



That we, Robert L. Miller, President, and Paul K. Abell, Secretary, of Ed Miller and Sons, Inc., a Nebraska corporation, sole owner and proprietors of the land embraced within this plat, have caused the same to be subdivided into lots and streets, said subdivision to be known as COUNTRY MEADOWS, 1st Addition, the lots numbered as shown and we approve the disposition of the property as shown on this plat and we hereby dedicate to the public for public use the street and easements as shown herein. We do further grant a perpetual Easement to the Omaha Public Power District, and Northwestern Bell Telephone Company, their successors and assigns, to erect, operate, maintain, repair and renew, poles, wires, crossarms, down guys and anchors, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, and power and for the transmission of signals and sounds of all kinds and the reception thereof on, over, through, under and across a Five (5') foot wide strip of land adjoining all side boundary lot lines; an Eight (8') foot wide strip of land adjoining the rear boundary lines of all interior lots; and a Sixteen (16') foot wide strip of land adjoining the rear boundary lines of all exterior lots, (The Sixteen (16') foot wide strip across the rear of Lots 1 thru 15 shall be adjacent to and on the east of the forty (40') foot wide permanent drainage easement shown on the plat.), provided however, that said side lot Easements are granted upon the specific condition that if either of said utility companies fail to utilize said side lot Easements within Sixty (60) months of the date hereof, or if any poles, wires or conduits are constructed but hereafter removed without replacement within Sixty (60) days after their removal, then this side lot Easement shall automatically terminate and become void as to such unused or abandoned Easement ways. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described addition. Said Sixteen (16') foot wide Easement will be reduced to an Eight (8') foot wide strip when the adjacent land is surveyed, platted and recorded if said Sixteen (16') foot Easement is not occupied by utility facilities and if requested by the owner. No permanent buildings, trees, retaining walls or loose rock walls shall be placed in the said Easement ways, 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 herein granted.