

FINAL PLAT OF PRUEHS REPLAT

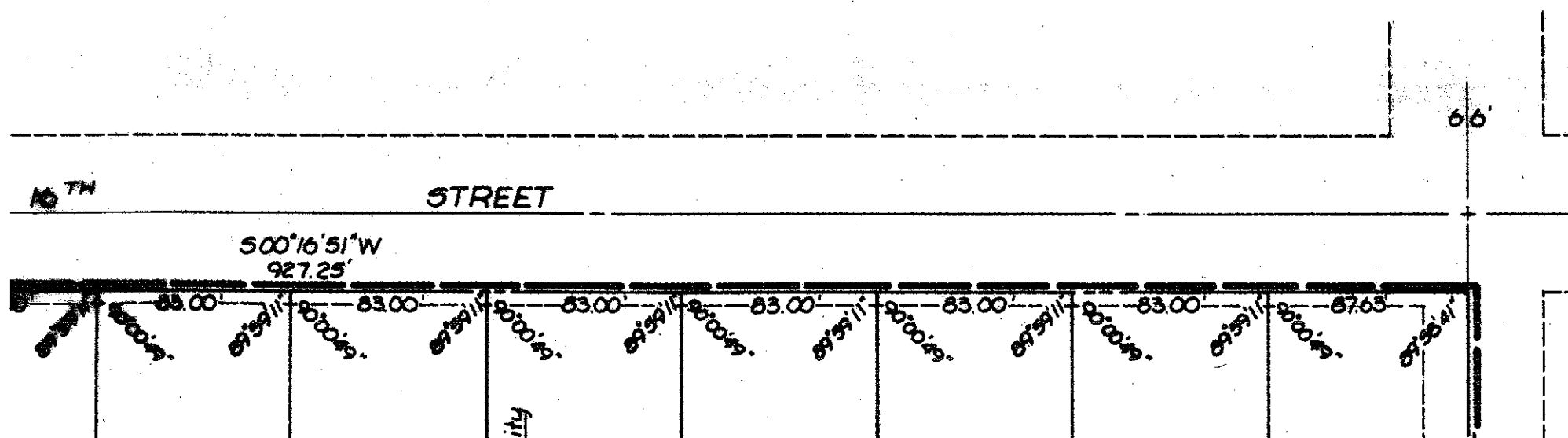
1 THRU 22 INCLUSIVE, BEING A REPLAT OF BLOCKS 82, 110 AND 119, AND INCLUDED STREETS AND ALLEYS THEREIN, OF THE ORIGINAL TOWN OF FORT CALHOUN

SURVEYOR'S CERTIFICATE:

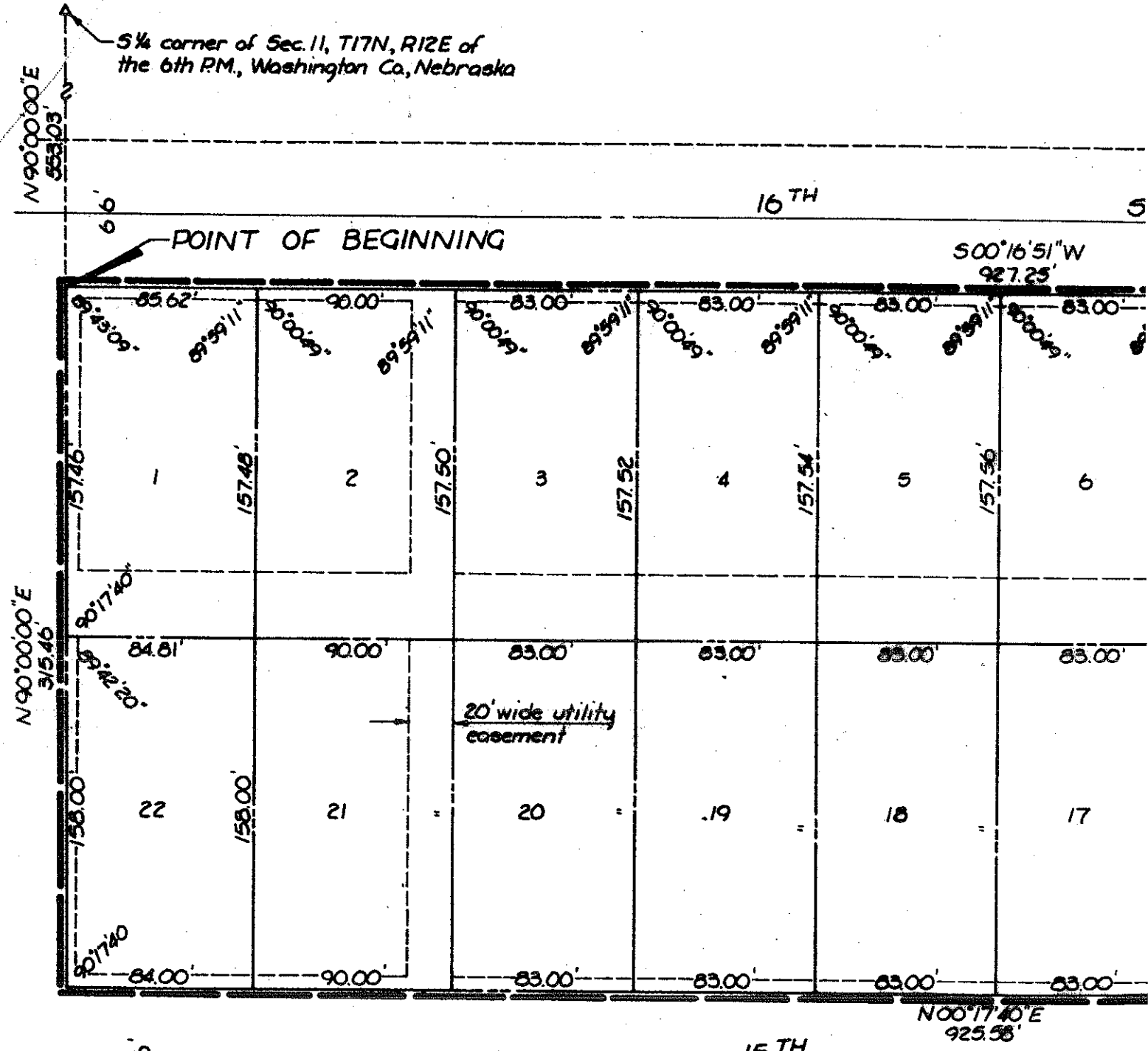
I hereby certify that I have measured and placed at all angle points on the said subdivision to be known as P including the vacated streets and particularly described as follows

From the South 1/4 corner of Section 5 and assuming the South line of the South line a distance of 993.03 ft Calhoun; thence continuing East or thence N 00°17'40" E along the East the centerline of vacated Madison street; thence S 00°16'51" W along containing a calculated area of 6

Dated this 22ND of Oc



LOTS 1 THRU 22 INCL THE VACATED STREETS AND



NOV 41 3U W
3/5/66

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT we, John Pruehs and Elfriede Pruehs, husband and wife, whose signatures appear below, the owners as joint tenants with right of survivorship and not as tenants in common, and proprietors of the land described within the Surveyor's Certificate hereupon and embraced within this plat, have caused the same to be subdivided into lots numbered as shown, and to be hereafter known as Pruehs Replat of Blocks 82, 110 and 119 of the Original Town of Fort Calhoun, Nebraska, including the vacated streets and alleys therein, and we do hereby ratify and approve of the disposition of our property as shown on this plat.

FURTHER THAT, we do hereby grant a perpetual easement and right-of-way to the Omaha Public Power District and to the Blair Telephone Company, their successors and assigns, to erect, operate, maintain, repair and renew poles, wires, cross-arms, downguys 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 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 abutting all front and side boundary lot lines, a thirty (30') foot wide strip over, through, under and across Lots One (1) through Eleven (11) inclusive as shown on this plat, a twenty (20') foot wide strip over, through, under and across Lots Eleven (11) and Twelve (12) inclusive, as shown on this plat, and a twenty (20') foot wide strip over, through, under and across Lots Two (2) and Twenty-one (21) as shown on this plat.

FURTHER THAT, we do hereby grant a perpetual easement and right-of-way to the Metropolitan Utilities District of Omaha, Nebraska, their successors and assigns, to erect, install, operate, maintain, repair and renew gas pipelines and related facilities, and to extend thereon pipes for the transmission of gas on a thirty (30') foot wide strip over, through, under and across Lots One (1) through Eleven (11) inclusive, as shown on this plat, a twenty (20') foot wide strip over, through, under and across Lots Eleven (11) and Twelve (12) inclusive, as shown on this plat, and a twenty (20') foot wide strip over, through, under and across Lots Two (2) and Twenty-one (21) inclusive as shown on this plat.

FURTHER THAT, we do hereby grant a perpetual easement and right-of-way to the City of Fort Calhoun, Washington County, Nebraska, its successors and assigns, to enter on the real estate hereinafter described at any time that it may seem fit, and install, construct, maintain, alter, operate and repair underground pipelines and surface manholes for the purposes of conveying water and/or sewerage through and under the lands hereinafter described, together with the right to refill ditches and trenches for the location of such pipelines, manholes and mains, and the further right to remove trees, bushes, undergrowth, crops and other constructions interfering with the location, construction and maintenance of such pipelines, on a thirty (30') foot wide strip over, through, under and across Lots One (1) through Eleven (11) inclusive, as shown on this plat, a twenty (20') foot wide strip over, through, under and across Lots Eleven (11) and Twelve (12) inclusive, as shown on this plat, and a twenty (20') foot wide strip over, through, under and across Lots Two (2) and Twenty-one (21) inclusive, as shown on this plat.

FURTHER THAT neither we nor our heirs, successors, agents or assigns shall erect or construct any structure, shed or building of a temporary or permanent nature in the area of the easements and rights-of-way described herein, nor shall we, our heirs, successors, agents or assigns drill or operate any well, place any underground fixtures of any kind, or construct any obstacle above or below ground on the easements and rights-of-way herein described, nor shall they add to the ground cover over the pipeline or pipelines, manholes, poles, wires, crossarms, downguys and anchors, cables, conduits, and other related facilities, or the appurtenances thereto, but easements and rights-of-way may be used for gardens, shrubs, landscaping and other purposes that do not now or later interfere with the aforesaid uses or rights herein granted.

Dated: October 22, 1979

John Pruehs
John Pruehs

Elfriede Pruehs
Elfriede Pruehs

ACKNOWLEDGEMENT:

STATE OF NEBRASKA) SS.
COUNTY OF DOUGLAS)

On this 22 day of October, 1979, before me a Notary Public in and for said County, personally came the above-named John Pruehs and Elfriede Pruehs, husband and wife, who are personally known by me to be the identical persons whose names are affixed to this instrument as the Owners, as joint tenants with right of survivorship and not as tenants in common, of the real property described within the Surveyor's Certificate hereon, and who before me and in my presence executed the above and foregoing Dedication, and who individually acknowledged that the execution thereof was their free and voluntary act and deed.

DANGBERG
& ASSOCIATES
Omaha
CONSULTING ENGINEERS SURV

FINAL PLAT

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