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By

RICHARD N. TAKEUCHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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JOINT UTILITY EASEMENT

Falcon Ridge Land Corp. Owner(s) of the real estate
described as follows, and hereafter referred to as "Grantor",

Lot 150, Lot 152 and Lot 153 of Falcon Ridge Addition, as surveyed, platted and recorded in Douglas 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, U S West 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, 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:

The North Ten feet (N10') of the South Twenty-five feet (S25') of said lots 150, 152 and 153. (see the reverse side hereof for sketch of easement area)

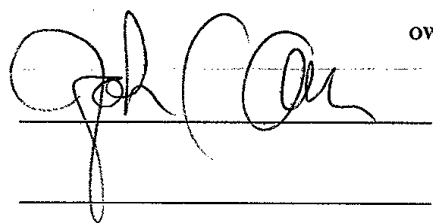
The Grantor hereby grants to said Utilities, their successors and assigns, the right, privilege and authority to clear all trees, roots, brush, and other obstructions from the surface and subsurface of said strip and to temporarily open any fences crossing said strip.

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 Owner(s) have executed this instrument this 15th day of March, 2000.



OWNERS SIGNATURE(S)

RETURN TO:
OMAHA PUBLIC POWER DISTRICT
% Right of Way 6W/EP1
444 South 16th Street Mall
Omaha, NE 68102-2247

CORPORATE ACKNOWLEDGMENT

STATE OF Nebraska

COUNTY OF Douglas

On this 15th day of March, 2000, before me the undersigned, a Notary Public in and for said County, personally came John C. Allen President of Falcon Ridge Land Corp. 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.

Joyce A. Sramek
NOTARY PUBLIC



INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 2000, 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 the date above written.

NOTARY PUBLIC

LEGAL DESCRIPTION

A permanent easement for the construction of maintenance of utilities over the North ten (10') foot of the South twenty five (25') foot of Lots 150, 152 and 153, FALCON RIDGE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

