



MISC 2004029858



MAR 08 2004 13:24 P 3

Received - RICHARD TAKECHI  
Register of Deeds, Douglas County, NE

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2004029858

This Instrument Drafted by  
And To Be Returned To:  
Right-of-Way Department  
Northern Natural Gas Company  
P. O. Box 3330  
Omaha, Nebraska 68103-0330

Misc. 01-60000  
FEE 17.00 FB 40329 - Replat.  
BKP 21-15-11 C/O COMP  
DEL 12787 + 12789  
SCAN FV

49301-82

# **PARTIAL RELEASE OF EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

That NORTHERN NATURAL GAS COMPANY, a Delaware corporation, with principal offices at P. O. Box 3330, Omaha, Nebraska 68103 (hereinafter referred to as "Northern"), is the owner of a certain Easement granted by General Sales and Investment Company on the 19<sup>th</sup> day of January, 1962, recorded on the 31<sup>st</sup> day of January, 1962 at Page 669, Book 375 of Miscellaneous, which was defined to a strip of land 66 feet in width by a Modification and Amendment of Easement Grant on the 16<sup>th</sup> day of October, 1986, recorded on the 19<sup>th</sup> of November, 1986 as Document Number 21986, at Page 534, in Book 795 of Miscellaneous, all in and for Douglas County, Nebraska (hereinafter referred to as "Easement"); and

WHEREAS, Northern desires to release and discharge **ONLY THE LANDS DESCRIBED BELOW** from the operation and effect of said Easement without prejudice to its rights in and to any other lands therein described.

NOW THEREFORE, NORTHERN does hereby quitclaim and release unto the current owners of record any and all rights or interest it may have pursuant to the above said Easement in and to the following described lands only, said lands being situated in Douglas County, State of Nebraska, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

**ALL OTHER RIGHTS UNDER SAID EASEMENT ARE RETAINED BY NORTHERN.**

IN WITNESS WHEREOF, this instrument has been executed as of this 23<sup>rd</sup> day of February, 2004.

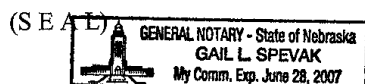
NORTHERN NATURAL GAS COMPANY

By Glen R. Hass  
Glen R. Hass

Title Agent and Attorney-in-Fact

STATE OF NEBRASKA )  
 )SS  
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me, a Notary Public duly commissioned and qualified in and for said county and state, on this 23<sup>rd</sup> day of February, 2004, by Glen R. Hass, the Agent and Attorney-in-Fact of Northern Natural Gas Company.



Gail L. Spevak  
Notary Public  
My Commission Expires 6-28-07

✓12787.

**LEGAL DESCRIPTION  
EASEMENT RELEASE**

A LEGAL DESCRIPTION FOR RELEASE OF EASEMENT PURPOSES FOR A TRACT OF LAND COMPOSED OF A PORTION OF LOT 1, VILLAGE POINTE, REPLAT ONE, A PORTION OF LOT 7, VILLAGE POINTE, A PORTION OF LOT 8, VILLAGE POINTE, AND A PORTION OF 174<sup>TH</sup> STREET RIGHT-OF-WAY, ALL LOCATED IN THE NORTHEAST QUARTER (NE4), OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE ALONG THE WEST LINE OF SAID NE4, ON AN ASSUMED BEARING OF SOUTH 02 DEGREES 43 MINUTES 16 SECONDS EAST, A DISTANCE OF 255.87 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 16 SECONDS EAST A DISTANCE OF 16.62 FEET TO THE WEST LINE OF AN EXISTING EASEMENT AS REFERRED TO IN BOOK 795, PAGE 534, RECORDS OF DOUGLAS COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 22 MINUTES 16 SECONDS EAST A DISTANCE OF 66.04 FEET; THENCE SOUTH 02 DEGREES 43 MINUTES 16 SECONDS EAST, ALONG THE EAST LINE OF AN EXISTING EASEMENT AS REFERRED TO IN SAID BOOK 795, PAGE 534, A DISTANCE OF 643.07 FEET; THENCE SOUTH 06 DEGREES 25 MINUTES 43 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 145.40 FEET; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, ALONG A LINE THAT IS 66.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, HAVING A RADIUS OF 922.17 FEET, A DELTA ANGLE OF 03 DEGREES 57 MINUTES 25 SECONDS, AN ARC LENGTH OF 63.69 FEET, A CHORD BEARING OF NORTH 87 DEGREES 44 MINUTES 06 SECONDS WEST AND A CHORD LENGTH OF 63.68 FEET; THENCE AROUND A CURVE IN A COUNTER CLOCKWISE DIRECTION, ALONG A LINE THAT IS 66.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, HAVING A RADIUS OF 1,550.86 FEET, A DELTA ANGLE OF 00 DEGREES 06 MINUTES 49 SECONDS, AN ARC LENGTH OF 3.08 FEET, A CHORD BEARING OF NORTH 89 DEGREES 46 MINUTES 13 SECONDS WEST AND A CHORD LENGTH OF 3.08 FEET TO THE WEST LINE OF AN EXISTING EASEMENT AS REFERRED TO IN SAID BOOK 795, PAGE 534; THENCE NORTH 06 DEGREES 25 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF AN EXISTING EASEMENT AS REFERRED TO IN SAID BOOK 795, PAGE 534, A DISTANCE OF 137.56 FEET; THENCE NORTH 02 DEGREES 43 MINUTES 16 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 647.62 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 51,902.63 SQUARE FEET OR 1.19 ACRES, MORE OR LESS.

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