_\_  
of the real estate described as follows, and hereafter referred to as "Grantor",

Beginning at a point which is the Northwest corner of Lot One (1), Block Eighteen (18), Maenner Westbrook, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded; thence running South along the West line thereof a distance of Seven and Five tenths feet (7.5'); thence in a Northeasterly direction to a point on the North line of said Lot One (1), said point being Seven and Five tenths feet (7.5') East of the Northwest corner thereof; thence East along the North line thereof a distance of Two Hundred Seventeen and five tenths feet (217.5'); thence turning an angle of 90° 00' 00" to the right and running South a distance of Eight feet (8.0'); thence turning an angle of 90° 00' 00" to the left and running East a distance of Three Hundred Fifteen and Forty-nine hundredths feet (315.49'); thence turning an angle of 90° 00' 00" to the left and running North a distance of Eight feet (8.0'); thence turning an angle of 90° 00' 00" to the right and running East a distance of Thirty-one and Forty-one hundredths feet (31.41') to a point; thence turning an angle of 90° 00' 00" to the right and running South a distance of One Hundred Twenty-five feet (125.0') to a point; thence turning an angle of 90° 00' 00" to the left and running East along a line One Hundred Twenty-five feet (125.0') South of and parallel to the North property line thereof a distance of One Hundred Twenty-five feet (125.0') to a point on the East line of said Lot One (1); thence running Southwesterly along the East line thereof which is a curve to the right having a radius of One Thousand Seven Hundred Thirty-eight and eighty-four hundredths feet (1,738.84') and an arc distance of Two Hundred Ninety-one and eighty-eight hundredths feet (291.88') to a point; thence running West along a line Four Hundred Thirteen feet (413.0') South of and parallel to the North line thereof a distance of Six Hundred Fifty-one and Sixty-four hundredths feet (651.64') to a point in the East right-of-way line of 81st Street as surveyed, platted and recorded; thence running North Four Hundred Five and Five tenths feet (405.5') to the point of beginning.

in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to the OMAHA PUBLIC POWER DISTRICT, a public corporation, its successors and assigns referred to as "Grantee", a permanent right of way easement with rights of ingress and egress thereto, to construct, operate, maintain, replace and remove its underground electric facilities, consisting of cables, wires, conduits, manholes, drains, splicing boxes and other appurtenances, upon, over, along and under the following described real estate, to wit:

CONDITIONS: The Grantor hereby grants to the District, its successors and assigns, the right, privilege and authority to clear all trees, roots, brush, and other obstructions from the surface and subsurface of said strip and to temporarily open any fences crossing said strip. Grantor agrees that grade shall not be reduced more than One foot (1') in elevation without the prior approval of the District. The Grantor understands that a single pole and appurtenances may be used to provide service to this property.

In granting this easement, it is understood that said cables shall be buried below plow depth in order to not interfere with the ordinary cultivation of the strip. Damages to fences and growing crops arising from the construction and maintenance of the aforesaid system shall be paid for by the District.

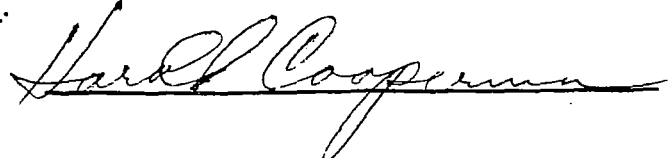
The Grantor covenants that he/they has/have lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her/their heirs, executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless the District forever against the claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

IN WITNESS WHEREOF, the parties hereto have signed their names and caused the execution of this instrument this 23<sup>rd</sup> day of APRIL, 19 87.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

  
\_\_\_\_\_  
\_\_\_\_\_

Distribution Engineer RLL Date 5-7-87 Property Management FH Date 4-29-87

Section NW 1/4 14 Township 15 North, Range 12 East

Salesman Brown Engineer Rokicki Est. # 8700450 W.O. # 6818

COMPLETE APPROPRIATE ACKNOWLEDGEMENT ON REVERSE SIDE

CORPORATE ACKNOWLEDGEMENT

BOOK 814 PAGE 59

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF NEBRASKA

COUNTY OF DUGLAS

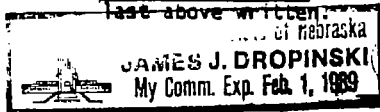
On this 23<sup>RD</sup> day of APRIL, 1987,  
before me the undersigned, a Notary Public in and  
for said County, personally came

HAROLD COOPERMAN

President of \_\_\_\_\_

personally to me known to be the identical person(s)  
who signed the foregoing instrument as grantor(s)  
and who acknowledged the execution thereof to be  
his voluntary act and deed for  
the purpose therein expressed.

Witness my hand and Notarial Seal at OMAHA  
NEBRASKA in said County the day and year



NOTARY PUBLIC

2-14-1989

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
before me the undersigned, a Notary Public in and  
for said County and State, personally appeared

personally to me known to be the identical person(s)  
and who acknowledged the execution thereof to be  
voluntary act and deed for  
the purpose therein expressed.

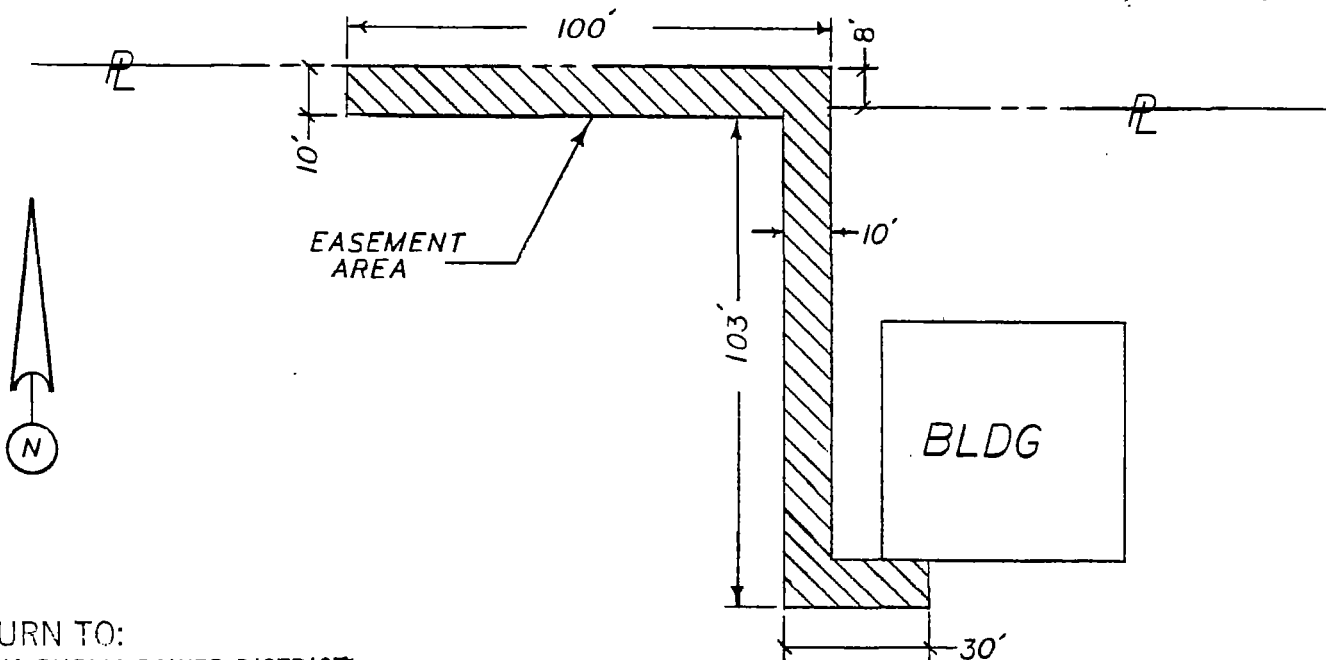
Witness my hand and Notarial Seal the date above  
written.

NOTARY PUBLIC

RECEIVED  
1987 JAN -8 PM 10:20  
GEORGE H. HENRIOT  
NOTARY PUBLIC  
OMAHA, NEBRASKA

8383 MISC

BLONDO ST.



RETURN TO:

OMAHA PUBLIC POWER DISTRICT  
1623 HARNEY ST. - RM. 401  
OMAHA, NE 68102

RETURN TO:

OMAHA PUBLIC POWER DISTRICT  
1623 HARNEY ST. - RM. 401  
OMAHA, NE 68102

PK 814 N 65-557.5 FEE 10.50  
58-59 N 65-569 DEL 1A MC Bc  
OF MISC UT FID 53-23500.2