

EASEMENT AND RIGHT OF WAY

THIS INDENTURE, made this 18<sup>th</sup> day of SEPTEMBER, 1979, between The Kopecky Company, a Nebraska Corporation, hereinafter referred to as "Grantor", and Metropolitan Utilities District of Omaha, a Municipal Corporation, hereinafter referred to as "Grantee", WITNESSETH:

That the Grantor, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to Grantee, subject to the limitations and restrictions hereinafter set forth, a permanent easement and right of way to construct, install, place, maintain, operate, repair, replace and remove, pipelines for the transmission and distribution of water and natural gas, together with all appurtenances thereto, hereinafter called the "improvements", together with the right of ingress and egress to and from the same, on, over, under and through the following described property:

A portion of Lot Two Hundred Ninety-six (296) of Walnut Grove, a subdivision as now platted and recorded in Douglas County, Nebraska, said portion being all that portion of said Lot 296 lying within Walnut Grove Townhomes Condominium Regime Number 1.

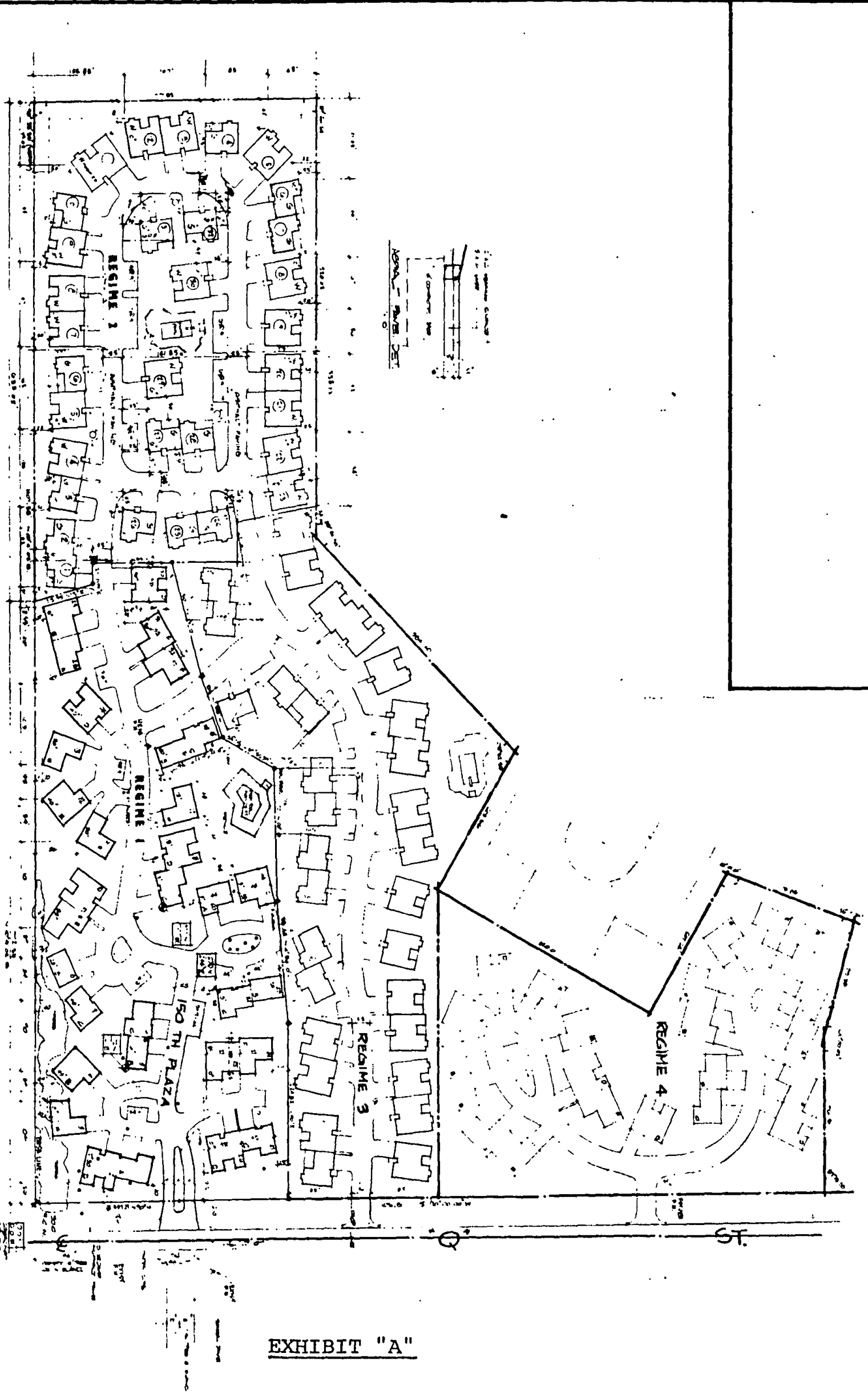
The said portion of said Lot 296 is shown on the plat attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD said easement and right of way unto the said Grantee, its successors and assigns, forever, subject to the following:

1. Grantee acknowledges that Grantor is in the process of constructing a condominium property regime, including dwelling units and related structures, on the aforesaid premises in accordance with the plat attached hereto as Exhibit "A". Grantee, by accepting this easement, agrees that none of the improvements shall be placed over, on, under, or across any portion of said premises which is occupied, or according to the plat attached to be occupied, by any of the said dwelling units and/or



LEGAL DESCRIPTION OF ENTIRE SITE  
 LOT 296 WALNUT GROVE  
 SUB.



**SITE PLAN**

ZONE: R-1  
 1. Minimum lot area: 10,000 sq. ft.  
 2. Minimum front yard setback: 25 ft.  
 3. Minimum side yard setback: 5 ft.  
 4. Maximum building height: 35 ft.

Block	Lot	Area (sq. ft.)	Volume (cu. ft.)
Block 1	1	10,000	350,000
Block 1	2	10,000	350,000
Block 1	3	10,000	350,000
Block 1	4	10,000	350,000
Block 1	5	10,000	350,000
Block 1	6	10,000	350,000
Block 1	7	10,000	350,000
Block 1	8	10,000	350,000
Block 1	9	10,000	350,000
Block 1	10	10,000	350,000
Block 1	11	10,000	350,000
Block 1	12	10,000	350,000
Block 1	13	10,000	350,000
Block 1	14	10,000	350,000
Block 1	15	10,000	350,000
Block 1	16	10,000	350,000
Block 1	17	10,000	350,000
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Block 1	27	10,000	350,000
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Block 1	29	10,000	350,000
Block 1	30	10,000	350,000
Block 1	31	10,000	350,000
Block 1	32	10,000	350,000
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Block 1	74	10,000	350,000
Block 1	75	10,000	350,000
Block 1	76	10,000	350,000
Block 1	77	10,000	350,000
Block 1	78	10,000	350,000
Block 1	79	10,000	350,000
Block 1	80	10,000	350,000

EXHIBIT "A"

RECEIVED  
 1979 SEP 21 PM 4: 07  
 U.S. MARSHAL SERVICE  
 FEDERAL BUREAU OF INVESTIGATION  
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*U. Peace*