

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2005-28387

2005 AUG -9 P 12:09

Shirley A. ...
REGISTER OF DEEDS

COUNTER AS G.E. P
VERIFY AM D.E. P
PROOF AS
FEES \$ 55.00
CHECK# _____
CHG. OPPD CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

OPPD
Land Rights
444 S. 16th St Mall
Omaha, NE 68102-2247
June 6, 2005

Doc.#

JOINT UTILITY EASEMENT

COPPER RIDGE LLC
Owner(s) of the real estate described as follows, and hereafter referred to as "Grantor",

55.00

Lots 1 thru 67, Inclusive, and Out Lots "A", "D", and "E", all in Copper Ridge, an Addition as surveyed, platted and recorded in Sarpy County, Nebraska.

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, Qwest Communications, and any other company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, subject to matters of record, a permanent utility easement to erect, operate, maintain, repair, and renew poles, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electrical current for light, heat and power and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over through, under and across the following described real estate, to wit:

(See attached exhibits "A" and "B" for sketch of easement areas.)

The Grantor hereby grants to said Utilities, their 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.

No permanent buildings or retaining walls shall be placed in the easement area, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights granted herein.

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 Utilities 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 Owners(s) have executed this instrument this 29 day of August, 2005.

OWNERS SIGNATURE(S)

[Signature]
MANAGER

[Signature]
MANAGER

28387

OPPD

A.

CORPORATE ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 2005, before me the undersigned, a Notary Public in and for said County, personally came

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 _____ voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF NEBRASKA

COUNTY OF DOUGLAS

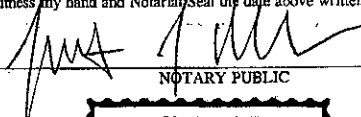
On this 1st day of August, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared

STEVE HUBER MANAGER, COPPER RIDGE LLC &

LUKE HOFER MANAGER, COPPER RIDGE, LLC

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

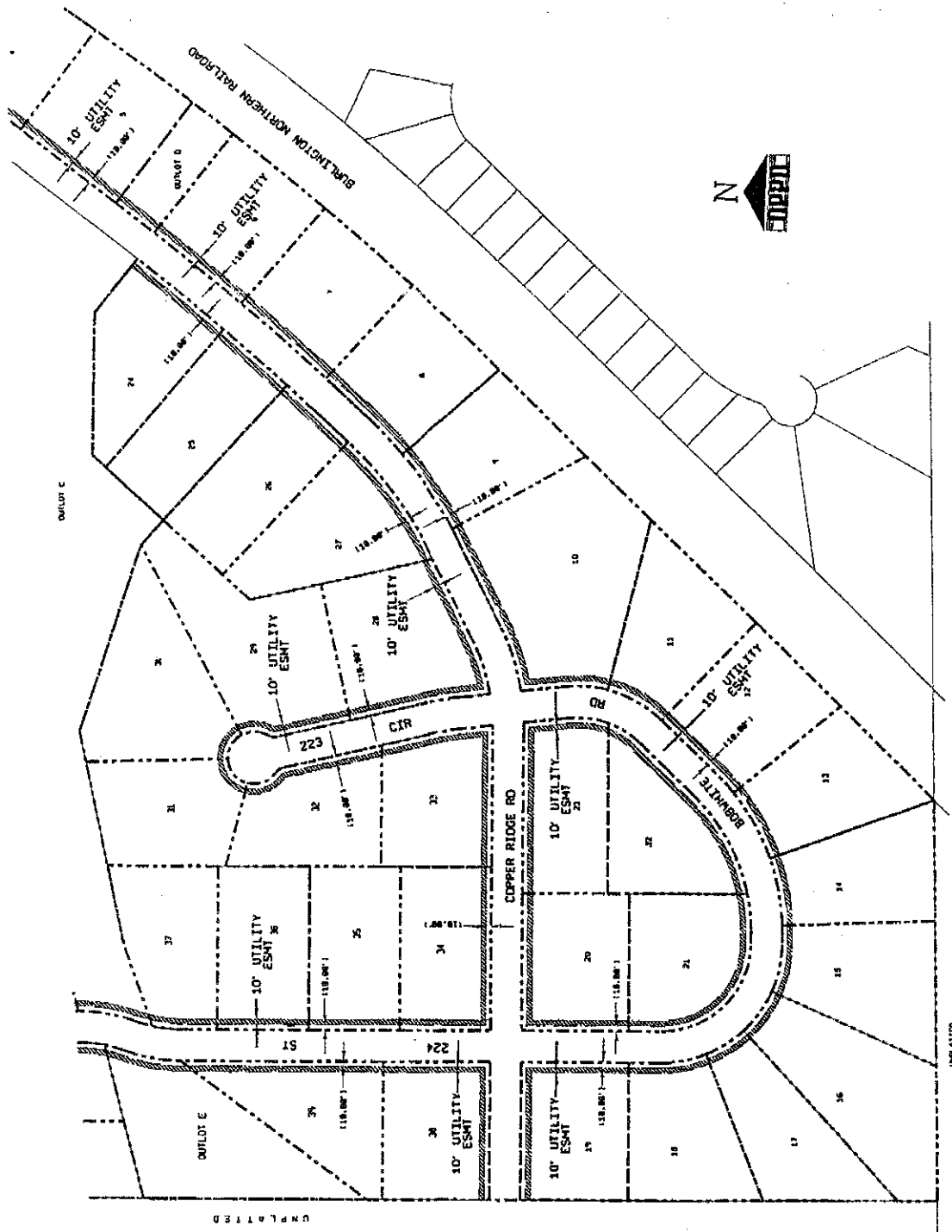


NW ¼, Section 02, T 12 N, R 10 E, County Sarpy ROW RJD Date June 6, 2005

Customer Rep. Wilkins Engineer Rose Srvc Req. # 22188 W.O.# 0020399601

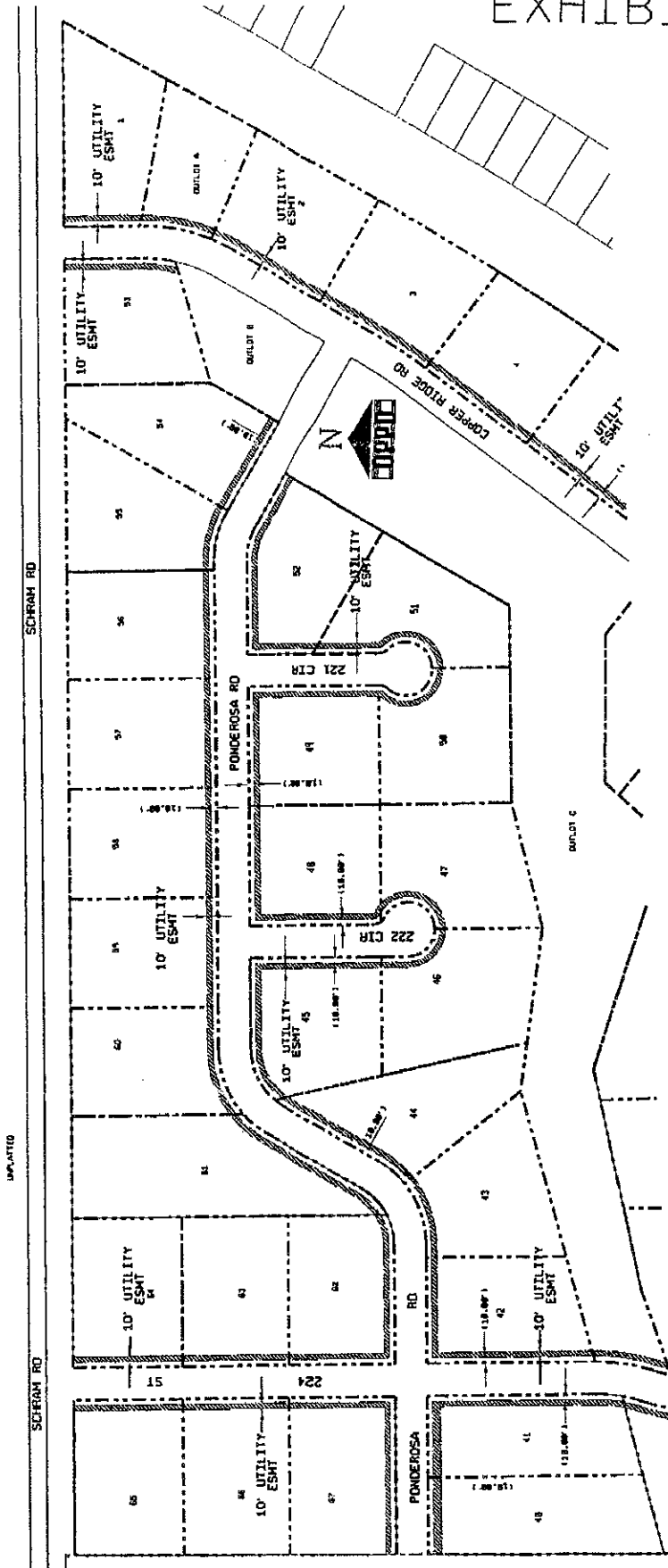
B

EXHIBIT "A"



7005 28387 C

EXHIBIT "B"



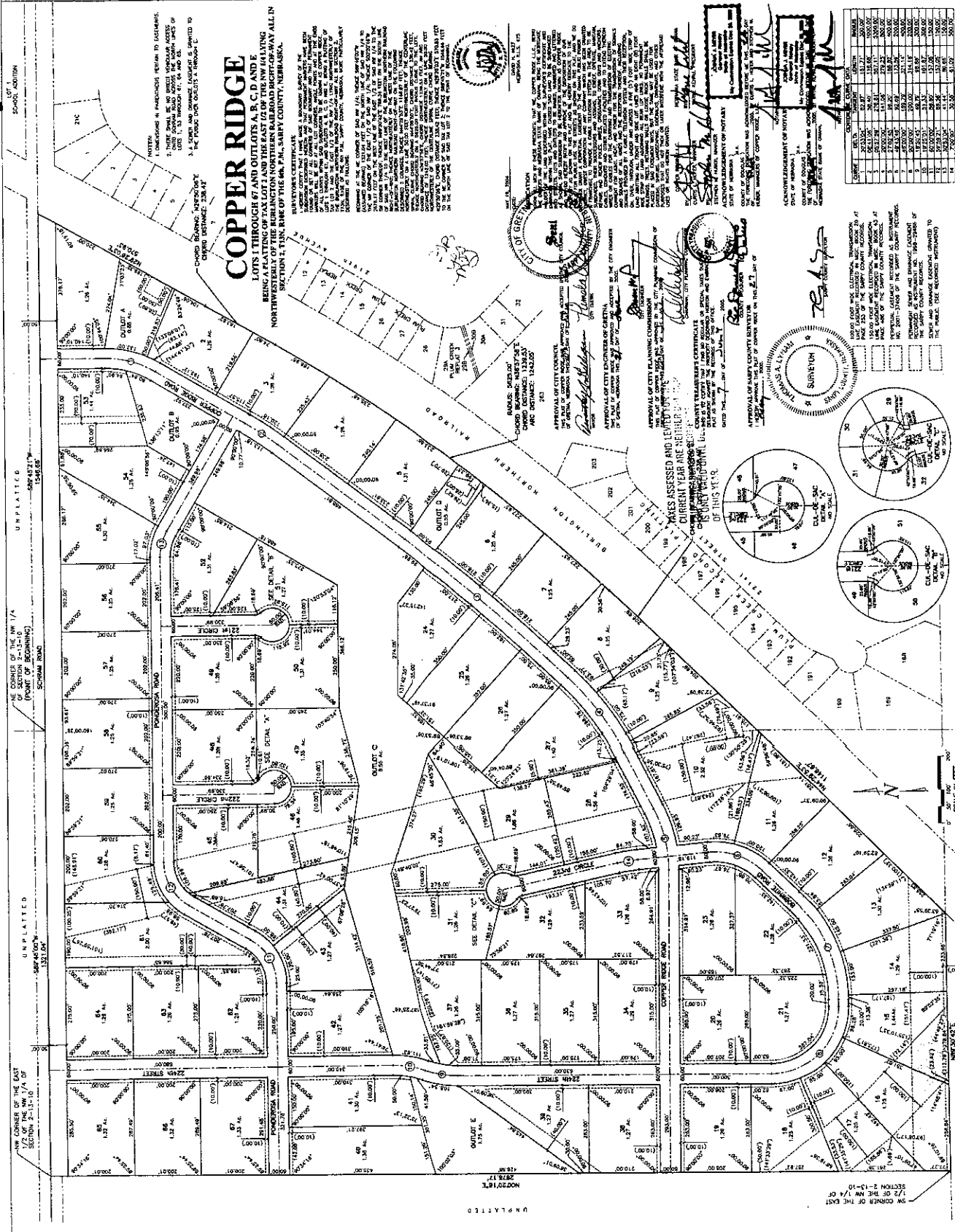
2005-25526

Final Fee Received
 July 21, 2005 - \$1,288
 Payment # 0505 - \$152
 Lloyd L. Downing Register of Deeds - Sarpy County, NE

COUNTY Sarpy
 PROJECT NAME Copper Ridge
 FEES \$150
 CHECK # 0505
 RETURN CREDIT
 SHORT NCR

THOMPSON, DRESSER & DORNER, INC.
 Consulting Engineers & Land Surveyors
 10235 OLD MILL ROAD OMAHA, NEBRASKA 68154
 TEL: (402) 330-8800 FAX: (402) 330-8800
 EMAIL: TDMAIL@TDDCO.COM WEB: WWW.TDDCO.COM

1016-123
 A101623A



UNPLATTED
 SECTION 7-13-10
 1/2 OF THE NW 1/4 OF SECTION 7-13-10 OF T1N, R16E OF THE NE PA, SARPY COUNTY, NEBRASKA