FILED FOR RECORD 12-11-89 AT 3:27 pm INSTRU # 89-17181

REGISTER OF DEEDS SARPY COUNTY NE

11.50

89-17181

RATIFICATION OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, J. K. CO., LTD, a Nebraska Limited Partnership, being the record owner of the real property described in the Plat of Fontenelle Hills IV, as recorded in the Office of the Register of Deeds of Sarpy County, Nebraska, as Instrument No. 89-13133 on September 27, 1989, do hereby ratify said Dedication and approve of the disposition of said property as shown on said Plat. We further join in the grant of a perpetual easement to Omaha Public Power District (OPPD) and U. S. West Communications, INC. (USWC), and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair and renew cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current and light, heat and power, and for the transmission of signals and sounds of all kinds, including signals provided by a cable television system and their reception on, over, through, under and across a five foot (5') wide strip of land adjoining the front and side boundary lot lines and an eight foot (8') wide strip of land adjoining the rear boundary lines of all lots. No permanent buildings or retaining walls shall be placed in the said easement, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with aforesaid uses or rights herein granted.

IN WITNESS WHEREOF, we do execute and sign this Dedication on this 8th day of December, 1989.

J. K. CO., LTD., by R. JOE DENNIS,
GENERAL PARTNER

STATE OF NEBRASKA)
) SS:
COUNTY OF SARPY)

On this 8th day of December, 1989, appeared before me R. JOE DENNIS as General Partner of J. K. CO., LTD., a Nebraska limited partnership and acknowledged the execution thereof.

Virginia D. Brooks
NOTARY PUBLIC

GENERAL NOTARY-State of Nebraska
VIRGINIA D. BROOKS
My Comm. Exp. Aug. 8, 1990

17181