



BK 1429 PG 131-133



MISC 2002 05556

STICHARDT TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

2002 MAR 14 PM 3:32

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Joint

February 11, 2002

Doc.# \_\_\_\_\_

**JOINT UTILITY EASEMENT**

JAMES F. AND EVANNE MAGUIRE

Owner(s) of the real estate described as follows, and hereafter referred to as "Grantor",

Lot. One (1) of Loneragan Woods, as surveyed, platted and recorded in Douglas 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, Qwest Communications, and any other company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, a permanent utility easement to erect, operate, maintain, repair, and renew poles, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electrical current for light, heat and power and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over through, under and across the following described real estate, to wit:

See Exhibit "A" attached hereto for a drawing of the easement area.

The Grantor hereby grants to said Utilities, their 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.

No permanent buildings or retaining walls shall be placed in the easement area, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights granted herein.

The Grantor covenants that he/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 Utilities 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 7 day of MARCH, 2002.

OWNERS SIGNATURE(S)

*James F. Maguire*  
*Evanne Maguire*

RETURN TO:  
OMAHA PUBLIC POWER DISTRICT  
% Right of Way 6W/EP1  
444 South 15th Street Mall  
Omaha, NE 68102-2247

CORPORATE ACKNOWLEDGMENT

STATE OF Nebraska  
 COUNTY OF Douglas

On this 9 day of March, 2002, before me the undersigned, a Notary Public in and for said County, personally came Michael & Leah President of St. Vincent's Corporation

\_\_\_\_\_ 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 \_\_\_\_\_ voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

*Sandra L. Lund*  
 NOTARY PUBLIC



INDIVIDUAL ACKNOWLEDGMENT

STATE OF Nebraska  
 COUNTY OF Douglas

On this 9th day of March, 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared JAMES F. FORD FORD SHARON F. FORD

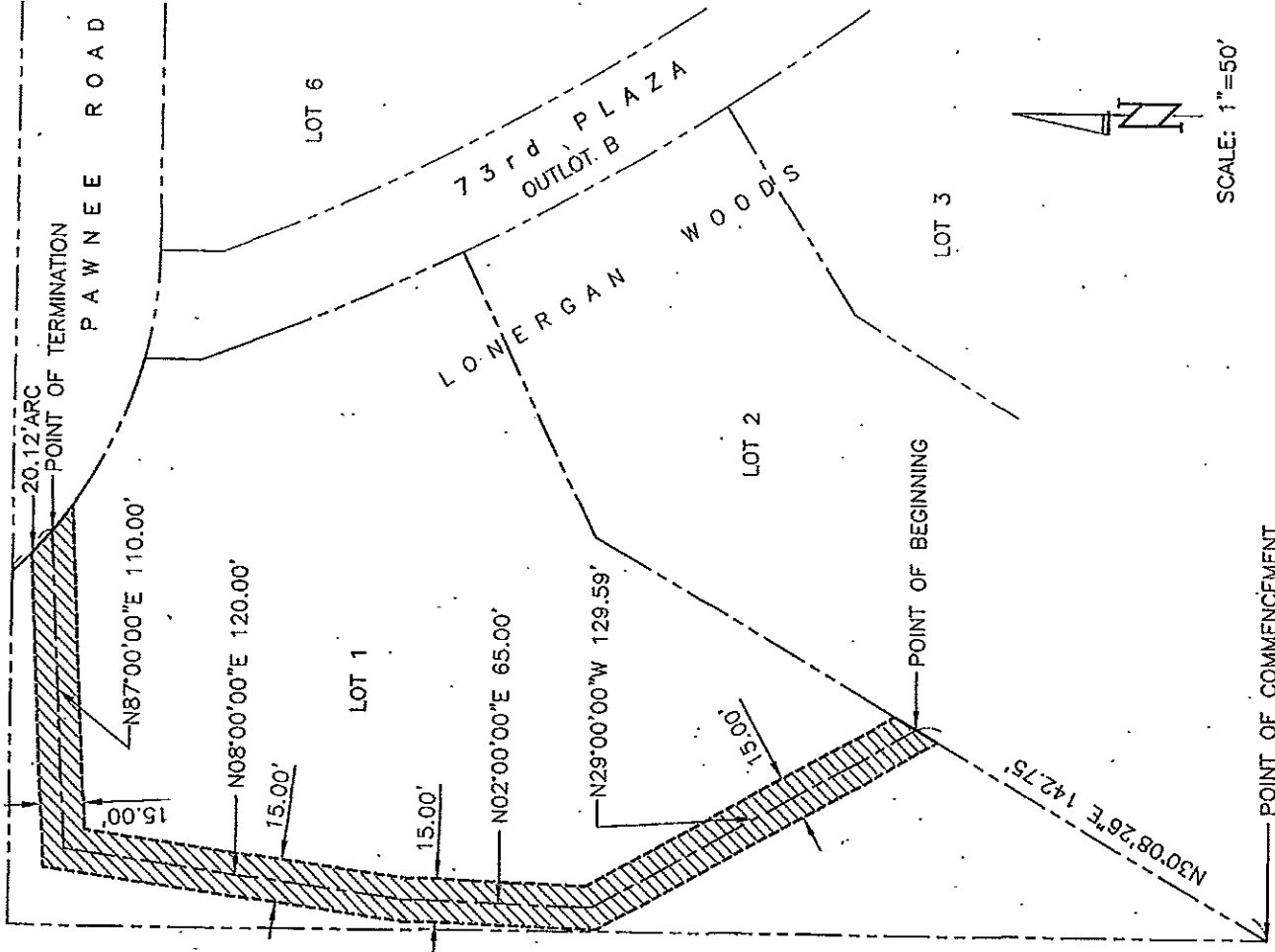
\_\_\_\_\_ personally to me known to be the identical person(s) and who acknowledged the execution thereof to be voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

*Sandra L. Lund*  
 NOTARY PUBLIC



NE ¼ Section 11, T. 16 N, R. 12 E, County Douglas, ROW RAM  
 Rep Wilkins Eng Gabriel Serv Req # W.O.# 96069-01



SCALE: 1"=50'

**EASEMENT DESCRIPTION**

A 15.00 FOOT WIDE STRIP OF LAND LYING WITHIN LOT 1, LONERGAN WOODS, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, THE CENTERLINE OF SAID 15.00 FOOT WIDE STRIP OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID LOT 1;

THENCE N30°08'26"E (ASSUMED BEARING) 142.75 FEET ON THE SOUTHEASTERLY LINE OF SAID LOT 1 TO THE POINT OF BEGINNING;

THENCE N29°00'00"W 129.59 FEET;

THENCE N02°00'00"E 65.00 FEET;

THENCE N08°00'00"E 120.00 FEET;

THENCE N87°00'00"E 110.00 FEET TO THE NORTHERLY LINE OF SAID LOT 1 AND THE POINT OF TERMINATION, SAID POINT BEING AN ARC DISTANCE OF 20.12 FEET FROM A NORTHERLY CORNER OF SAID LOT 1, WITH THE OUTER LIMITS OF SAID 15.00 FOOT WIDE STRIP OF LAND BEING EXTENDED TO MEET THE SOUTHEASTERLY AND NORTHERLY LINES OF SAID LOT 1

MIKE LESCH  
 TD2 FILE NO.: 1107-105-EASE  
 THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860  
 DATE: JAN. 17, 2002