

RIGHT-OF-WAY EASEMENT

I, Meadows Development Company, Owner(s) of the real estate described as follows, and hereafter referred to as "Grantor".

The Meadows II, a subdivision of part of Tax Lots One(1) and Two (2), located in the Southwest Quarter (SW 1/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Eleven (11) East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of said SW 1/4 of Section 24; thence N 89° 52' 06" E (assumed bearing), along the North line of said SW 1/4 of Section 24, a distance of 120.60 feet, to a point on the Easterly right-of-way line of State Highway #50, said point also being the Point of Beginning; thence continuing N 89° 52' 06" E, along said North line of the SW 1/4 of Section 24, a distance of 2327.06 feet to a point on the Northwesterly right-of-way line of Interstate Highway No. 80; thence S 40° 03' 36" W, along said Northwesterly right-of-way line of Interstate Highway No. 80, a distance of 1089.00 feet; thence Southwesterly along said Northwesterly right-of-way line of Interstate Highway No. 80 on a curve to the right with a radius of 7489.44 feet, a distance of 849.25 feet, said curve having a long chord which bears S 43° 18' 30" W, a distance of 848.80 feet; thence Southwesterly, along said (cont. on revers side of this document) in consideration of the sum of \$1,000 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, and the NORTHWESTERN BELL TELEPHONE COMPANY, a corporation, its successors and assigns, collectively referred to as "Grantees", a permanent right of way easement to install, operate, maintain, repair, replace, and renew its electric and telephone facilities over, upon, above, along, under, in and across the following described real estate, to wit:

See sketch on reverse side of this document for easement area.

FILED FOR RECORD 3-21-77 AT 8:45 A.M. IN BOOK 50 OF Misc Recs. PAGE 210 Carl L. Hibbeled REGISTER OF DEEDS, SARPY COUNTY, NEB. 650

CONDITIONS:

- (a) Where Grantee's facilities are constructed Grantees shall have the right to operate, maintain, repair, replace and renew said facilities consisting of poles, wires, cables, fixtures, guys and anchors and other instrumentalities within a strip of land as indicated above, together with the right to trim or remove any trees along said line so as to provide a minimum clearance from the overhead facilities of at least Twelve feet (12').
(b) The Grantees shall have the right of ingress and egress across the Grantor's property for any purpose hereinbefore granted. Such ingress and egress shall be exercised in a reasonable manner.
(c) Where Grantee's facilities have been installed, no trees, permanent buildings or other structures shall be placed in or encroach the easement and no change of grade elevation or any excavations shall be made therein without prior written approval of the Grantees, but the same may be used for landscaping or other purposes that do not then or later interfere with the granted easement uses.
(d) It is further agreed that Grantor has lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her 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 \_\_\_ day of \_\_\_, 19\_\_.

Meadows Development Company

STATE OF
COUNTY OF

On this 21 day of JANUARY, 1977, before me the undersigned, a Notary Public in and for said County, personally appeared Joel M. Katlema

President of Meadows Development Company 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.

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 at OMAHA, NEBR. in said County the day and year last above written.

Witness my hand and Notarial Seal the date above written.



GENERAL NOTARY - State of Nebr. LINDA J. RICHTER My Comm Exp. May 12, 1980

Linda J. Richter NOTARY PUBLIC

Distribution Engineer AH Date 3/11/77 Land Rights and Services RWP Date 3/14/77 Recorded in Misc. Book No. \_\_\_ at Page No. \_\_\_ on the \_\_\_ day of \_\_\_, 19\_\_ Section 24 Township 14 North, Range 11 East Salesman Kuhn Engineer Dropinski list. #24501 w.o. #5669/77

The Meadows

Rec # 64381

Northwesterly right-of-way line of Interstate Highway No. 80 on a curve to the right with a radius of 2764.79 feet, a distance of 915.30 feet, said curve having a long chord which bears S 57°07'04" W, a distance of 911.13 feet; thence S 68°41'12" W, along said Northwesterly right-of-way line of Interstate Highway No. 80, a distance of 110.01 feet; thence N 00°33'54" W, a distance of 386.46 feet; thence S 89°26'43" W, a distance of 108.57 feet, to a point on said Easterly right-of-way line of State Highway No. 50; thence N 00°31'23" W, along said Easterly right-of-way line of State Highway No. 50, a distance of 348.05 feet; thence N 89°28'10" E, a distance of 417.20 feet; thence N 00°29'40" W, a distance of 208.85 feet; thence S 89°28'10" W, a distance of 417.31 feet, to a point on said Easterly right-of-way line of State Highway No. 50; thence along said Easterly right-of-way line of State Highway No. 50 on the following described courses; thence N 00°31'23" W, a distance of 367.53 feet; thence S 89°52'06" W, a distance of 48.15 feet; thence N 00°37'48" W, a distance of 670.80 feet, to the Point of Beginning.

Said tract of land contains an area of 60.142 acres, more or less.

