

Affects Lot 7 RAVEN OAKS Ref'l

76-653

CPD Form No. 9-71 Rev. 5-72-1

DISTRIBUTION

EASEMENT

BOOK 525 PAGE 395

I, We, Calbank Inc. Owner(s) of (agent for) the real estate described as follows, and hereafter referred to as "Grantor:"

See reverse side of this document for Legal Description

In consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, do hereby grant to the OMAHA PUBLIC POWER DISTRICT, its successors and assigns, and the NORTHWESTERN BELL TELEPHONE CO. NY, 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:

Sketch on reverse side shows easement area.

CONDITIONS:

- (A) Where Grantee'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 Grantees' 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 whomsoever in any way asserting any right, title or interest prior to this conveyance.

WITNESS my hand and Notarial Seal this 12th day of July, 19 72.

ATTEST:

WITEST:

Calbank Inc.
Robert J. ...
Grantors

STATE OF
COUNTY OF

STATE OF
COUNTY OF

On this 12th day of July, 19 72, before me the undersigned, a Notary Public in and for said County and State, personally appeared

On this 12th day of July, 19 72, before me the undersigned, a Notary Public in and for said County, personally came

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.

personally to me known to be the identical person whose name is attixed to the above conveyance, and acknowledged 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.

Witness my hand and Notarial Seal the date above written.

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

Notary Public

Notary Public

My Commission expires ...

My Commission expires ...

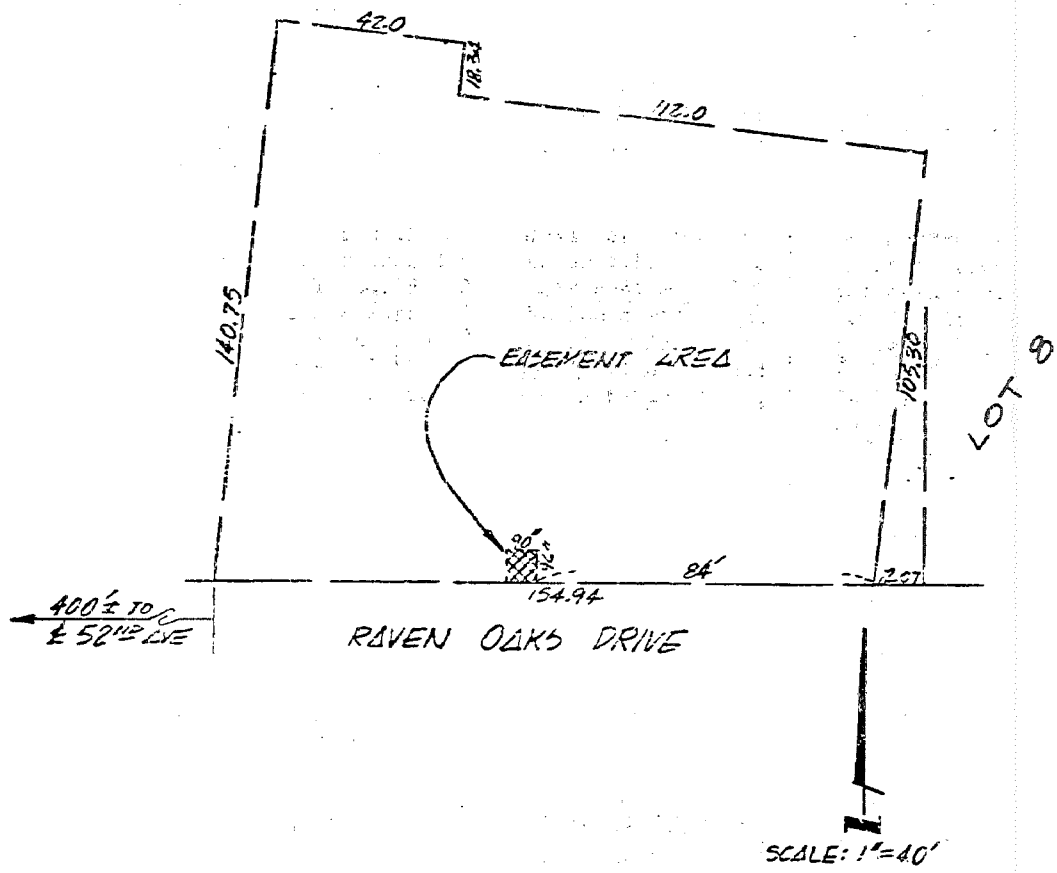
APPROVED ... Date 5/17/73
C.B.S. Engr. ... Date 5/17/73

Section 19 Township 16 Range 13 S. 1/2 Sec. R.G. RAL
Address 5100 Raven Oaks Drive
Est. 247011 W.O. #

4 INTERCOM... RECORDED IN THE REGISTER OF DEEDS OFFICE IN DODGE COUNTY, NEBRASKA... 10/13/72... C. HAROLD OSHEA, REGISTRAR OF DEEDS

LEGAL DESCRIPTION

That part of Lot 9, Block 11, Raven Oaks, as surveyed, platted and recorded, in Douglas County, Nebraska, described as follows: Beginning at a point on the South line of said Lot 9, 12.07 feet West of the Southeast corner of said Lot 9, said corner also being the Southwest corner of Lot 8, Block 11; thence West on the South line of said Lot 9, 154.94 feet; thence N 6° 18' 0" E 140.75 feet; thence S 83° 42' 0" E, 42.0 feet; thence S 6° 18' 0" W, 18.34 Feet; thence S 83° 42' 0" E 112.0 feet; thence S 6° 18' 0" W, 105.30 feet to the point of beginning.



S. Mason

RECEIVED

AUG 9 11 10 14

RECORDED
INDEXED
AUG 11 1914

THE STATE OF NEB.
Douglas Co.
Entered in f
for Record in its
book of

Book 525 Page 395

C. N. Co.

BY

J. W. Mason
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