



MISC 2005120516



SEP 26 2005 13:46 P 5

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 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP \_\_\_\_\_  
 24 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

UNG  
July 5, 2005

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
9/26/2005 13:46:24.83



2005120516

### RIGHT-OF-WAY EASEMENT

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

Lots One thru Six, and Lots Nine thru Thirty-one (1,2,3,4,5,6 & 9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31), Springbrook Replat One, an Addition 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, 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:

(See attached exhibits for sketch of easement and easement description.)

#### CONDITIONS:

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/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 26 day of September, 2005.

OWNERS SIGNATURE(S)

E & A Consulting Group  
12001 Q Street  
Omaha, NE 68137

CORPORATE ACKNOWLEDGMENT

INDIVIDUAL ACKNOWLEDGMENT

STATE OF NEBRASKA

STATE OF \_\_\_\_\_

COUNTY OF DOUGLAS

COUNTY OF \_\_\_\_\_

On this 26 day of September, 2005,  
before me the undersigned, a Notary Public in and for said  
County, personally came

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
before me the undersigned, a Notary Public in and for said  
County and State, personally appeared

Chad Larsen  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Vice President of

CR Investments, Inc.  
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.

personally to me known to be the identical person(s) 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.

Witness my hand and Notarial Seal the date above written.

Loren Johnson  
NOTARY PUBLIC

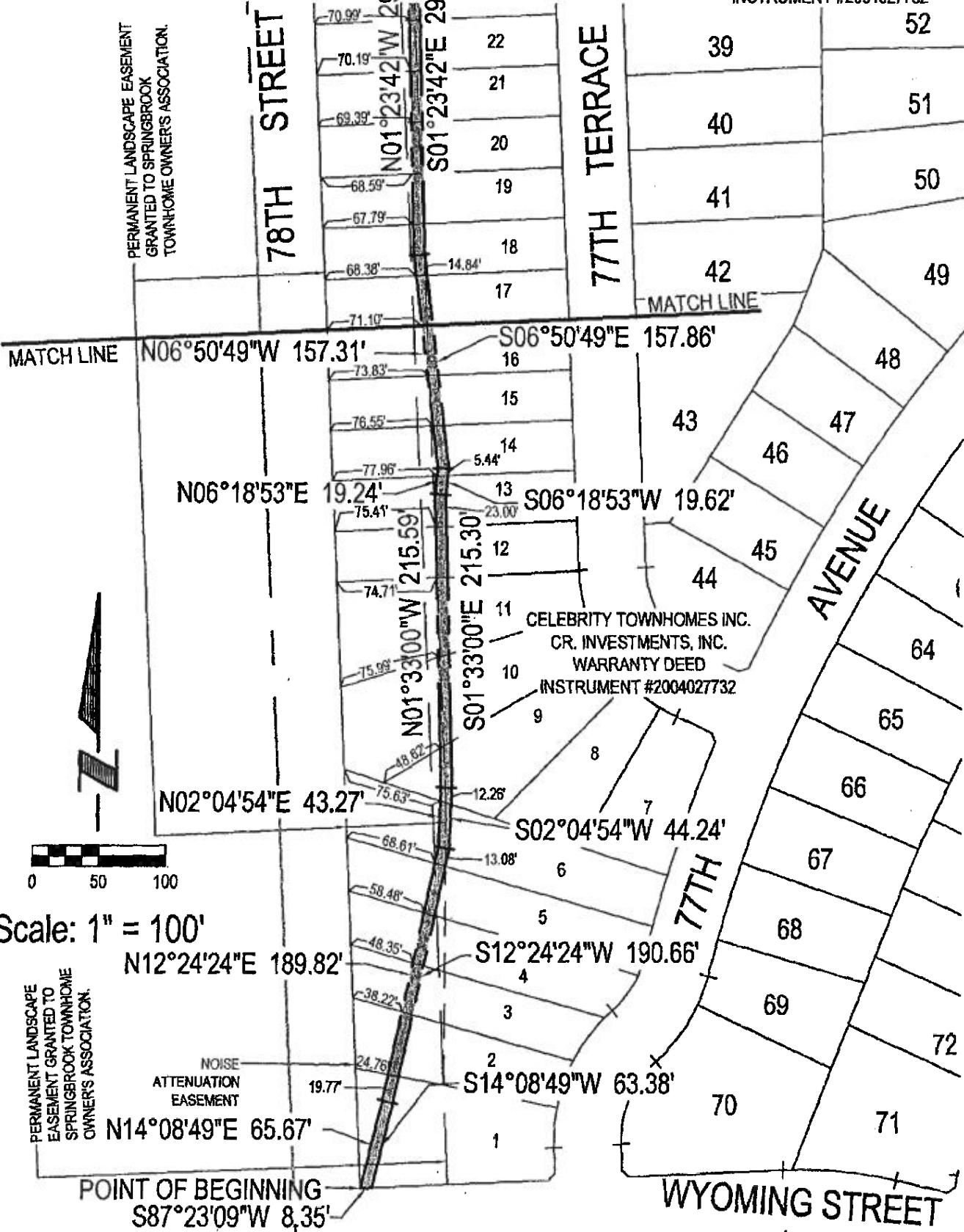
\_\_\_\_\_  
NOTARY PUBLIC



SE ¼, Section 26, T 16 N, R 12 E, County Douglas ROW RD Date July 5, 2005

Customer Rep. Wilkins Engineer Scholz Srvc Req. # \_\_\_\_\_ W.O.# 16677201

### EXHIBIT "A"

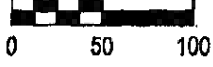


PERMANENT LANDSCAPE EASEMENT  
GRANTED TO SPRINGBROOK  
TOWNHOME OWNERS ASSOCIATION.

PERMANENT LANDSCAPE  
EASEMENT GRANTED TO  
SPRINGBROOK TOWNHOME  
OWNERS ASSOCIATION.

NOISE  
ATTENUATION  
EASEMENT

CELEBRITY TOWNHOMES INC.  
CR. INVESTMENTS, INC.  
WARRANTY DEED  
INSTRUMENT #2004027732



Scale: 1" = 100'

SHEET 1 OF 3

SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION



**E&A CONSULTING GROUP, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
12001 Q STREET, OMAHA, NE 68137 PHONE: (402) 865-4700

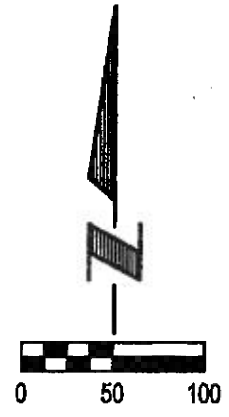
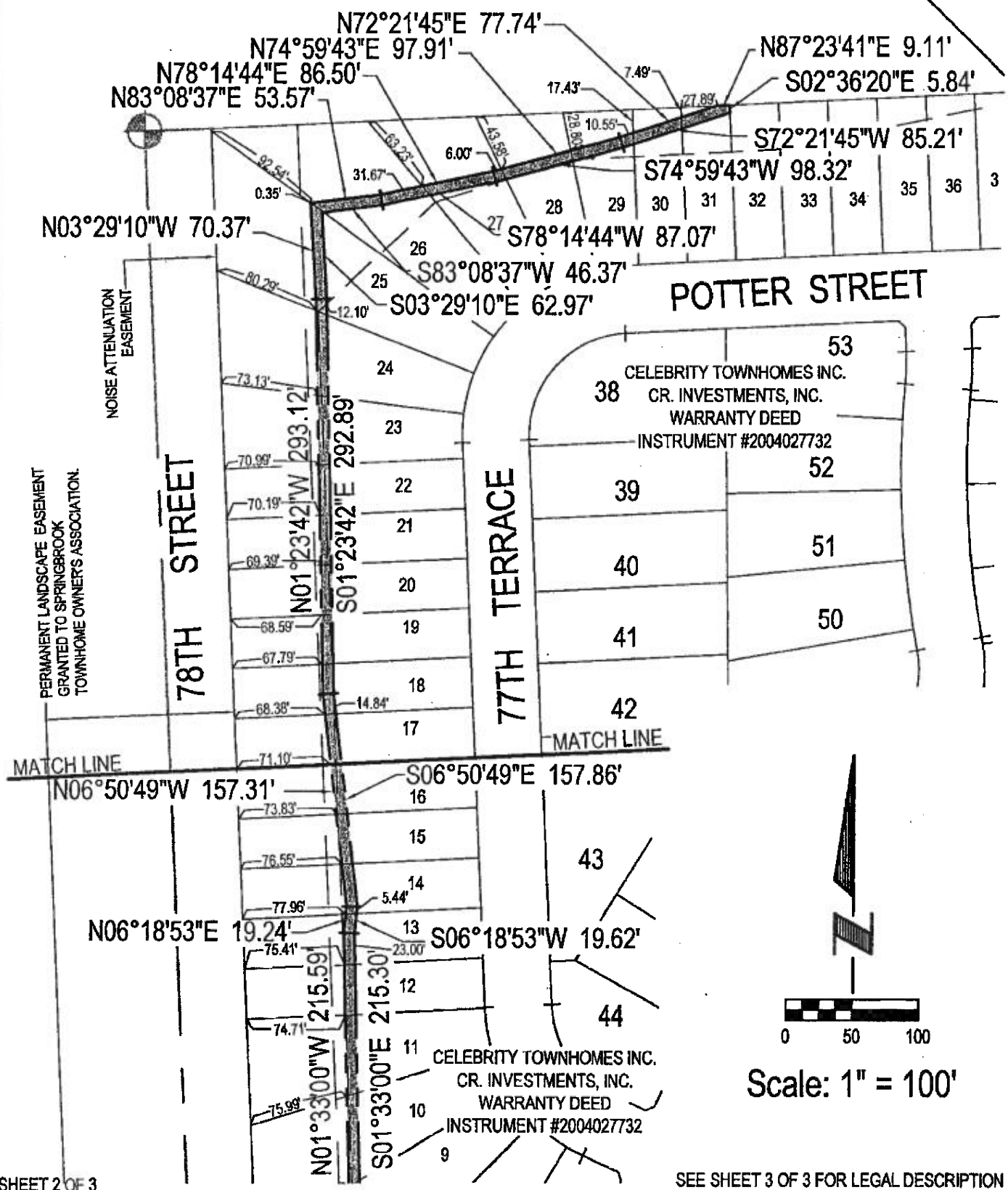
Drawn by: JNT Chkd by: J.H. 9-19-05 Chkd by:

Job No.: 2003181.01 Date: 02/14/2005 Book No.:

**8.00 FOOT WIDE  
O.P.P.D. EASEMENT**  
DOULGAS COUNTY, NEBRASKA

# EXHIBIT "A"

PERMANENT LANDSCAPE EASEMENT  
GRANTED TO SPRINGBROOK  
TOWNHOME OWNER'S ASSOCIATION.



Scale: 1" = 100'

SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION

SHEET 2 OF 3



**E&A CONSULTING GROUP, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
12001 Q STREET, OMAHA, NE 68137 PHONE: (402) 895-4700

Drawn by: JNT Chkd by: Chkd by:

Job No.: 2003181.01 Date: 02/14/2005 Book No.:

**8.00 FOOT WIDE  
O.P.P.D. EASEMENT**  
DOULGAS COUNTY, NEBRASKA

# EXHIBIT "A"

LEGAL DESCRIPTION  
CR INVESTMENTS, INC.  
CELEBRITY TOWNHOMES, INC.  
WARRANTY DEED  
INSTRUMENT NO. 2004027732

*6 and 9 thru 31*

AN 8.00 FOOT WIDE O.P.P.D. EASEMENT LOCATED IN LOTS 1 THRU ~~27~~, INCLUSIVE, SPRINGBROOK REPLAT ONE, A SUBDIVISION LOCATED IN THE NORTH 1/2 OF THE SE1/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, SPRINGBROOK REPLAT ONE, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WYOMING STREET AND THE EAST RIGHT-OF-WAY LINE OF 78TH STREET; THENCE N14°08'49"E (ASSUMED BEARING), A DISTANCE OF 65.67 FEET; THENCE N12°24'24"E, A DISTANCE OF 189.82 FEET; THENCE N02°04'54"E, A DISTANCE OF 43.27 FEET; THENCE N01°33'00"W, A DISTANCE 215.59 FEET; THENCE N06°18'53"E, A DISTANCE OF 19.24 FEET; THENCE N06°50'49"W, A DISTANCE OF 157.31 FEET; THENCE N01°23'42"W, A DISTANCE OF 293.12 FEET; THENCE N03°29'10"W, A DISTANCE OF 70.37 FEET; THENCE N83°08'37"E, A DISTANCE OF 53.57 FEET; THENCE N78°14'44"E, A DISTANCE OF 86.50 FEET; THENCE N74°59'43"E, A DISTANCE OF 97.91 FEET; THENCE N72°21'45"E, A DISTANCE OF 77.74 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 31, SPRINGBROOK REPLAT ONE, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SE1/4 OF SECTION 26; THENCE N87°23'41"E, ALONG SAID NORTH LINE OF LOT 31, SPRINGBROOK REPLAT ONE, SAID LINE ALSO BEING SAID NORTH LINE OF THE SE1/4 OF SECTION 26, A DISTANCE OF 9.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 31, SPRINGBROOK REPLAT ONE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 32, SAID SPRINGBROOK; THENCE S02°36'20"E ALONG THE EAST LINE OF SAID LOT 31, SPRINGBROOK REPLAT ONE, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 32, SPRINGBROOK REPLAT ONE, A DISTANCE OF 5.84 FEET; THENCE S72°21'45"W, A DISTANCE 85.21 FEET; THENCE S74°59'43"W, A DISTANCE OF 98.32 FEET; THENCE S78°14'44"W, A DISTANCE OF 87.07 FEET; THENCE S83°08'37"W, A DISTANCE OF 46.37 FEET; THENCE S03°29'10"E, A DISTANCE OF 62.97 FEET; THENCE S01°23'42"E, A DISTANCE OF 292.89 FEET; THENCE S06°50'49"E, A DISTANCE OF 157.86 FEET; THENCE S06°18'53"W, A DISTANCE OF 19.62 FEET; THENCE S01°33'00"E, A DISTANCE OF 215.30 FEET; THENCE S02°04'54"W, A DISTANCE 44.24 FEET; THENCE S12°24'24"W, A DISTANCE OF 190.66 FEET; THENCE S14°08'49"W, A DISTANCE 63.38 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, SPRINGBROOK REPLAT ONE, SAID LINE ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF WYOMING STREET; THENCE S87°23'09"W ALONG SAID SOUTH LINE OF LOT 1, SPRINGBROOK REPLAT ONE, SAID LINE ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF WYOMING STREET, A DISTANCE OF 8.35 FEET TO THE POINT OF BEGINNING.

SAID 8.00 FOOT WIDE O.P.P.D. EASEMENT CONTAINS AN AREA OF 10,963 SQUARE FEET OR 0.252 ACRES, MORE OR LESS.

SHEET 3 OF 3

SEE SHEET 1&2 OF 3 FOR DRAWING



**E&A CONSULTING GROUP, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
12001 Q STREET CMAA-W, NE 68137 PHONE (402) 885-6700

Drawn by: JNT Chkd by: \_\_\_\_\_ Chkd by: \_\_\_\_\_

Job No.: 2003181.01 Date: 02/14/2005 Book No.: \_\_\_\_\_

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O.P.P.D. EASEMENT**  
DOUGLAS COUNTY, NEBRASKA