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Return to:  
OMAHA PUBLIC POWER DISTRICT  
Land Management 6W/EP4  
444 South 16<sup>th</sup> Street Mall  
Omaha, Nebraska 68102-2247

OPPD Doc. #: 3.002 09(175)  
Date: 9-14-2021  
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**RIGHT-OF-WAY EASEMENT**

**JASON L. STEINBACH and ANGELA K. STEINBACH, husband and wife**

("Grantor") is the owner(s) of the real estate described as follows (the "Grantor Property"):

A tract of land located in the East 1/2 of the Southwest 1/4 of Section 18, Township 16 North, Range 10 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of said East 1/2 of the Southwest 1/4 of Section 18; thence N02°06'25"W (assumed bearing) along the West line of said East 1/2 of the Southwest 1/4 of Section 18, a distance of 2,645.13 feet to the Northwest corner of said East 1/2 of the Southwest 1/4 of Section 18; thence N87°50'28"E along the North line of said East 1/2 of the Southwest 1/4 of Section 18, a distance of 699.03 feet; thence S02°08'40"E, a distance of 1,007.33 feet; thence N87°50'28"E, a distance of 598.56 feet; thence S02°08'40"E, a distance of 1,637.35 feet to a point on the South line of Said Southwest 1/4 of Section 18; thence S87°49'17"W along said South line of the Southwest 1/4 of Section 18, a distance of 1,299.32 feet to the point of beginning, subject to Rainwood road right of way.

Grantor, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to the OMAHA PUBLIC POWER DISTRICT, a public corporation and political subdivision of the State of Nebraska, its successors and assigns, hereafter referred to as "District", a permanent right-of-way easement with rights of ingress and egress thereto, to survey, construct, reconstruct, operate, maintain, inspect, repair, replace, renew, add to, and remove its underground electric facilities, consisting of cables, wires, conduits, manholes, drains, switchgears, splicing boxes and other necessary fixtures and equipment upon, over, along, under, in and across the following described real estate (the "Easement Area"):

See attached Exhibit "A" for description and sketch of Easement Area.

**CONDITIONS:**

The District shall have the perpetual right, but not the obligation, to cut, clear or remove all trees, roots, brush, undergrowth and other obstructions from the surface and subsurface of the Easement Area and to temporarily open any fences crossing said area. All refuse from such tree and brush cutting or trimming shall be disposed of by the District, and if the Easement Area is not being utilized for cultivated crops, the District shall have the further right but not obligation to control and impede the growth of all weeds, trees, and brush along the Easement Area.

Grantor may cultivate, enjoy, and otherwise use the land within the Easement Area, including the right of ingress and egress across the Easement Area, provided that such use(s) shall not, in the reasonable opinion of the District, endanger or be a hazard to or interfere with the hereinbefore granted rights. Grantor shall not allow buildings, structures, improvements, trees, retaining walls or loose rock walls placed in said Easement Area, but the same may be used for gardens shrubs, landscaping, paving and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted. Grantor agrees that the existing grade of the Easement Area shall not be reduced more than One foot (1') in elevation without the prior approval of the District.

The District shall have the right of ingress and egress across the Grantor Property for any purpose hereinbefore granted. Such ingress and egress shall be exercised in a reasonable manner and only when reasonably necessary.

The District shall pay Grantor and/or lessee of the Grantor Property, as their interests may appear, for all damages to growing crops, fences or other property on the Grantor Property which may be caused by the exercise of the

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hereinbefore granted rights. It is further agreed that all claims for such damages must be submitted in writing.

It is further agreed that the Grantor has lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her its/their heirs, executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless the District forever against the claims of all persons asserting any right, title or interest prior to or contrary to this conveyance.

The undersigned agrees and represents that he/she has read and understands the Right-of-Way Easement and that this easement shall run with the land, constitutes the entire agreement between the parties, and the undersigned has not relied upon any promises, inducements, covenants, oral statements, or agreements of any kind or natures which are not expressly set forth herein. This Right-of-Way Easement shall be binding upon the respective grantees, licensees, lessees, successors, heirs and assigns of the parties.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14 day of September, 2021.

**OWNERS SIGNATURE(S)**

Sign: *Jason L. Steinbach*

Sign: *Angela K. Steinbach*

Print: Jason L. Steinbach

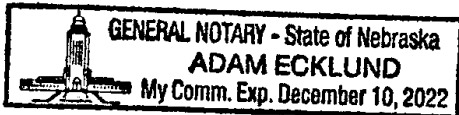
Print: Angela K. Steinbach

**ACKNOWLEDGMENT**

STATE OF Nebraska )  
 ) ss.  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 14 day of September 2021,  
by Jason L. Steinbach

(Name(s) of Person(s) Signing)



Witness my hand and Notarial Seal the date above written.

*Adam Ecklund*

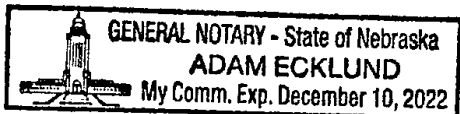
NOTARY PUBLIC

**ACKNOWLEDGMENT**

STATE OF Nebraska )  
 ) ss.  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 14 day of September 2021,  
by Angela K. Steinbach

(Name(s) of Person(s) Signing)

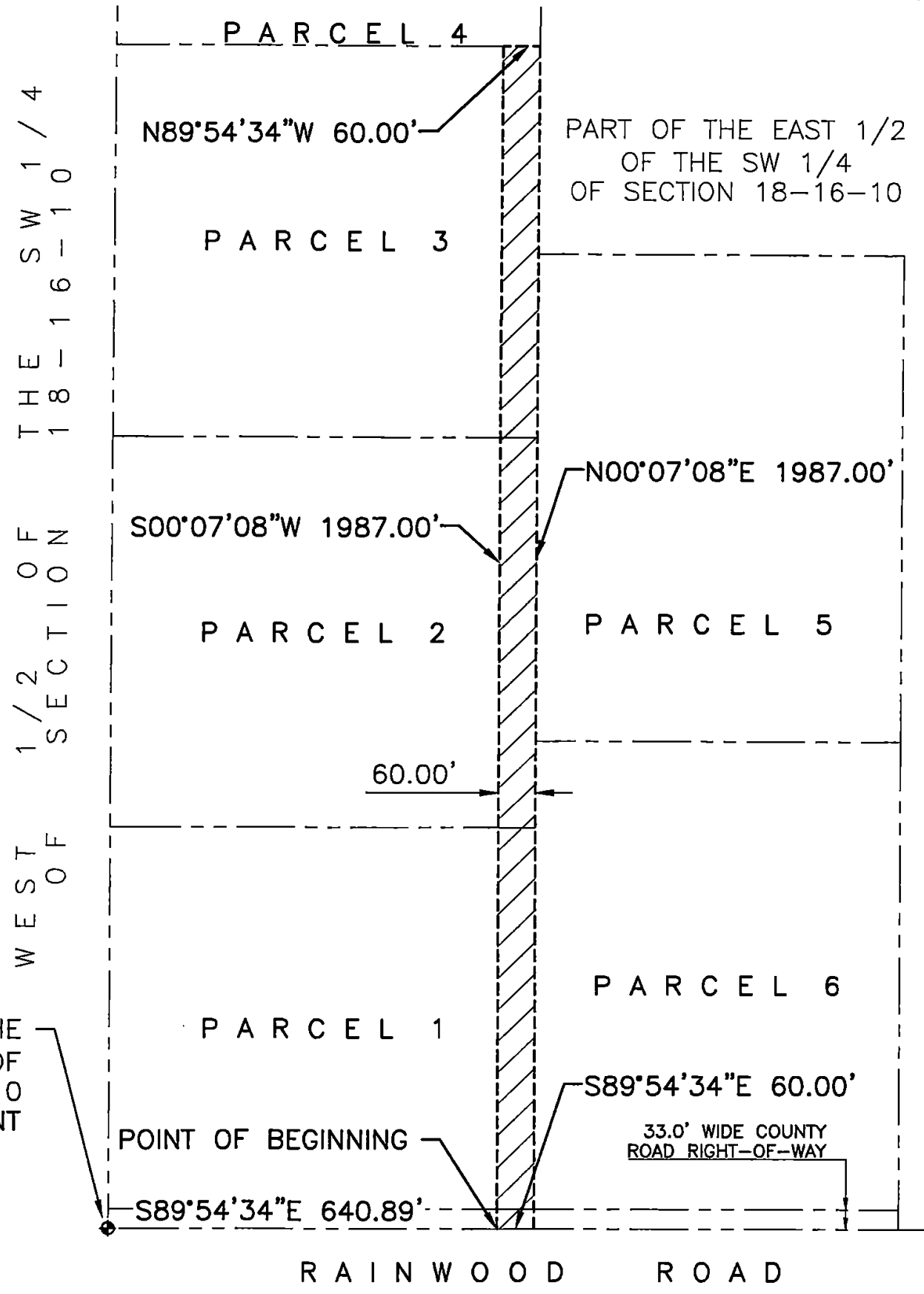
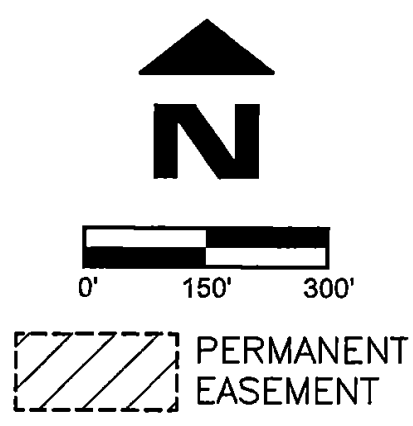


Witness my hand and Notarial Seal the date above written.

*Adam Ecklund*

NOTARY PUBLIC

E	¼	SW	¼	Section	18	Township	16	North	Range	10	East	DOU	County
						Subdivision	Tree Farm				Lot		
ROW	ARE	Customer Rep	Clark			Engineer					W.O. #		



THE SW CORNER OF THE  
E1/2 OF THE SW1/4 OF  
SECTION 18-16-10  
POINT OF COMMENCEMENT

**LEGAL DESCRIPTION**

A 60.00 FOOT WIDE STRIP OF LAND LYING WITHIN THE THE EAST 1/2 OF THE SW1/4 OF SECTION 18, T16N, R10E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST 1/2; THENCE S89°54'34"E (BEARINGS REFERENCED TO THE DOUGLAS/SARPY COUNTY LOW DISTORTION PROJECTION) 640.89 FEET ON THE SOUTH LINE OF SAID SW1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING S89°54'34"E 60.00 FEET ON THE SOUTH LINE OF SAID SW 1/4; THENCE N00°07'08"E 1987.00 FEET; THENCE N89°54'34"W 60.00 FEET ON A LINE 1987.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SW1/4; THENCE S00°07'08"W 1987.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 119,220 SQUARE FEET OR 2.74 ACRES

	Job Number: 200-21-86C thompson, dreessen & dorner, inc. 10836 Old Mill Rd Omaha, NE 68154 p.402.330.8860 f.402.330.5866 td2co.com	Date: JULY 9, 2021 Drawn By: DHN Reviewed By: CED Revision Date:	<h1>EXHIBIT " A "</h1>	Book Page