

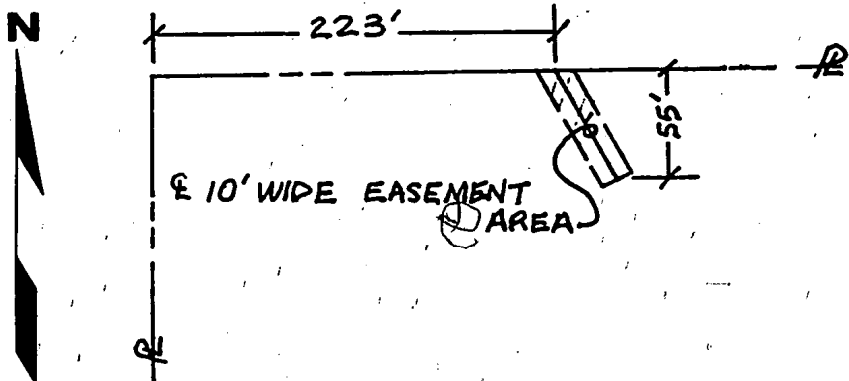
BOOK 764 PAGE 696  
RIGHT-OF-WAY EASEMENT

I, TAL ANDERSON Owner(s)

of the real estate described as follows, and hereafter referred to as "Grantor",  
The West 1/2 of the SW 1/4 of the SW 1/4 of Section 17, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, lying South of the South property line of Webster Street and less roads and all more particularly described as follows:

Referring to the Southwest corner of said Quarter Quarter Section, thence Easterly (N 89°31'35" E) a distance of 655.49 feet along the South line of said Quarter Quarter Section; thence Northerly deflecting .089 degrees, 28 minutes left (N 0°03'35" E) a distance of 75.19 feet along the property line of the grantor to the Point of Beginning. Thence Northerly deflecting 00 degrees, 00 minutes (N 0°03'35" E) along the property line of the grantor, a distance of 81.60 feet; thence Northerly on a 257.58 foot radius curve to the right, deflection to the initial tangent being 032 degrees, 23 minutes left, a distance of 145.73 feet subtending a central angle of 032 degrees, 25 minutes, ....LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE....

In consideration of the sum of One Dollar (\$1.00) and other valuable consideration, ~~which is not stated herein~~ I hereby acknowledged, do hereby grant to the OMAHA PUBLIC POWER DISTRICT, a public corporation, its successors and assigns, referred to as "Grantee", a permanent right of way easement to install, operate, maintain, ~~replace~~, replace, and renew its electric facilities over, upon, above, along, under, in and across the following described real estate, to wit:



CONDITIONS:

- (a) Where Grantee's facilities are constructed Grantees shall have the right to operate, maintain, repair, replace and renew said facilities consisting of poles, wires, cables, fixtures, guys and anchors and other instrumentalities 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) The Grantees shall have the right of ingress and egress across the Grantor's property for any purpose hereinbefore granted. Such ingress and egress shall be exercised in a reasonable manner.
- (c) Where Grantee's facilities have been installed, no trees, permanent buildings or other structures shall be placed in or encroach the easement and no change of grade elevation or any excavations shall be made therein without prior written approval of the Grantees, but the same may be used for landscaping or other purposes that do not then or later interfere with the granted easement uses.
- (d) Where Grantee's facilities are placed adjacent to Grantor's property line, Grantor hereby grants the owner of said adjacent property, or his agent, reasonable access to Grantee's facilities.
- (e) It is further agreed that 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 whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

IN WITNESS WHEREOF, the parties hereto have signed their names and caused the execution of this instrument this 21 day of January, 19 86.

X Tal Anderson

STATE OF Nebraska  
COUNTY OF Douglas

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

On this 21 day of January 1986,  
before me the undersigned, a Notary Public in and  
for said County, personally came Pat

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
before me the undersigned, a Notary Public in and  
for said County and State, personally appeared \_\_\_\_\_

Anderson  
President of \_\_\_\_\_

\_\_\_\_\_

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  
his voluntary act and deed for  
the purpose therein expressed.

personally to me known to be the identical person(s)  
and who acknowledged the execution thereof to be  
\_\_\_\_\_ voluntary act and deed for  
the purpose therein expressed.

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

Witness my hand and Notarial Seal the date above  
written.

Barbara E. Lusk  
NOTARY PUBLIC

\_\_\_\_\_  
NOTARY PUBLIC

GENERAL NOTARY-STATE of Nebraska  
My Commission BARBARA E. LUSK 11/30/89  
My Comm. Exp. \_\_\_\_\_

My Commission expires: \_\_\_\_\_

thence Northerly deflecting 00 degrees, 00 minutes (N 0°05'35" E) a distance of 146.83 feet along the West edge of Webster Street; thence Northerly on a 177.58 foot radius curve to the left, deflection to the initial tangent being 00 degrees, 00 minutes, a distance of 279.07 feet (arc distance) subtending a central angle of 090 degrees, 03 minutes; thence Westerly (N 88°58'04.2" W) deflecting 00 degrees, 57 minutes right and along the South edge of Webster Street, a distance of 393.01 feet, to a point 45 feet East of the West line of Section 17, which point also is the East line of 120th Street Right-of-Way; thence Southerly deflection 090 degrees, 57 minutes left (S 0°03'11.8" W) and parallel to the West line of the Section, a distance of 387.08 feet to the North line of Nebraska State Highway discharge ramp; thence Southeasterly deflecting 061 degrees, 02 minutes left (S 60°58'48.2" E) a distance of 178.22 feet; thence Southeasterly on a 616.62 foot radius curve to the left, deflection to the initial tangent being 004 degrees, 01 minutes left, a distance of 220.26 feet (arc) subtending a central angle of 020 degrees, 28 minutes; thence Easterly (S 84°47'17" E) deflecting 000 degrees, 39 minutes to the right along the North edge of discharge ramp, Right-of-Way (which has no ingress or egress) a distance of 243.63 feet act. (243.59 plat) to the Point of Beginning. Contains 279,543.30 square feet or 6.42 acres more or less.

Subject to an easement over the following tract: Referring to the SW corner of said Section 17; thence N 89°31'35" E for 655.49 feet and N 0°03'35" E a distance of 75.19 feet to the Point of Beginning; thence N 0°03'35" E a distance of 81.60 feet; thence N 32°23' W a distance of 16.87 feet; thence S 0°03'35" W on a line parallel to the East line of the property and 10 feet equidistant therefrom proceeding 92.58 feet; thence S 84°46'17" E along the North line of Nebraska State Highway discharge ramp a distance of 10.05 feet to the Point of Beginning.

RETURN TO:  
OMAHA PUBLIC POWER DISTRICT  
1623 HARNEY ST. -RM. 401  
OMAHA, NE 68102

Distribution Engineer RLL Date 1-24-86 Property Management: RLK Date 1-23-86

Recorded in Misc. Book No. \_\_\_\_\_ at Page No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

SW 1/4 Section 17 Township 15 North, Range 12 East

Salesman Wilkins Engineer Wilkins Est. # 8502306 W.O. # 3891

2111 MISP  
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GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

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