

COUNTER ah C.E. ah
VERIFY ah D.E. ah
PROOF ah
FEES \$ 30.50
CHECK# _____
CHG OPPD CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2012-25751

08/27/2012 10:31:24 AM

Clay J. Dowling

REGISTER OF DEEDS



26 March 2012
TRANS

Doc.# _____

RIGHT-OF-WAY EASEMENT

HOWARD T. SCHNEEKLOTH

owner(s) of the real estate described as follows, and hereafter referred to herein as "Grantor",

See Exhibit "A" attached hereto for description of property

in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, do hereby grant and convey to the OMAHA PUBLIC POWER DISTRICT, a public corporation and municipal subdivision of the State of Nebraska, its successors and assigns, hereinafter referred to as "District", a permanent right of way easement with rights of ingress and egress thereto, to survey, construct, reconstruct, relocate, add to, maintain, install, repair, replace, renew and operate thereon, electric transmission and/or distribution lines consisting of structures, down guys, anchors, wires, underground cables and other necessary fixtures and equipment over, upon, above, along, under, in and across the following described real estate (the "Easement Area"):

See Exhibit "A" attached hereto for description and sketch of easement area.

CONDITIONS:

The District shall have the right to trim or remove all trees and brush on the Easement Area as may be necessary to efficiently exercise any of the hereinbefore granted rights. All refuse from such tree and brush cutting or trimming shall be disposed of by the District, and if the Easement Area is not being utilized for cultivated crops, the District shall have the further right to control and impede the growth of all weeds, trees, and brush along the Easement Area.

Grantor may cultivate, enjoy, and otherwise use the land within the Easement Area, including the right of ingress and egress across the Easement Area, provided that such use(s) shall not, in the reasonable opinion of the District, endanger or be a hazard to or interfere with the hereinbefore granted rights; Grantor shall not allow any buildings, structures, hay or straw stacks or other property to remain or be placed upon the Easement Area; Grantor shall not change or alter the grade of the Easement Area without the prior written approval from the District, which approval shall not be unreasonably withheld; Grantor shall not allow the burning of any materials of any nature within the Easement Area. Grantor agrees that the property covered by said easement shall not be used in any way that will impair the rights of the District hereunder.

It is further agreed that the Grantor has lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her its/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 whatsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

The District 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 and only when reasonably necessary.

The District shall pay the Grantor and/or Lessee, as their interests may appear, for all damages to growing crops, fences or other property on said real estate which may be caused by the exercise of the hereinbefore granted rights.

This easement shall run with the land, constitutes the entire agreement between the parties, and shall be binding upon the respective grantees, licensees, lessees, successors, heirs and assigns of the parties.

RETURN TO:
OMAHA PUBLIC POWER DISTRICT
% Land Rights 5E/EP2
444 South 16th Street Ma!
Omaha, NE 68102-2247

ah

A

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10th day of August, 2012.

OWNERS SIGNATURE

Howard T. Schneekloth
Howard T. Schneekloth

INDIVIDUAL ACKNOWLEDGMENT

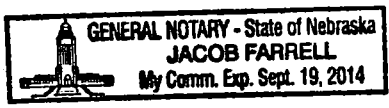
STATE OF NEBRASKA

COUNTY OF SARPY

On this 10th day of August, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared Howard T. Schneekloth 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 the date above written.

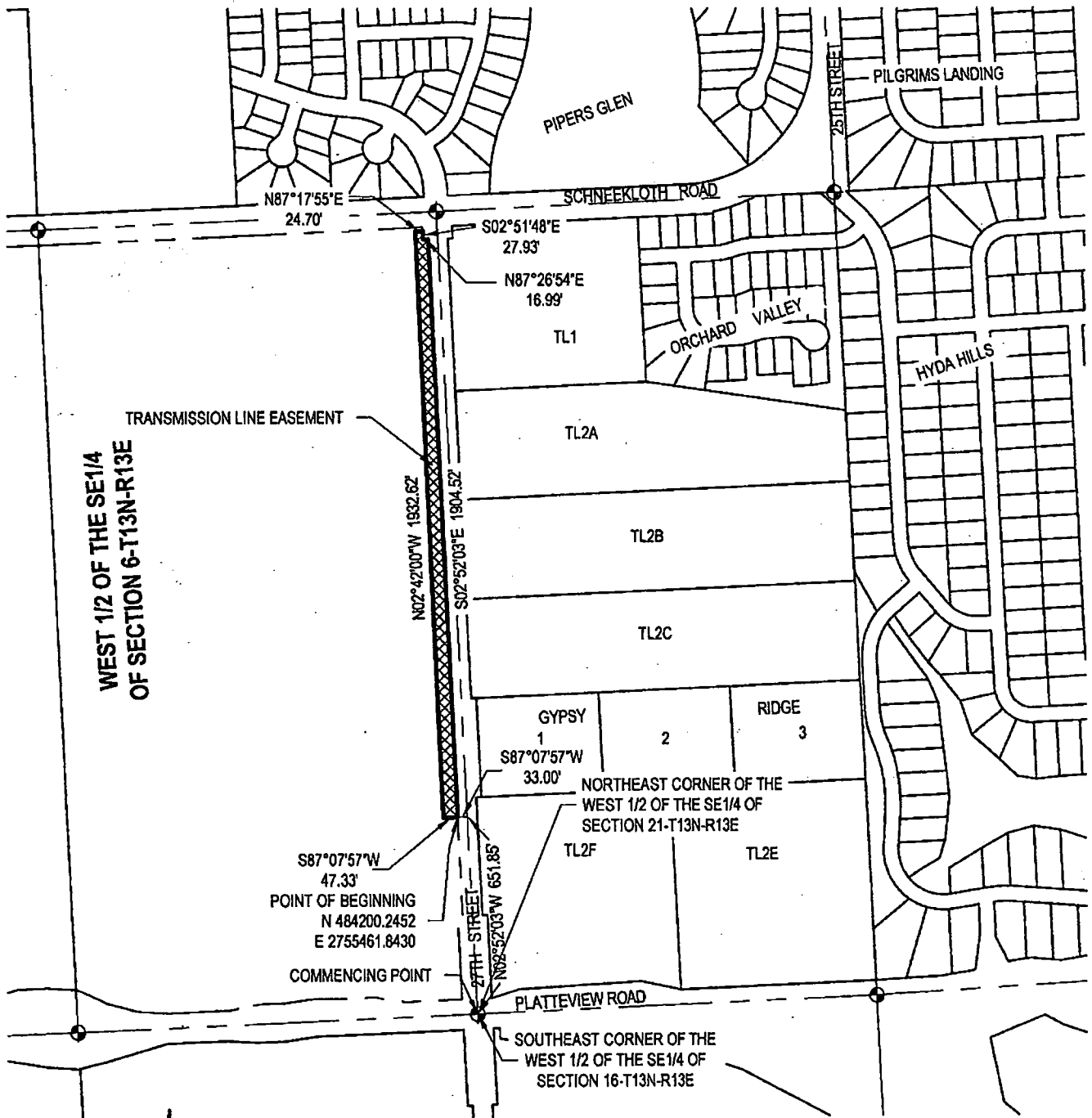
Jacob Farrell
NOTARY PUBLIC



SE & SW	¼	Section	16	Township	13	North	Range	13	East	Sarpy	County	ROW	JDF
Customer Rep		N/A		Engineer	WAHL			Srvc Req. #			W.O. #	434203	

B

OWNER - HOWARD T. SCHNEEKLOTH



WEST 1/2 OF THE SE1/4
OF SECTION 6-T13N-R13E

TRANSMISSION LINE EASEMENT

S87°07'57"W
47.33'
POINT OF BEGINNING
N 484200.2452
E 2755461.8430
COMMENCING POINT

SOUTHEAST CORNER OF THE
WEST 1/2 OF THE SE1/4 OF
SECTION 16-T13N-R13E



NOTE: THE COORDINATES AND/OR DISTANCES
SHOWN ON THIS EXHIBIT ARE BASED ON THE
NEBRASKA STATE PLANE COORDINATE SYSTEM,
NAD 83.

ENG	SCALE	1" = 500'	SUB 1366 TRANSMISSION LINE SARPY COUNTY, NEBRASKA SECTION 16-T13N-R13E		
	DRAFT				
	CHECK				
	PROJ. ENG.				
	APPD.				
DATE	PROJ. NO.	P2010.298.001	LINE	CKT.	W.O.
BY	DEPT.	TRANSMISSION			
REV.	CAD NO.				SHEET NO.
					1 of 2

alc

12/19/2011 8:36:48 AM

K:\Projects\2010\298\p01\Srvy\Easements\REVISIONS-OPPD SUB1366 TRANSMISSION LINE-08-AND-128-

OWNER: HOWARD T. SCHNEEKLOTH

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE SE1/4 OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. EXCEPT THOSE PORTIONS TAKEN FOR ROAD RIGHT OF WAY.


EASEMENT LEGAL DESCRIPTION:

AN OMAHA PUBLIC POWER DISTRICT TRANSMISSION LINE EASEMENT LOCATED IN SAID WEST 1/2 OF THE SE1/4 OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE SE1/4 OF SECTION 16; THENCE N02°52'03"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SE1/4 OF SECTION 16, A DISTANCE OF 651.85 FEET; THENCE S87°07'57"W, A DISTANCE OF 33.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 27TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S87°07'57"W, A DISTANCE OF 47.33 FEET; THENCE N02°42'00"W, A DISTANCE OF 1932.62 FEET; THENCE N87°17'55"E, A DISTANCE OF 24.70 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 27TH STREET; THENCE S02°51'48"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 27TH STREET, A DISTANCE OF 27.93 FEET; THENCE N87°26'54"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 27TH STREET, A DISTANCE OF 16.99 FEET; THENCE S02°52'03"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 27TH STREET, A DISTANCE OF 1904.52 FEET TO THE POINT OF BEGINNING.

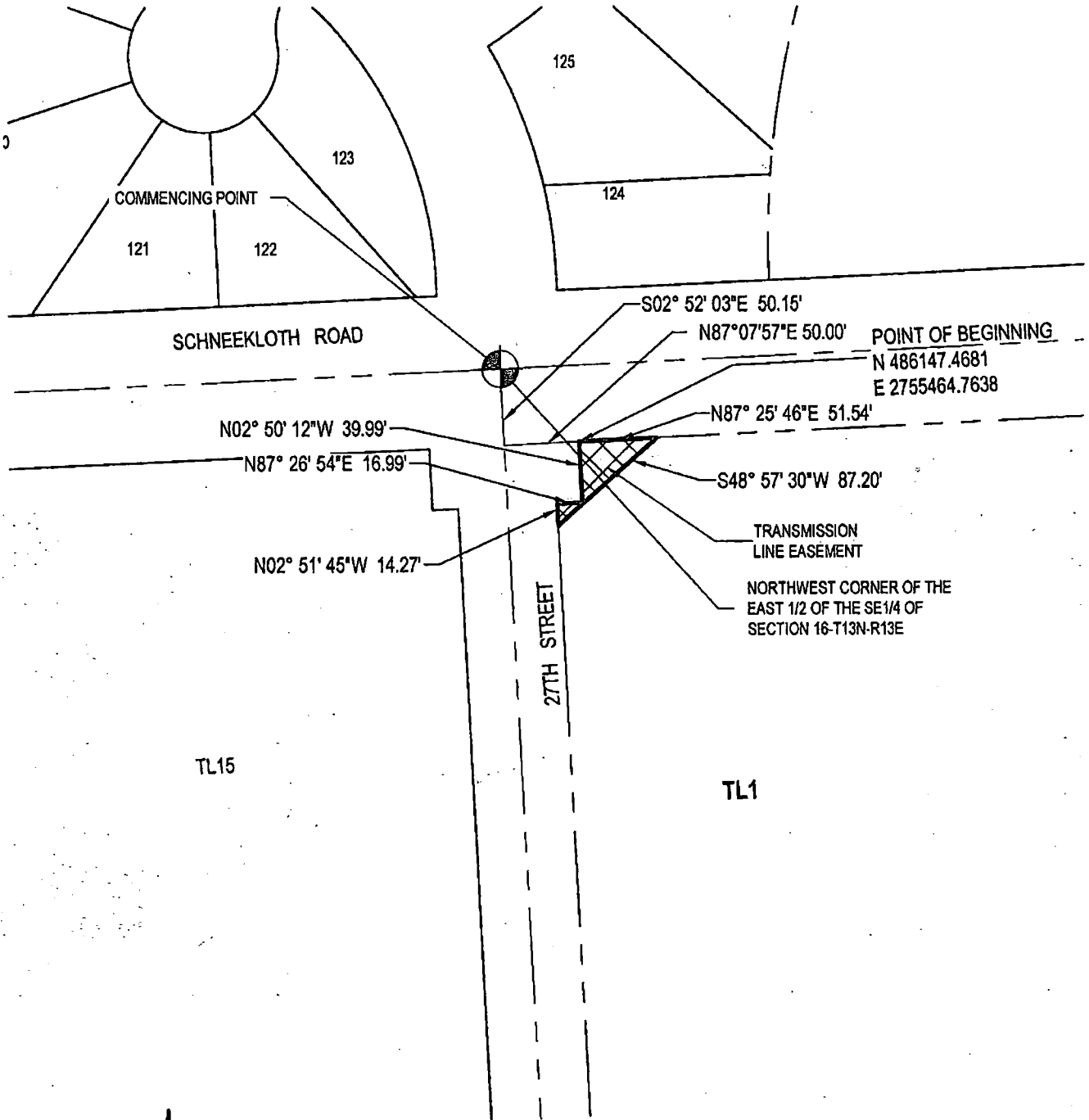
SAID OMAHA PUBLIC POWER DISTRICT TRANSMISSION LINE EASEMENT CONTAINS AN AREA OF 85,529 SQUARE FEET OR 1.963 ACRES, MORE OR LESS.

NOTE: THE COORDINATES AND/OR DISTANCES SHOWN ON THIS EXHIBIT ARE BASED ON THE NEBRASKA STATE PLANE COORDINATE SYSTEM. NAD 83.

ENG	SCALE		SUB 1366 TRANSMISSION LINE SARPY COUNTY, NEBRASKA SECTION 16-T13N-R13E
	DRAFT		
	CHECK		
DATE	PROJ.ENG		LINE CKT. W.O.
	APPD.		
	DEPT.	TRANSMISSION	
BY	P2010.298.001 LINE 08		
REV.	CAD NO	 <i>Your energy partner</i>	P2010.298.001
		Omaha Public Power District	SHEET NO 2 of 2

D

OWNER - HOWARD T. SCHNEEKLOTH



NOTE: THE COORDINATES AND/OR DISTANCES SHOWN ON THIS EXHIBIT ARE BASED ON THE NEBRASKA STATE PLANE COORDINATE SYSTEM, NAD 83.

REV.	CAD NO	BY	DATE	ENG	SCALE	SUB 1366 TRANSMISSION LINE		
					1" = 100'	SARPY COUNTY, NEBRASKA		
					DRAFT	SECTION 16-T13N-R13E		
					CHECK	LINE	CKT.	W.O.
					PROJ. ENG.	LINE		
					APPD.	CKT.		
					DEPT.	W.O.		
					TRANSMISSION	LINE		
								P2010.298.001
								SHEET NO
								1 of 2

OWNER: HOWARD T. SCHNEEKLOTH

LEGAL DESCRIPTION:

TAX LOT 1, A TAX LOT LOCATED IN THE EAST 1/2 OF THE SE1/4 OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. EXCEPT THOSE PORTIONS TAKEN FOR ROAD RIGHT OF WAY.

EASEMENT LEGAL DESCRIPTION:

AN OMAHA PUBLIC POWER DISTRICT TRANSMISSION LINE EASEMENT LOCATED IN TAX LOT 1, A TAX LOT LOCATED IN THE EAST 1/2 OF THE SE1/4 OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SE1/4 OF SECTION 16; THENCE S02°52'03"E (ASSUMED BEARING) ALONG THE WESTERLY LINE OF SAID EAST 1/2 OF SE1/4 OF SECTION 16, A DISTANCE OF 50.15 FEET; THENCE N87°07'57"E, A DISTANCE OF 50.00 FEET TO THE NORTHWESTERLY CORNER OF SAID TAX LOT 1, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 27TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SCHNEEKLOTH ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N87°25'46"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SCHNEEKLOTH ROAD, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID TAX LOT 1, A DISTANCE OF 51.54 FEET; THENCE S48°57'30"W, A DISTANCE OF 87.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 27TH STREET, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID TAX LOT 1; THENCE N02°51'45"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 27TH STREET, SAID LINE ALSO BEING SAID WESTERLY LINE OF TAX LOT 1, A DISTANCE OF 14.27 FEET; THENCE N87°26'54"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 27TH STREET, SAID LINE ALSO BEING SAID WESTERLY LINE OF TAX LOT 1, A DISTANCE OF 16.99 FEET; THENCE N02°50'12"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 27TH STREET, SAID LINE ALSO BEING SAID WESTERLY LINE OF TAX LOT 1, A DISTANCE OF 39.39 FEET TO THE POINT OF BEGINNING.

SAID OMAHA PUBLIC POWER DISTRICT TRANSMISSION LINE EASEMENT CONTAINS AN AREA OF 1180 SQUARE FEET OR 0.027 ACRES, MORE OR LESS.

NOTE: THE COORDINATES AND/OR DISTANCES SHOWN ON THIS EXHIBIT ARE BASED ON THE NEBRASKA STATE PLANE COORDINATE SYSTEM. NAD 83.

ENG	DATE	BY	REV.	CAD NO	SCALE	SUB 1366 TRANSMISSION LINE SARPY COUNTY, NEBRASKA SECTION 16-T13N-R13E		
					DRAFT			
CHECK	LINE	CKT.	W.O.					
PROJ.ENG	DEPT.	TRANSMISSION						
					APPD.			
					P2010.298.001	SHEET NO 2 of 2		