

DEDICATION

Know all men by these presents that we, Pepperwood Joint Venture, owners, a joint venture organized under the Nebraska Uniform Partnership Act, consisting of Nebraska Investment Services, Inc., a Nebraska Corporation, and BS&W Enterprises, a Nebraska Partnership. Also, Wycliffe, Ltd., a Nebraska Limited Partnership, mortgagee of the property described in the certification of survey and embraced within the plat have caused said land to be subdivided into lots and streets and to be numbered and named as shown, said subdivision to be hereinafter known as Pepperwood (Lots 314 thru 680 inclusive) and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant the sewer and drainage easements and pedestrian easements all as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, and N.W. Bell Telephone Company, 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, poles, wires, cables, conduits and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat and power and for 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 a five foot (5') wide strip of land abutting all front and side boundary lot lines; an eight foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is herein defined as those lots forming the outer perimeter of the above described addition. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide strip when the adjacent land is surveyed, platted and recorded, and we do further grant a perpetual easement to Metropolitan Utilities District of Omaha, their successors and assigns, to erect, install, operate, maintain, repair and renew, pipelines, hydrants, and other related facilities, and to extend thereon pipes for the transmission of gas and water on, through, under and across a five foot (5') wide strip of land abutting all cul-de-sac streets. No permanent buildings or retaining walls shall be placed in the said Easement ways, 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 right herein granted.