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E A S E M E N T

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Dollar (\$1.00) in hand paid, receipt of which is hereby acknowledged and other valuable considerations, JAMES INVESTMENT CO., a Minnesota corporation, does hereby grant to the OMAHA PUBLIC POWER DISTRICT, a political subdivision of the State of Nebraska, and to NORTHWESTERN BELL TELEPHONE COMPANY, a corporation, their successors and assigns, a permanent and perpetual easement to construct and maintain electric and telephone utilities as follows:

(A) Along, across, over and under the South Five (5) feet of the East Seventy-Five (75) feet of Lot Twenty-Four (24), the East Five (5) feet of Lots Twenty-Four (24) through Thirty-Two (32), inclusive, the West Five (5) feet of Lot Thirty-Three (33), the rear or South Five (5) feet of Lots Thirty-Three (33) through Thirty-Seven (37) inclusive, the rear or Southwesterly Five (5) feet of Lots Thirty-Eight (38) to Forty-Two (42), inclusive, the rear or Westerly Five (5) feet of Lots Forty-Three (43) and Forty-Four (44), the West Five (5) feet of Lots Forty-Five (45) through Forty-Seven (47), inclusive, the South Five (5) feet of Lot Forty-Six (46), the North Five (5) feet of Lot Forty-Seven (47), the North Two (2) feet of Lot Twenty-Six (26), the South Two (2) feet of Lot Twenty-Seven (27), and that part of Lots Thirty-Seven (37) and Thirty-Eight (38) described as follows: A strip of land Four (4) feet in width, being Two (2) feet on either side of the following described line: Beginning at the Southeast corner of said Lot Thirty-Seven (37), thence Northeasterly along the common boundary line between said Lots Thirty-Seven (37) and Thirty-Eight (38) a distance of Twenty-Five (25) feet and there terminating. The Southeasterly Two (2) feet of Lot Forty-Two (42), the Northwesterly Two (2) feet of Lot Forty-Three (43), the South Two (2) feet of the West Twenty-Five (25) feet of Lot Forty-Four (44), and the North Two (2) feet of the West Twenty-Five (25) feet of Lot Forty-Five (45), all in Block Four (4), Tomahawk

Hills 2nd Addition, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.

(B) Along, across, over and under that part of Lots Seventeen (17) through Twenty (20), inclusive, more particularly described as follows: a strip of land Ten (10) feet in width, being Five (5) feet on either side of the following described line: Beginning at the Southeasterly corner of said Lot Twenty (20), thence Northwesterly along the common boundary line between said Lots Seventeen (17) through Twenty (20), inclusive, a distance of 155 feet and there terminating. The South Five (5) feet of Lots Twenty (20) through Twenty-Seven (27), inclusive, that part of Lots Twenty-Seven (27) through Forty-Nine (49), inclusive, more particularly described as follows: A strip of land Ten (10) feet in width, being Five (5) feet on either side of the following described line: Beginning at the Southeast corner of said Lot Forty-Nine (49), thence North along the East line of said Lot Forty-Nine (49) a distance of Fifty (50) feet to the actual point of beginning of the land to be described: thence continuing along the East line of said Lots Forty-Nine (49), Forty-Eight (48), Forty-Seven (47), and Forty-Six (46) a distance of 141.35 feet, thence Northeasterly on a straight line to the Southwesterly corner of Lot Forty-One (41), thence on a straight line to the Northeast corner of Lot Thirty-Two (32), thence on a straight line to the Southeasterly corner of Lot Thirty-Six (36), thence on a straight line to the most Southerly corner of Lot Thirty-Five (35), thence on a straight line to the most Southerly corner of Lot Thirty-Four (34) and there terminating. The Southeasterly Five (5) feet of Lot Seventeen (17), that part of Lots Forty-Two (42) and Forty-Three (43) more particularly described as follows: A strip of land Ten (10) feet in width, being Five (5) feet on either side of the following described line: Beginning at the most Southerly corner of said Lot Forty-Two (42), thence Northwesterly along the common boundary line between said Lots Forty-Two and Forty-Three to its intersection with 93rd Street and there terminating. The South Five (5) feet of Lot Forty-Eight (48), the North Five (5) feet of Lot Forty-Nine (49), the East Five (5) feet of the South Fifty (50) feet of said Lot Forty-Nine (49), the Easterly Two (2) feet of Lot Thirty (30), the Westerly Two (2) feet of Lot Thirty-One (31), the South-

westerly Two (2) feet of Lot Forty Four (44), the Northeasterly Two (2) feet of Lot Forty-Five (45), the East Two (2) feet of Lot Thirty-Two (32) and the West Two (2) feet of Lot Thirty-Three (33) lying North of the South Sixty-Five (65) feet thereof, that part of Lots Thirty-Five (35) and Thirty-Six (36) more particularly described as follows: A strip of land Four (4) feet in width, being Two (2) feet on either side of the following described line: Beginning at the Southeast corner of said Lot Thirty-Six (36), thence Northeasterly along the common boundary line between said Lots Thirty-Five (35) and Thirty-Six (36) a distance of Twenty-Five (25) feet and there terminating. That part of Lots Forty-One (41) and Forty-Two (42) more particularly described as follows: A strip of land Four (4) feet in width, being Two (2) feet on either side of the following described line: Beginning at the Southwesterly corner of said Lot Forty-One (41), thence Northeasterly along the common boundary line between said Lots Forty-One (41) and Forty-Two (42) a distance of Twenty-Five (25) feet and there terminating. The South Two (2) feet of the East Twenty-Five (25) feet of Lot Forty-six (46), and the North Two (2) feet of the East Twenty-Five (25) feet of Lot Forty-Seven (47), all in Block Five (5), Tomahawk Hills 2nd Addition, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.

(C) Along, across, over and under that part of Lots One (1) through Fourteen (14), inclusive, Twenty-Four (24) through Thirty-Three (33), inclusive, more particularly described as follows: A strip of land Ten (10) feet in width, being Five (5) feet on either side of the following described line: Beginning at the Southeasterly corner of said Lot One (1), thence Northwesterly to the Southeast-erly corner of Lot Two (2), thence continuing in a Northwesterly direction on a straight line to the most Northerly corner of said Lot Twenty-Four (24), thence continuing in a Northwesterly direction on a straight line to the most Northerly corner of said Lot Fourteen (14) and there terminating. That part of Lots Fourteen (14), Fifteen

(15), Sixteen (16), Twenty-One (21), Twenty-Two (22), Twenty-Three (23), and Twenty-Four (24) more particularly described as follows: A strip of land Ten (10) feet in width, being Five (5) feet on either side of the following described line: Beginning at the most Northerly corner of said Lot Twenty-Four (24), thence on a straight line Southwesterly to the most Southerly corner of said Lot Sixteen (16) and there terminating. That part of Lots Sixteen (16) through Twenty-One (21), inclusive, more particularly described as follows: A strip of land Ten (10) feet in width being Five (5) feet on either side of the following described line: Beginning at the Southeast corner of Lot Twenty (20), thence North along the West line of said Lots Sixteen (16) and Twenty-One (21) a distance of 216 feet and there terminating. That part of Lots Twenty-Four (24) and Twenty-Five (25) more particularly described as follows: A strip of land Ten (10) feet in width, being Five (5) feet on either side of the following described line: Beginning at the most Northerly corner of said Lots Twenty-Four (24) and Twenty-Five (25), thence Southerly along the common boundary line between said Lots Twenty-Four (24) and Twenty-Five (25) a distance of 100 feet and there terminating. The Northwesterly Two (2) feet of Lot Five (5), the Southeasterly Two (2) feet of Lot Six (6), the South Two (2) feet of Lot Eighteen (18), the North Two (2) feet of Lot Nineteen (19), the Southeasterly Two (2) feet of Lot Twenty-Six (26), the Northwesterly Two (2) feet of Lot Twenty-Seven (27), and that part of Lots Thirteen (13) and Fourteen (14) more particularly described as follows: A strip of land Ten (10) feet in width, being Five (5) feet on either side of the following described line: Beginning at the most Southerly corner of said Lot Thirteen (13), thence Northwesterly on a straight line to a point on the Northwesterly line of said Lot Thirteen (13), said point being 13 feet Northeasterly of the most Westerly corner of said Lot Thirteen (13) and there terminating, all in Block Nine (9), Tomahawk Hills 2nd Addition, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.

(D) Along, across, over and under the East Ten (10) feet of the West Fifty (50) feet of Lots One (1) through Nineteen (19), inclusive, said West Fifty (50) feet being the East Fifty (50) feet of the Great Lakes Pipe Line Company easement as recorded. The South Five (5) feet of Lot Nineteen (19), the South Two (2) feet of that part of Lot Six (6) lying East of the West Fifty (50) feet thereof, the North Two (2) feet of that part of Lot Seven (7) lying east of the West Fifty (50) feet thereof, the South Two (2) feet of that part of Lot Sixteen (16) lying East of the West Fifty (50) feet thereof, and the North Two (2) feet of that part of Lot Seventeen (17), lying East of the West Fifty (50) feet thereof, all in Block Ten (10), Tomahawk Hills 2nd Addition, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.

(E) Along, across, over and under the East Ten (10) feet of the West Fifty (50) feet of Lots One (1), Nineteen (19), Twenty (20), Twenty-One (21), Twenty-Two (22), and Twenty-Three (23), said West Fifty (50) feet being the East Fifty (50) feet of the Great Lakes Pipeline Company easement as recorded. That part of Lots One (1) through Seven (7), inclusive, Lots Nine (9) through Nineteen (19), inclusive, more particularly described as follows: A strip of land Ten (10) feet in width being Five (5) feet on either side of the following described line: Beginning at a point on the North line of said Lot One (1), said point being Fifty (50) feet East of the Northwest corner of said Lot One (1), thence East along the North line of said Lots One (1) and Two (2) to the Northeast corner of said Lot Two (2), thence Easterly on a straight line to the most Northerly corner of Lot Four (4), thence Northeasterly on a straight line to the most Northerly corner of said Lot Seven (7), thence Northwesterly on a straight line to the most Southerly corner of Lot Thirteen (13), thence Northerly on the common boundary line between Lots Thirteen (13) and Fourteen (14) a distance of Twenty-Five (25) feet and there terminating. That part of Lots Fourteen (14) and Fifteen (15) more particularly described as follows: A strip of land Ten (10) feet in width,

being Five (5) feet on either side of the following described line: Beginning at the Southeast corner of said Lot Fourteen (14), thence West along the common boundary line between said Lots Fourteen (14) and Fifteen (15), a distance of Twenty-Five (25) feet and there terminating. That part of Lots Seven (7), Eight (8), and Nine (9), more particularly described as follows: A strip of land Ten (10) feet in width, being Five (5) feet on either side of the following described line: Beginning at the most Southerly corner of said Lot Eight (8), Lots Seven (7), Eight (8) and Nine (9) to the most Westerly corner of said Lot Nine (9), and there terminating. The East Two (2) feet of Lot Two (2), the West Two (2) feet of Lot Three (3), that part of Lots Four (4) and Five (5) more particularly described as follows: A strip of land Four (4) feet in width being Two (2) feet on either side of the following described line: Beginning at the most northerly corner of said Lot Four (4) thence Southeasterly along the common boundary line between said Lots Four (4) and Five (5) a distance of Twenty-Five (25) feet and there terminating, the Northwesterly Two (2) feet of Lot Nine (9), the Southeasterly Two (2) feet of Lot Ten (10), the North Two (2) feet of the part of Lot Twenty (20) lying East of the West Fifty (50) feet thereof, and the South Two (2) feet of that part of Lot Twenty-One (21), lying East of the West Fifty (50) feet thereof, all in Block Eleven (11), Tomahawk Hills 2nd Addition, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.

(F) Along, across, over and under that part of Lots Three (3) through Twelve (12), inclusive, more particularly described as follows: A strip of land Ten (10) feet in width, lying Westerly and West of the following described line: Beginning at the intersection of the North line of said Lot Three (3) with the Easterly line of the Great Lake Pipeline Company easement as recorded, thence Southwesterly and Southerly along the Easterly and East Line of said easement to its intersection with the South line of said Lot Twelve (12) and there terminating. That part of Lots Eleven (11) through Fifteen (15), inclusive, more particularly described as follows: A strip of land Ten (10) feet in width being Five (5) feet on either side of the following described line: Beginning at the Southeasterly corner of Lot Thirteen (13), then Northwesterly along the common boundary line between Lots Thirteen, (13), Fourteen (14), and Fifteen (15) to the Northeasterly corner of said Lot Thirteen (13), thence Southwesterly along the common boundary line of Lots Eleven (11), Twelve (12), and Thirteen (13) to its intersection with the easterly line of the Great Lakes Pipeline Company easement as recorded and there terminating. That part of said Lots Eleven (11) and Fifteen (15) more particularly described as follows: A strip of land Ten (10) feet in width, being Five (5) feet on either side of the following described line: Beginning at a point on the Southeasterly line said Lot Eleven (11), said point being the Northeasterly corner of said Lot

Thirteen (13), thence Northeasterly along the common boundary line between said Lots Eleven (11) and Fifteen (15), a distance of Twenty-Five (25) feet and there terminating. The Southerly Two (2) feet of that part of Lot Five (5) lying Easterly of the Great Lakes Pipeline Company easement as recorded, and the Northerly Two (2) feet of that part of Lot Six (6) lying Easterly of the Great Lakes Pipeline Company easement as recorded, all in Block Fifteen (15), Tomahawk Hills 2nd Addition, a subdivision in Douglas County, Nebraska, as surveyed, platted and recorded.

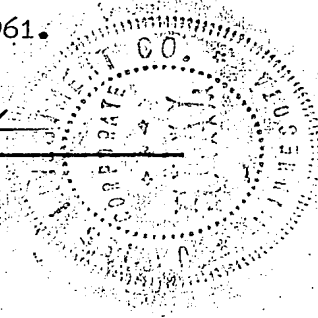
The provisions hereof shall bind the grantor, its successors and assigns.

IN WITNESS WHEREOF, said James Investment Co. has caused these presents to be executed in its corporate name and by its President and its Assistant Secretary, and its corporate seal to be hereunto affixed this 20th day of June, 1961.

JAMES INVESTMENT CO.

ATTEST Rolland E. Tulien
Its Asst. Secretary

BY James R. Wyatt
Its President



STATE OF MINNESOTA)
) SS.
COUNTY OF Ramsey)

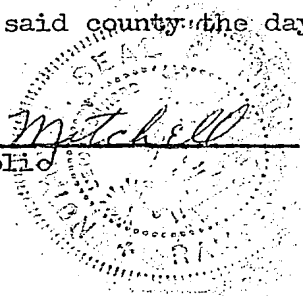
On this 20th day of June, 1961, before me the undersigned, a Notary Public in and for said county, personally came JAMES R. WYATT and ROLLAND E. TULIEN to me personally known to be the President and the Assistant Secretary of said corporation and the identical persons whose names are affixed to the above easement, and acknowledged the execution thereof to be their voluntary act and deed as such officers and the voluntary act and deed of the said James Investment Co., and that the corporate seal of the said James Investment Co. was thereto affixed by its authority.

WITNESS MY HAND and Notarial Seal at St. Paul, Minnesota, in said county the day and year last above written.

Carolyn A. Mitchell
Notary Public

CAROLYN A. MITCHELL
Notary Public, Ramsey County, Minn.
My Commission Expires July 20, 1967.

My Commission expires _____



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