

John O Bachman
CARNES, MILLER, PARKING &
HODGSON
1000A REGENCY CIRCLE, 2ND
OMAHA, NE 68114 47-6281880

97-001279

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Glenn J. Bachman
REGISTER OF DEEDS

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97-01279

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January 9, 1997

Doc. # _____

RIGHT-OF-WAY EASEMENT

HIDDEN VALLEY RANCHES, INC., a Nebraska corporation, owner of the real estate described as follows, and hereafter referred to as "Grantor",

Lot One (1) through and including Lot Twenty-two (22) and Lot Twenty-four (24), all in Hidden Valley Ranches Addition as surveyed, platted and recorded in Sarpy County, Nebraska.

in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to the OMAHA PUBLIC POWER DISTRICT, a public corporation, its successors and assigns, hereafter referred to as "District", a permanent right of way easement with rights of ingress and egress thereto, to construct, operate, maintain, replace and remove its underground electric facilities, consisting of cables, wires, conduits, manholes, drains, splicing boxes and other appurtenances, upon, over, along and under the following described real estate, to wit:

A Seventeen feet (17') strip of land along and abutting Saddle Drive, Hidden Valley Drive, 78th Circle and 79th Circle and over Lot One (1) through and including Lot Twenty-two (22) and Lot Twenty-four (24) of said Hidden Valley Ranches Addition.

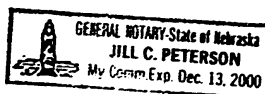
(See Exhibit "A" attached for sketch of easement area.)

The Grantor hereby grants to the District, its successors and assigns, the right, privilege and authority to clear all trees, roots, brush, and other obstructions from the surface and subsurface of said strip and to temporarily open any fences crossing said strip. Grantor agrees that grade shall not be reduced more than One foot (1') in elevation without the prior approval of the District. The Grantor understands that a single pole and appurtenances may be used to provide service to this property.

In granting this easement, it is understood that said cables shall be buried below plow depth in order to not interfere with the ordinary cultivation of the strip. Damages to fences and growing crops arising from the construction and maintenance of the aforesaid system shall be paid for by the District.

The Grantor covenants that he/she/they has/have lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her/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 Owner(s) have executed this instrument this 21 day of January, 1997.



1-21-97
Jill Peterson

HIDDEN VALLEY RANCHES, INC, a Nebraska Corporation

Timothy W. Long President

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