



1283 505 MISC



03093 99 505-507

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Stamp Tax

Date

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By

RICHARD H. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

99 MAR -1 PM 2:18

RECEIVED

RECORDING INFORMATION ABOVE

R/W #9804702NE

EASEMENT AGREEMENT

The undersigned Grantor(s) for and in consideration of ONE  
Dollars (\$1.00) and other good and valuable  
consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto  
U S WEST Communications, Inc., a Colorado corporation, hereinafter referred to as "Grantee"  
whose address is 700 W. MINERAL, LITTLETON, CO 80120, its successors, assigns, lessees,  
licensees and agents a perpetual easement to construct, reconstruct, modify, change, add to,  
operate, maintain and remove such telecommunications cabling, wiring, or conduit, from time to  
time, as Grantee may require under  
the following described land situated in the County of DOUGLAS, State  
of NEBRASKA, to a depth not to exceed five (5) feet below grade.  
which Grantor owns or in which the Grantor has any interest, to wit:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A  
PART HEREOF.  
Grantor further conveys to Grantee the following incidental rights:

- (1) The right of ingress and egress over and across the lands of Grantor to and from  
the above-described property as reasonably necessary to construct and maintain the improvements  
within the above described easement.

Grantee shall indemnify Grantor for all damage caused to Grantor and repair and replace any and all  
signage, parking, landscaping and any other improvements or appurtenances within and about the easement  
area at Grantee's sole expense incurred as a result of Grantee's exercise of the rights and privileges  
herein granted. Grantee shall have no responsibility for pre-existing environmental contamination  
or liabilities.

Grantor reserves the right to occupy, use and cultivate said easement for all purposes not  
inconsistent with the rights herein granted.

Grantor covenants that he/she/they is/are the fee simple owner of said land or in which the  
Grantor has any interest and will warrant and defend title to the land against all claims.

Grantor hereby covenants that no building, will be constructed, erected, built or permitted on said easement  
area and no change will be made to the subsurface of the easement area. Grantor shall be free to place any  
other improvements upon, above or below the easement area, including but not limited to landscaping,  
parking, any conduit lines not interfering with Grantee's use and any other improvements not  
otherwise prohibited herein.

The rights, conditions and provisions of this easement shall inure to the benefit of and be binding  
upon the heirs executors, administrators, successors and assigns of the respective parties hereto.

3093 MC 12142  
FEES 50 FB  
BKP COMP QVO COMP 10  
DEL SCAN dk FY

Proj No. US WEST - EASEMENT

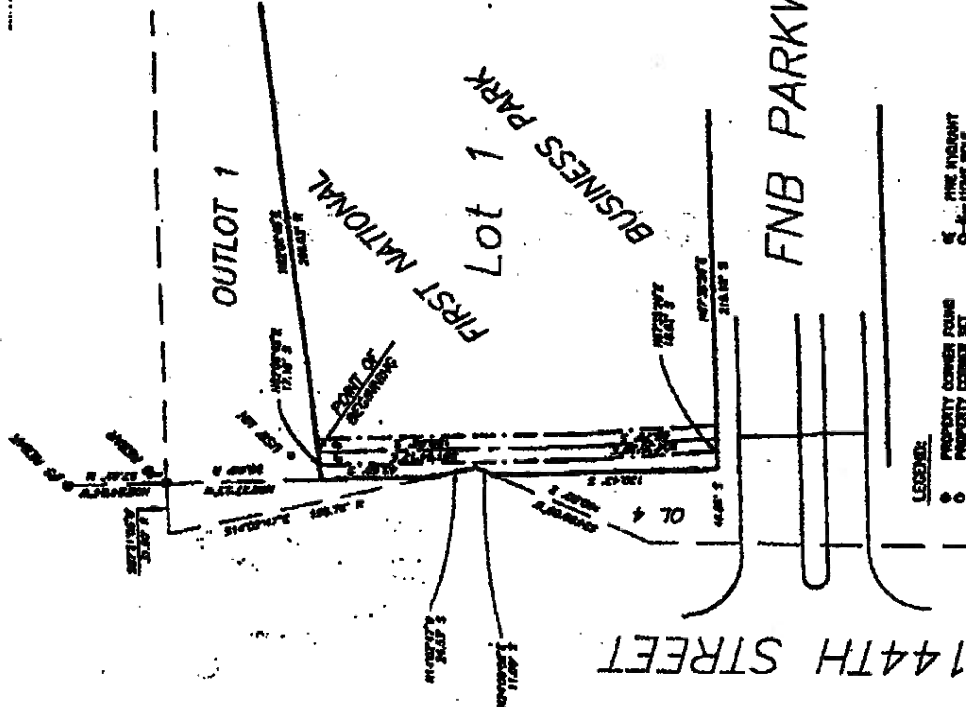
Loc. Lot 1, First National  
Business Park

LEGAL DESCRIPTION

A strip of land 8.0 feet in width, being a portion of Lot 1, FIRST NATIONAL BUSINESS PARK, a subdivision in Douglas County, Nebraska, said strip being all of that land lying between lines parallel with and 3.0 feet on each side of the following described centerline and said centerline prolonged:

Commencing at the northwest corner of said Lot 1; thence along the northerly line of said Lot 1, North 83 degrees 06 minutes 45 seconds East, 17.15 feet to the Point of Beginning of said Centerline thence South 01 degrees 54 minutes 17 seconds East, 150.68 feet thence South 04 degrees 35 minutes 39 seconds East, 80.79 feet to a point on a southerly line of said Lot 1 and the terminus of said centerline, which point bears North 87 degrees 35 minutes 20 seconds East, 18.63 feet from the southeast corner of said Lot 1.

Legal Description is based on an actual on-the-ground survey of the centerline of an existing US WEST cable as located in the field April 25, 1987.



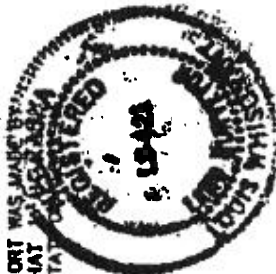
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

*Louis R. Whisonant*  
LOUIS R. WHISONANT L.S. #121 DATED: 4/30/87



Scale 1" = 80 ft



**Louis Surveying**  
12100 West Center Road, Suite 522A  
Omaha, NE. 68144 (402-334-7982)

L.S. 11