

73-395 +
EASEMENT

BOOK 539 PAGE 395

OPPD Form No. 100-1
REV. 10/74
NEW YORK

I, D. W. Mossman and F. W. Beeler Owner(s)

of (Agent for, the real estate described as follows, and hereafter referred to as "Grantor":) A part of Lots 1, 2, and 3, Pacific Plaza Replat, a Replat of part of Lot 10, Pacific Plaza Addition, a subdivision located in the NW 1/4 of Section 29, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: (on reverse side of document.)

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, its successors and assigns, and the NORTHWESTERN BELL TELEPHONE COMPANY, its successors and assigns, collectively referred to as "Grantee", a permanent easement, with rights of ingress and egress thereto, to install, operate, maintain, repair, replace and renew its electric and telephone facilities over, upon, along and under the following described real estate, to wit:

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

CONDITIONS:

- (A) Where Grantor's facilities are constructed they shall have the right to operate, maintain, repair, replace and renew said facilities consisting of poles, wires, cable, fixtures, guys and anchors 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) After electric and telephone facilities have been installed, no trees, permanent buildings or other structures shall be placed in or encroach the easement and no change in grade elevation or any excavations shall be made therein without prior written approval of the Grantee, but the same may be used for landscaping or other purposes that do not then or later interfere with the granted easement uses.
- (C) The foregoing right is granted upon the express condition that the Grantees will assume liability for all damages to the above described property caused by Grantors' failure to use due care in its exercise of the granted right.
- (D) It is further agreed Grantor has lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/their heirs, executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless the Grantee forever against the claims of all persons whatsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

WITNESS my hand and Notarial Seal this 25th day of June, 1974.

ATTEST:

D.W. Mossman

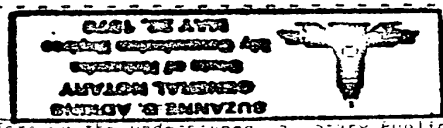
ATTEST:

F.W. Beeler

Grantors

STATE OF
COUNTY OF

STATE OF
COUNTY OF



On this 25th day of June, 1974, before me the undersigned, a notary public in and for said County and State, personally appeared

On this _____ day of _____, 19____, before me the undersigned, a Notary Public in and for said County, personally came _____, President of _____, (a corporation), to me personally known to be the President and the identical person whose name is affixed to the above conveyance, and acknowledges the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation and that the Corporate Seal of said corporation was thereto affixed by its authority.

D.W. Mossman
F.W. Beeler
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 their voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal at _____ in said County the day and year last above written.

Witness my hand and Notarial Seal the date above written.

Suzanne B. Aldrich
Notary Public

Notary Public

My Commission expires May 22, 1978

My Commission expires _____

APPROVED:
Dist. Engr. HH Date 7/11/74
C. & S. Engr. LLA Date 6.26.74

Section 29 Township 15 Range 12 Horsman Rokicki
Address 1217 South 120th Street, Omaha, NE

Recorded in Misc. Book No. _____ at Page No. _____ on the _____ day of _____, 19____.

W. O. 4974 BST. NO. 25380

ENGR. A. E. Miller
DEPT. _____

ENGR. DEPT. _____

