



MISC 2003181613

NICHARD M. LAWRENCE  
REGISTER OF DEEDS  
DUGLAS COUNTY, NE.



SEP 19 2003 14:12 P 8

RECEIVED

August 28, 2003

*Misc 8*

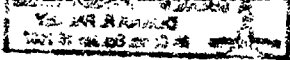
FEE	65.00	OJ-30530
Doc.#		FB OJ-30531
BKP		C/D
DEL		SCAN
		FP

**JOINT UTILITY EASEMENT**

*(5)*

STATE STREET INVESTMENTS, L.L.C.

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



*14*

*OJ-30530*  
*OJ-30531*

Lots 1 thru 21, Inclusive, and Lots 351 thru 364, Inclusive, and Lot 367 and Out Lots 1, 2, 7, 8, and 9, all in Pine Creek Addition, an addition as surveyed, platted and recorded in Douglas County, Nebraska. Together with Lots 12 thru 20, Inclusive, Pine Creek Replat 1, 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, subject to matters of record, 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 attached exhibits for sketch of easement areas.)

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 Owners(s) have executed this instrument this 5<sup>th</sup> day of Sept, 2003.

**OWNERS SIGNATURE(S)**

*State Street Investments, L.L.C.*  
*David P. Ryan, Member*

RETURN TO:  
OMAHA PUBLIC POWER DISTRICT  
% Right of Way 6W/EPI  
444 South 16th Street Mall  
Omaha, NE 68102-2247

**CORPORATE ACKNOWLEDGMENT**

STATE OF

COUNTY OF

On this \_\_\_\_\_ day of \_\_\_\_\_, 2003, before me the undersigned, a Notary Public in and for said County, personally came

\_\_\_\_\_

President of \_\_\_\_\_ 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.

\_\_\_\_\_  
NOTARY PUBLIC

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF *Nebraska*

COUNTY OF *Douglas*

On this 5 day of September, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared

State Street Investments, LLC

Robert P. Horgan

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

Witness my hand and Notarial Seal the date above written.

Donna R. Pauley  
NOTARY PUBLIC



# EXHIBIT "A"

## LEGAL DESCRIPTION

The South three foot (3') of the North eleven foot (11')  
of Lots 1 through 14, PINE CREEK,  
a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska



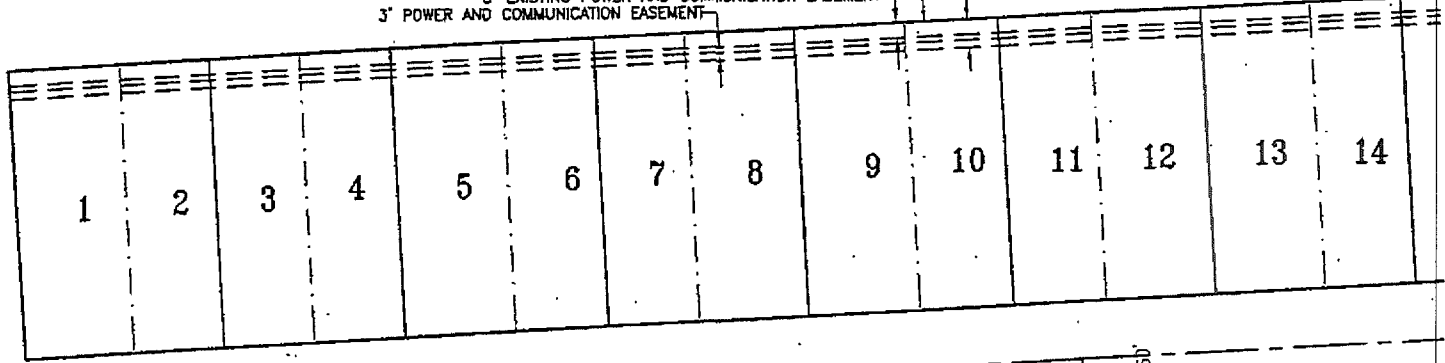
STATE STREET

3' POWER AND COMMUNICATION EASEMENT  
8' EXISTING POWER AND COMMUNICATION EASEMENT

75' Street Dedication

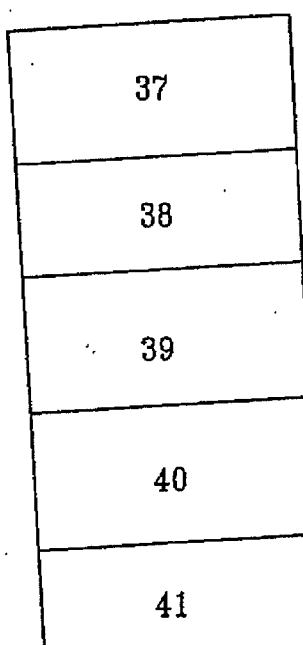
15' NOISE ATTENUATION EASEMENT TO THE CITY OF OMAHA & SID 473

CLEVELAND BOULEVARD

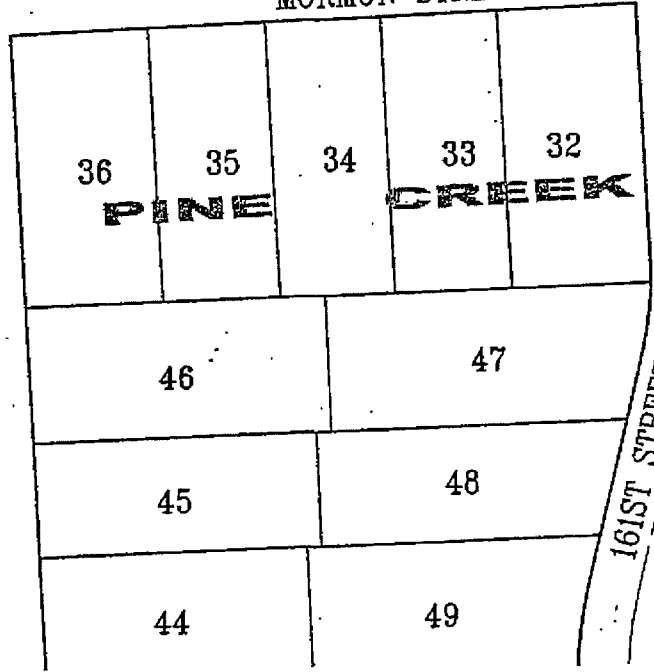


MORMON STREET

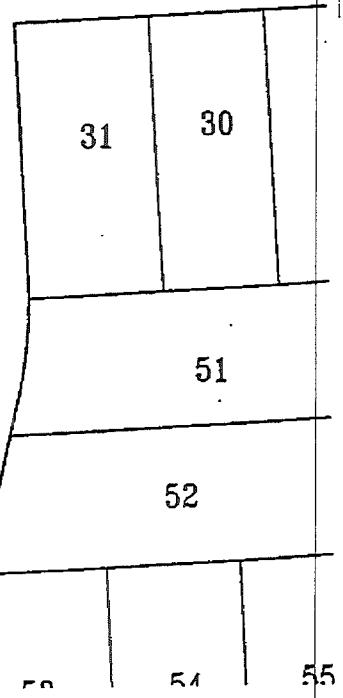
PINE CREEK



162ND STREET



161ST STREET



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Lamp, Rynearson & Associates, Inc.

WWW.LRA-INC.COM

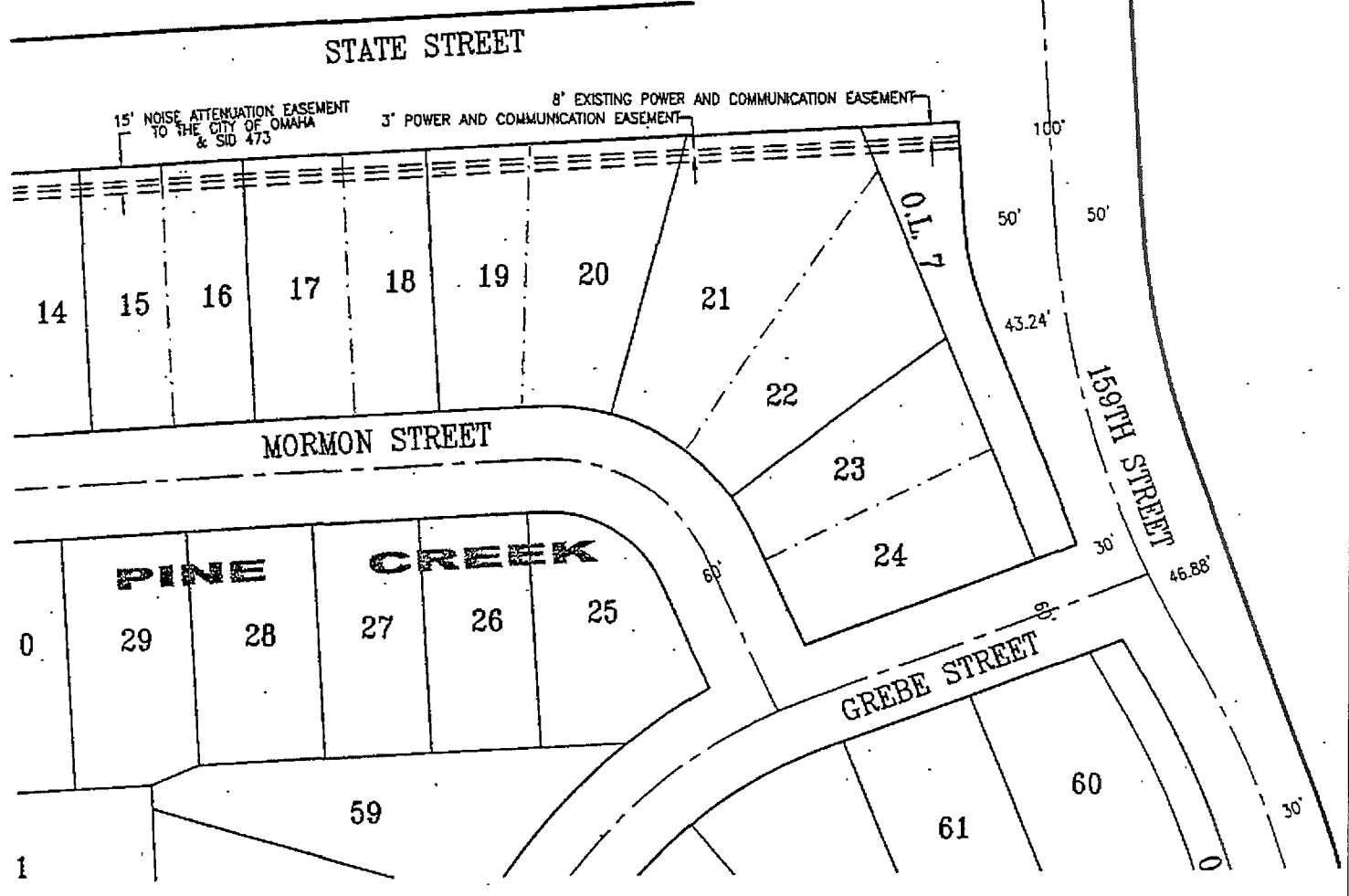
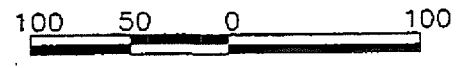
14710 West Dodge Road, Suite 100  
Omaha, Nebraska 68154-2027

(Ph) 402.496.2498  
(Fax) 402.496.2730

# EXHIBIT "B"

## LEGAL DESCRIPTION

The South three foot (3') of the North eleven foot (11') of Lots 15 through 21 and Outlot 7, PINE CREEK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska



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 Omaha, Nebraska 68154-2027

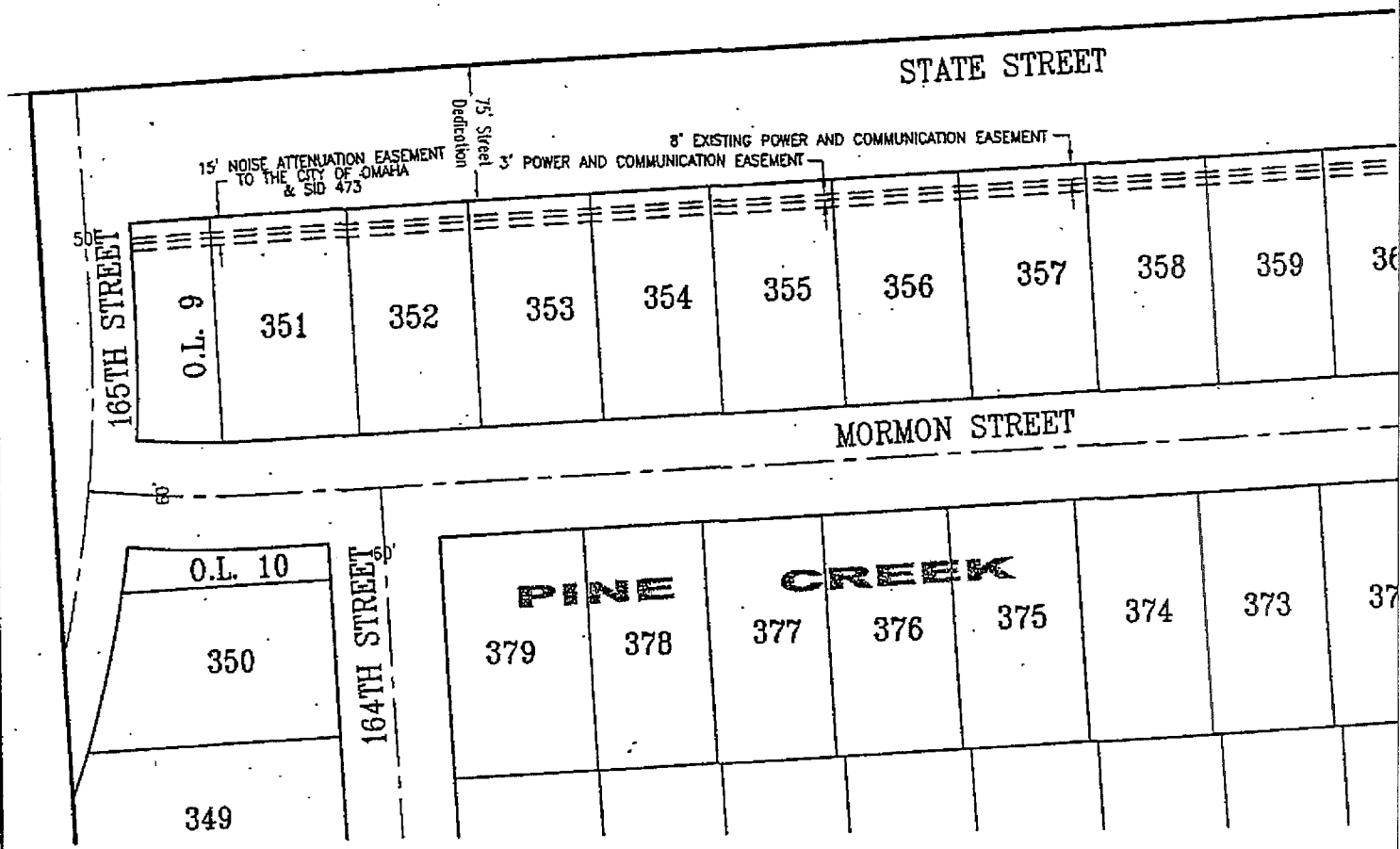
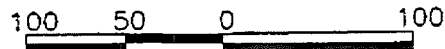
WWW.LRA-INC.COM  
 (Ph) 402.496.2498  
 (Fax) 402.496.2730

# EXHIBIT "C"



## LEGAL DESCRIPTION

The South three foot (3') of the North eleven foot (11')  
of Lots 351 through 359 and Outlot 9, PINE CREEK,  
a subdivision, as surveyed, plotted and recorded in Douglas County, Nebraska



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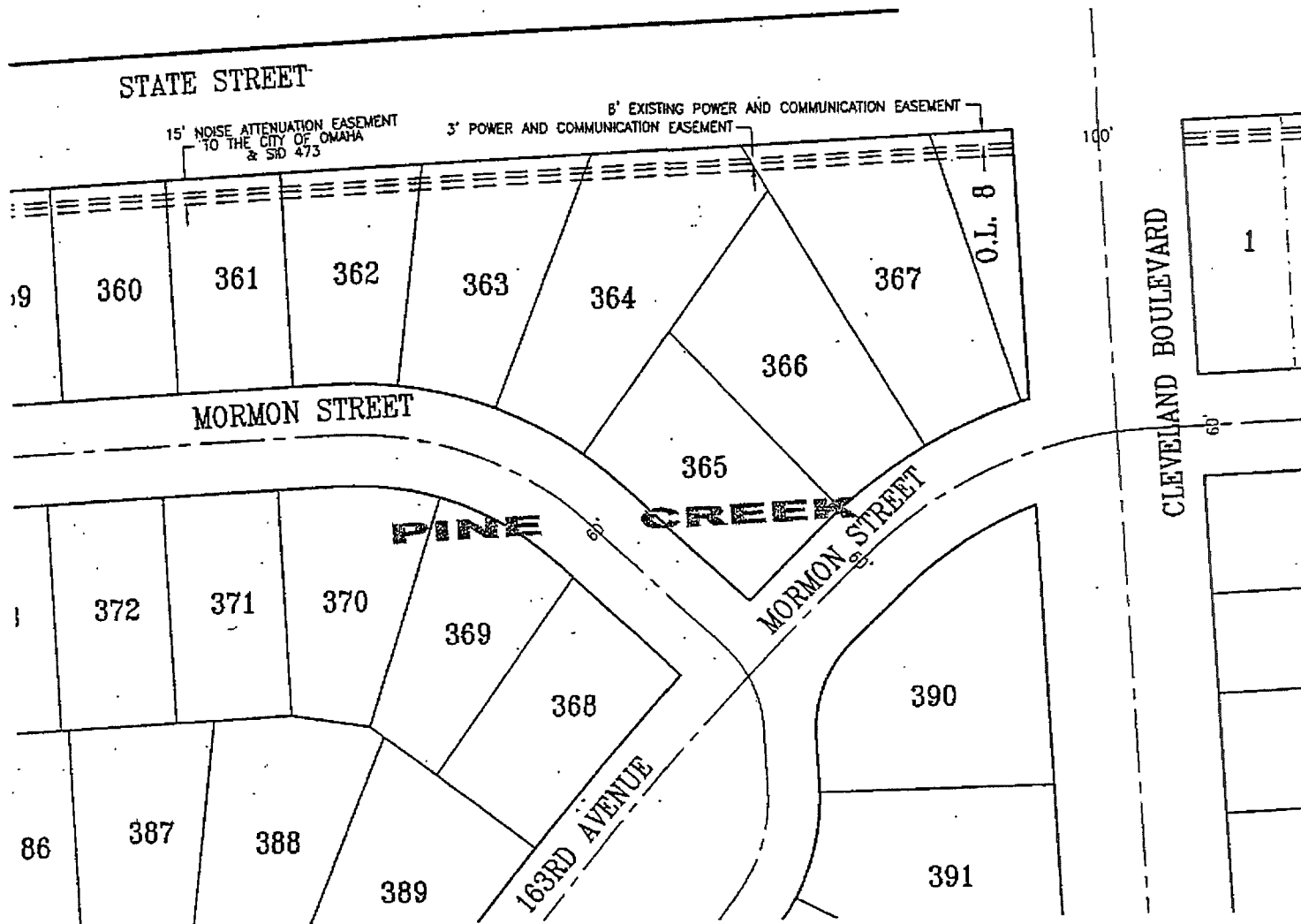
(Ph) 402.496.2498

(Fax) 402.496.2730

# EXHIBIT "D"

## LEGAL DESCRIPTION

The South three foot (3') of the North eleven foot (11') of Lots 360 through 364, and Lot 367, and Outlot B, PINE CREEK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska



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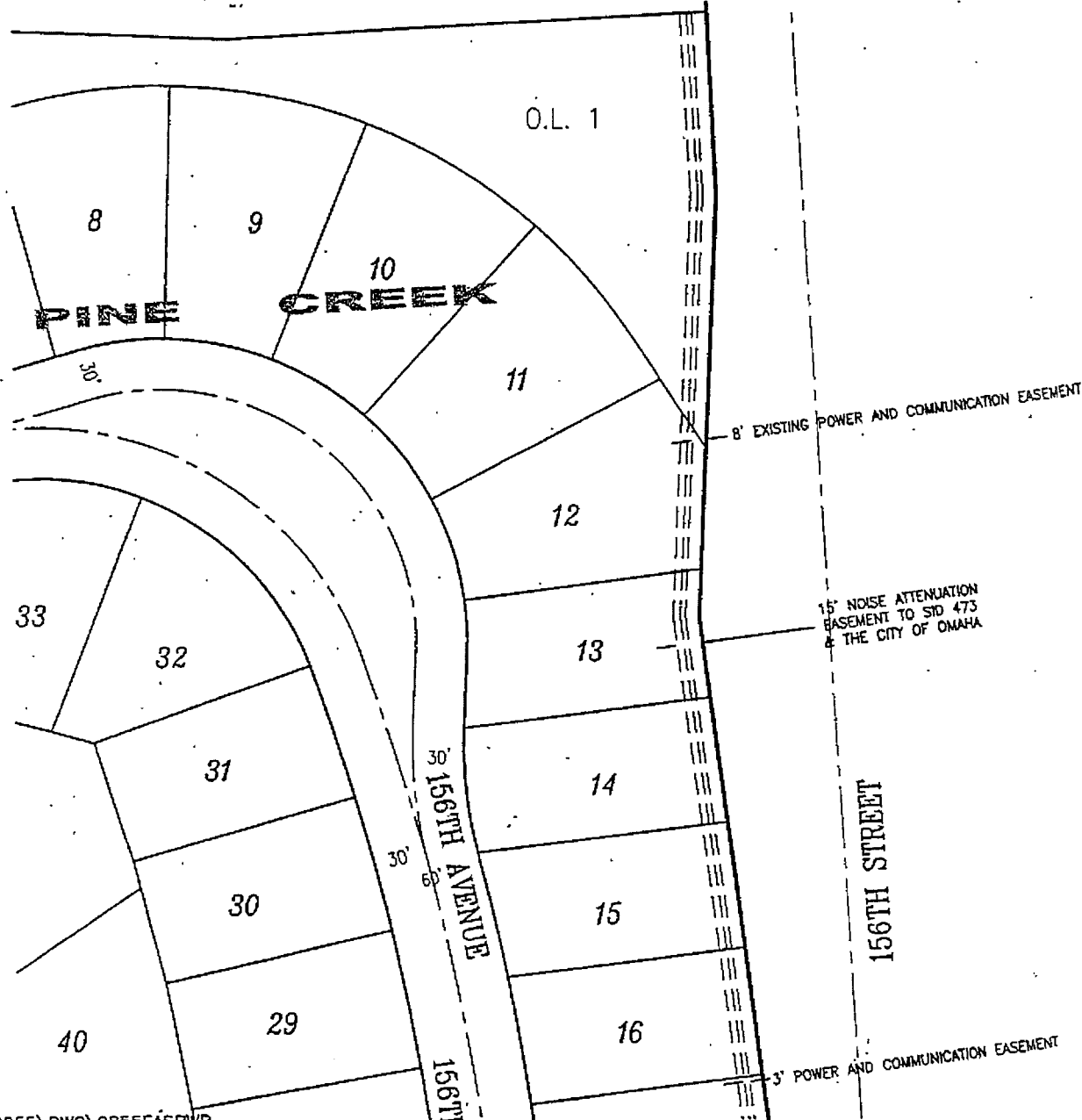
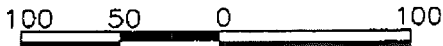
14740 West Dodge Road, Suite 100  
Omaha, Nebraska 68154-2027

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(Fax) 402.496.2730

# EXHIBIT "E"

## LEGAL DESCRIPTION

The West three foot (3') of the East eleven foot (11') of Lots 12 through 16, PINE CREEK REPLAT 1, and Outlot 1, PINE CREEK, subdivisions, as surveyed, platted and recorded in Douglas County, Nebraska.



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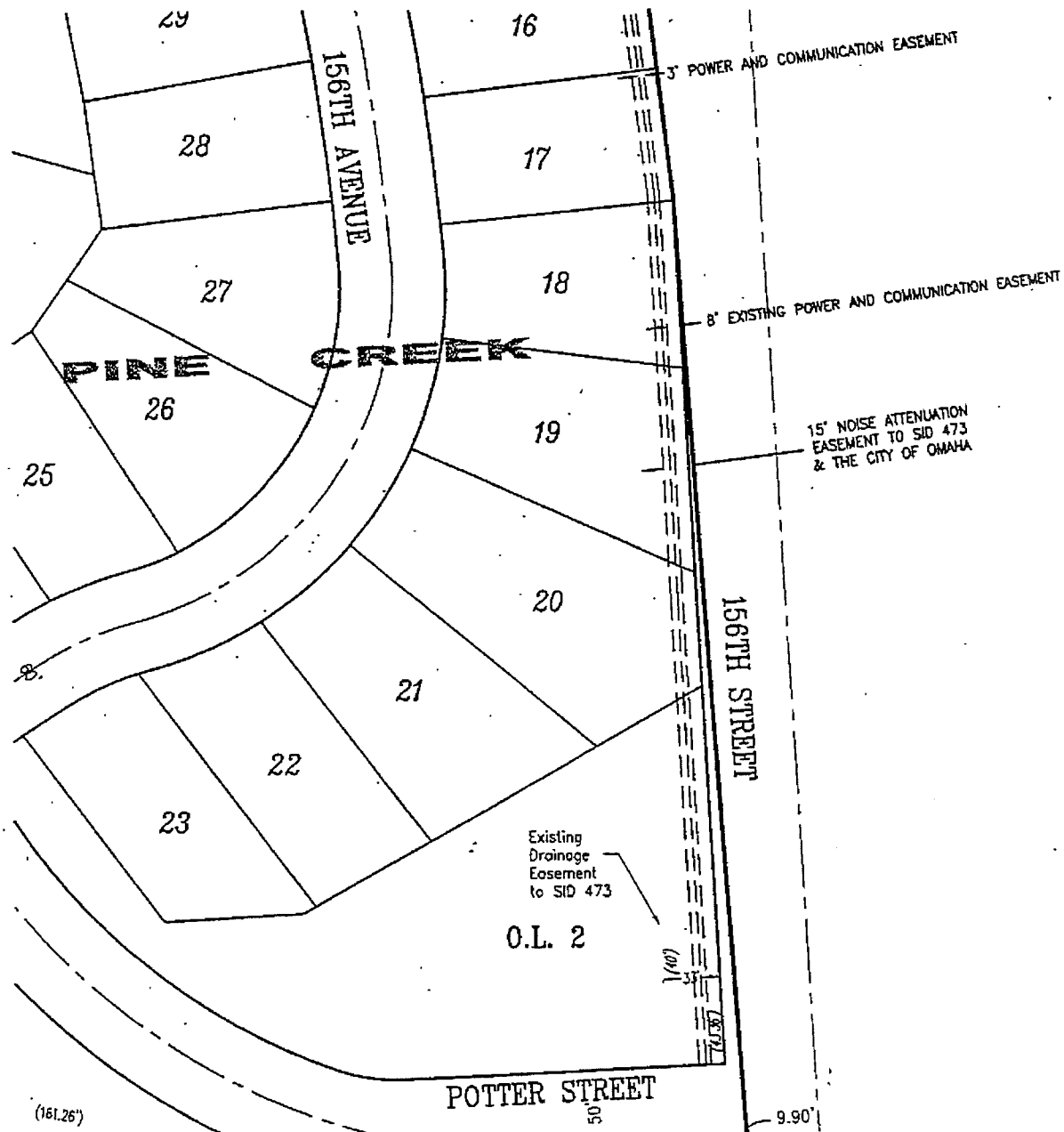
WWW.LRA-INC.COM

(Ph) 402.496.2498  
(Fax) 402.496.2730

# EXHIBIT "F"

## LEGAL DESCRIPTION

The West three foot (3') of the East eleven foot (11') of Lots 17, 18, 19, and 20, PINE CREEK REPLAT 1, and Outlot 2, PINE CREEK, subdivisions, as surveyed, platted and recorded in Douglas County, Nebraska.



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