



BK 0860 PG 323



MISC 1988 14328

THIS PAGE INCLUDED FOR  
INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

RIGHT-OF-WAY EASEMENT

I, ALTEMAN INVESTMENTS INC Owner(s)  
We, of the real estate described as follows, and hereafter referred to as "Grantor",

THAT PART OF LOTS 81 AND 82 STONY BROOK A SUBDIVISION AS SURVEYED PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 144TH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF STONY BROOK BOULEVARD; THENCE NORTH 89°58'42" WEST (ASSUMED BEARING) ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STONY BROOK BOULEVARD A DISTANCE OF 120.87 FEET; THENCE NORTHWESTERLY ON A 534.61-FOOT RADIUS CURVE TO THE RIGHT ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STONY BROOK BOULEVARD A DISTANCE OF 38.51 FEET (SAID CURVE HAS A CHORD BEARING OF NORTH 87°54'31" WEST AND A CHORD DISTANCE OF 38.50 FEET); THENCE NORTH 08°36'14" EAST A DISTANCE OF 280.59 FEET; THENCE NORTH 00°29'21" EAST, (NORTH 00°13'16" EAST ACTUAL) A DISTANCE OF 7.71 FEET, (7.77 FEET ACTUAL); THENCE SOUTH 81°06'14" EAST (SOUTH 81°05'47" EAST ACTUAL) A DISTANCE OF 162.42 FEET, 162.50 FEET ACTUAL); THENCE SOUTHWESTERLY ALONG A 2174.11-FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 265.13 FEET (SAID CURVE HAS A CHORD BEARING SOUTH 09°24'44" WEST, (SOUTH 09°22'53" WEST ACTUAL), AND A CHORD DISTANCE 264.97 FEET, (265.05 FEET ACTUAL) TO THE POINT OF BEGINNING, CONTAINING 0.999 ACRES, MORE OR LESS.

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:

See the reverse side hereof for sketch of easement area.

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 18 day of July 19 88.

Francis D. Durbey, Sec.

Distribution Engineer RJG Date 8-23-88 Property Management RJH Date 8-24-88  
Section NE 1/4 11 Township 14 North, Range 11 East  
Salesman Hamilton Engineer Padilla Est. # 8800762 w.o. # 9135

COMPLETE APPROPRIATE ACKNOWLEDGEMENT ON REVERSE SIDE

CORPORATE ACKNOWLEDGEMENT

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF NEB  
COUNTY OF DOUGLAS

On this 16 day of JULY, 1985,  
before me the undersigned, a Notary Public in and  
for said County, personally came

JAMES V. BRIDGEMAN  
President of ACTEN SALES INC

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  
NE in said County the day and year  
last above written.

STATE OF NEB  
COUNTY OF DOUGLAS

On this 19 day of JULY, 1985,  
before me the undersigned, a Notary Public in and  
for said County and State, personally appeared

PAUL RISKUP - SEC  
OF ACTEN SALES INC

personally to me known to be the identical person(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 the date above  
written.

GENERAL NOTARY-State of Nebraska  
EILEEN A. CONANT  
My Comm. Exp. June 20, 1991

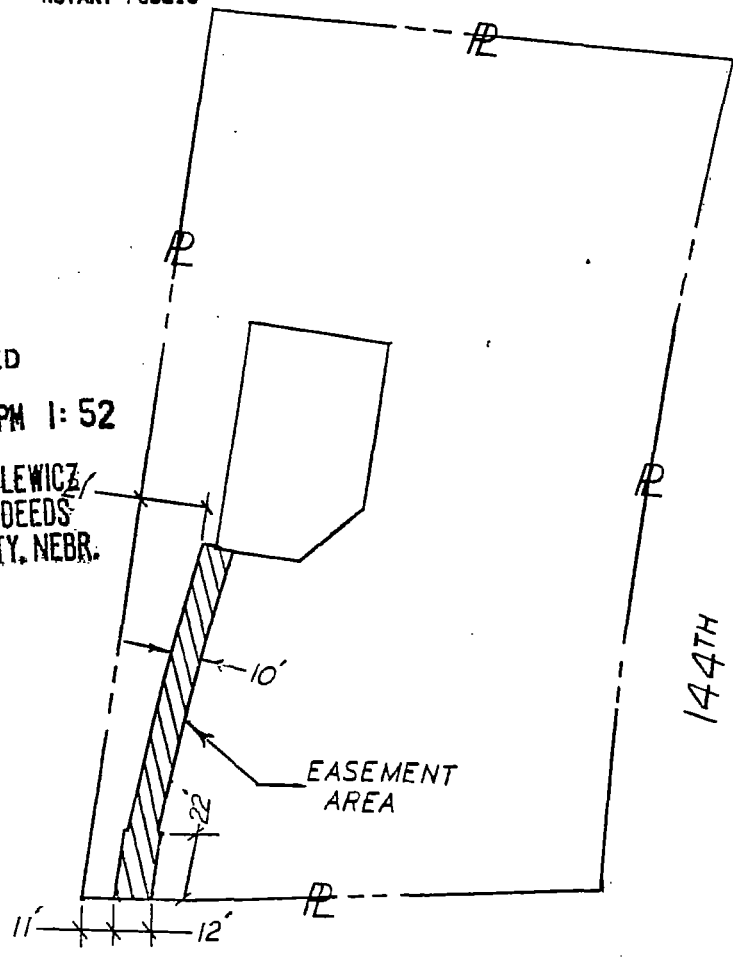
Eileen A. Conant  
NOTARY PUBLIC

Eileen A. Conant  
NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska  
EILEEN A. CONANT  
My Comm. Exp. June 20, 1991



RECEIVED  
1988 AUG 29 PM 1:52  
GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.



STONY BROOK BLVD

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

BK 860 N 79-497/507 RP C/O - FEE 11.00  
PKT 323 324 N 79-477 DEL 179 MC we  
COMP LT F/B 65-37130

14328 F Mue