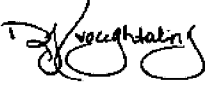



COUNTER_AH _____
VERIFY_AH _____
FEES \$ 22.00 _____
CHG_SFILE _____
SUBMITTED_TITLECORE NATIONAL, LLC _____

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2019-22530
2019 Sep 23 11:29:52 AM

County Clerk/Register of Deeds
Deb Houghtaling


Upon recording please return to:
FARNHAM & GRIFFIN, P.C., L.L.O.
220 N. 89th St., Ste. 201
Omaha, NE 68114

VACATION AND TERMINATION OF INGRESS AND EGRESS EASEMENT

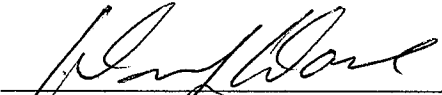
COMES NOW Dowd Grain Company, Inc., a Nebraska Corporation and the owner of Lots 1 and 2, 370 North Replat Two, a Subdivision in Sarpy County, Nebraska and hereby vacates and terminates the purported ingress and egress easement shown crossing the above described property and designated as "INGRESS AND EGRESS EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT" on the Final Plat for 370 North, a Subdivision in Sarpy County, Nebraska which Final Plat was recorded in the office of the Register of Deeds of Sarpy County, Nebraska as Instrument No. 2017-10910. Attached hereto as Exhibit "A" and incorporated herein by this reference is a copy of a portion of such Final Plat with the purported ingress and egress easement circled.

In support of the vacation and termination of the above described purported easement Dowd Grain Company, Inc. states as follows:

1. The Final Plat for 370 North, as referenced above, did not grant an ingress and egress easement but rather stated that such easement would be "granted by separate document."
2. The Final Plat for 370 North Replat Two does not reference the purported ingress and egress easement.
3. Dowd Grain Company, Inc. has owned the property in question since the time of the filing of the Final Plat for 370 North and it has not executed a separate document granting and creating the purported easement.
4. The purpose of the purported easement was to provide access to Outlot E, 370 North.
5. A separate ingress and egress easement, at a different location than the purported easement, will provide ingress and egress to Outlot E.

IN WITNESS WHEREOF Dowd Grain Company, Inc has executed this instrument on this 18th day of September 2019.

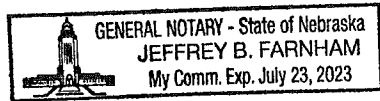
DOWD GRAIN COMPANY, INC.


By: Duane J. Dowd, President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 18th day of September, 2019, before me, the undersigned, a Notary Public in and for said County, personally came Duane J. Dowd, President of Dowd Grain Company, Inc., a Nebraska Company, to me personally known to be the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his/her voluntary act and deed on behalf of the Company.

WITNESS my hand and Notarial Seal at Omaha, Nebraska in said County the day and year last above written.



Jeffrey B. Farnham

Notary Public

370 NORTH
 LOTS 1 THRU 17, INCLUSIVE AND OUTLOTS "A", "B", "C", "D" AND "E"
 BEING A PLATING OF PART OF THE SOUTH 1/4 OF THE SE 1/4 AND PART OF THE SW 1/4
 OF SECTION 26, T4N, R16E OF THE 60 P.M., SARDY COUNTY, NEBRASKA.

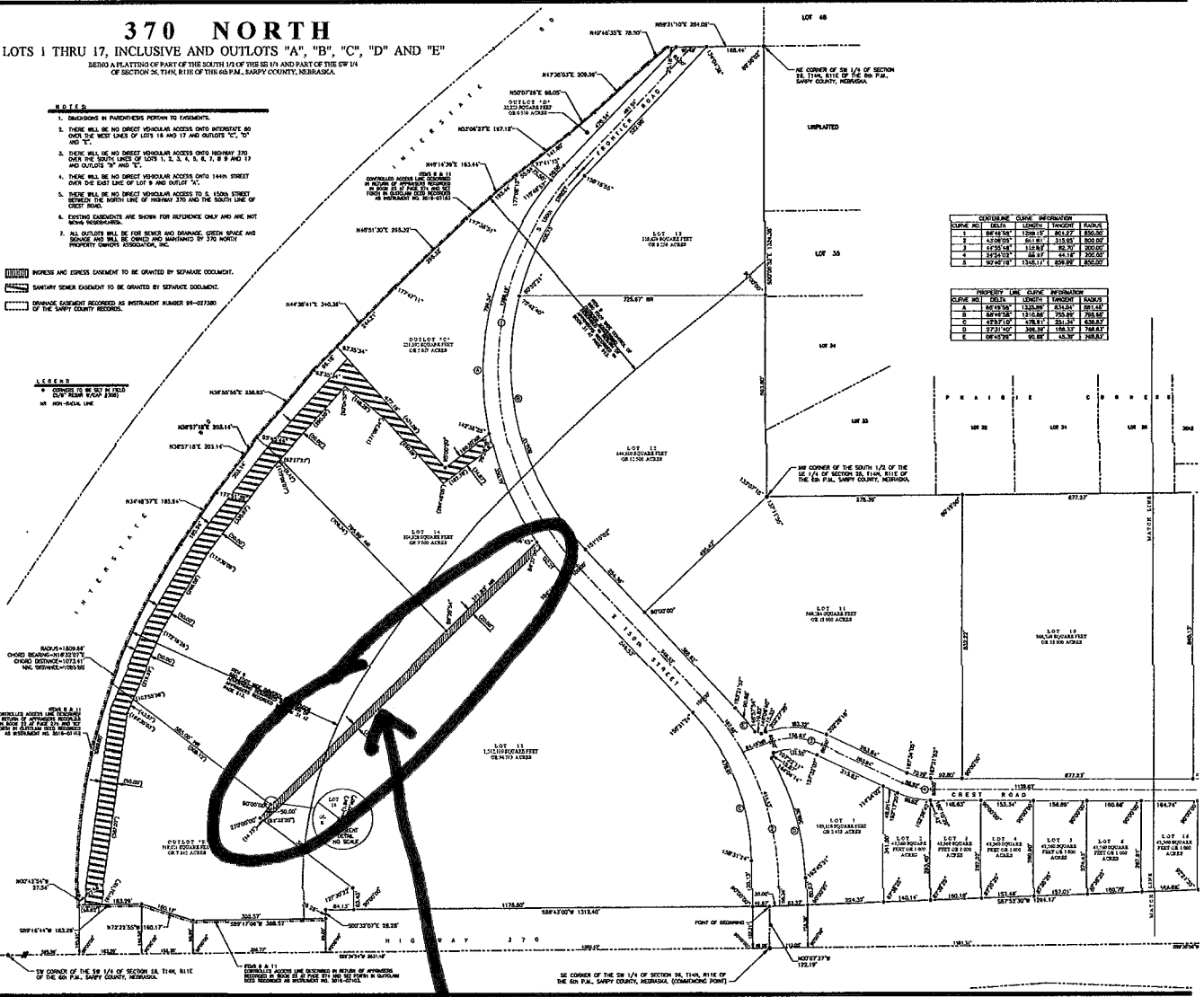
NOTES

1. DIMENSIONS IN PARENTHESES REFER TO EASEMENTS.
2. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO INTERSTATE 80 OVER THE WEST LINES OF LOTS 18 AND 17 AND OUTLOTS "C", "D" AND "E".
3. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO HIGHWAY 370 OVER THE EAST LINE OF LOT 9 AND OUTLOT "C".
4. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO 144th STREET OVER THE EAST LINE OF LOT 9 AND OUTLOT "C".
5. THERE WILL BE NO DIRECT VEHICULAR ACCESS TO S. 156th STREET BETWEEN THE NORTH LINE OF HIGHWAY 370 AND THE SOUTH LINE OF CREST ROAD.
6. EXISTING EASEMENTS ARE SHOWN FOR REFERENCE ONLY AND ARE, NOT NEARLY RECORDED.
7. ALL OUTLOTS WILL BE FOR SEWER AND DRAINAGE, GREEN SPACE AND STORAGE AND WILL BE OWNED AND MAINTAINED BY THE NORTH PROPERTY OWNERS ASSOCIATION, INC.

- PROPERTY AND EGRESS EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.
- PROPERTY AND EGRESS EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.
- PROPERTY EASEMENT RECORDED AS INSTRUMENT NUMBER 99-027300 OF THE SARDY COUNTY RECORDS.

LEGEND

- PROPERTY AND EGRESS EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.
- PROPERTY AND EGRESS EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT.
- PROPERTY EASEMENT RECORDED AS INSTRUMENT NUMBER 99-027300 OF THE SARDY COUNTY RECORDS.



LOT NO.	AREA	ACRES	PERCENTAGE	REMARKS
1	847.54	1.98	2.12	1.0000
2	178.00	0.41	0.43	1.0000
3	475.04	1.12	1.20	1.0000
4	874.19	2.01	2.14	1.0000
5	307.62	0.71	0.75	1.0000

PROPERTY	LINE	LENGTH	BEARING	AREA
A	144th STREET	112.00	S 89° 15' 30"	1.0000
B	144th STREET	112.00	S 89° 15' 30"	1.0000
C	144th STREET	112.00	S 89° 15' 30"	1.0000
D	144th STREET	112.00	S 89° 15' 30"	1.0000
E	144th STREET	112.00	S 89° 15' 30"	1.0000



TD2 engineering & surveying
 Thompson, Deverson & Corner, Inc.
 10030 CASPARI RD
 Omaha, NE 68154
 P: 402.330.5950 F: 402.330.5956
 info@td2.com

370 NORTH
LOTS 1 THRU 17, INCLUSIVE
AND OUTLOTS "A", "B", "C", "D" AND "E"



No.	Description	DATE
1		
2		
3		

Job No.: A1237-117A
 Drawn By: RJR
 Reviewed By: JMW
 Date: OCTOBER 13, 2016
 Book:
 Page:

CITY OF PAVILLION
 SARDY COUNTY
 FINAL PLAT

PURPORTED INGRESS AND EGRESS EASEMENT

EXHIBIT "A"