



BK 0921 PG 226



MISC 1990 07076

THIS PAGE INCLUDED FOR
INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

R.O.W. # ROE 5-90

RELEASE OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that NORTHWESTERN BELL TELEPHONE COMPANY, an Iowa Corporation, hereby fully or partially releases and forever disclaims certain easement rights which it may have acquired heretofore by virtue of franchise or otherwise, to construct, maintain, renew and operate communications facilities in, under, upon, over and through the following described property:

SEE ATTACHMENT "A"

OK 921 N. _____ C/O _____ FEE 25.50
PO 196-278 DEL. 14 NO. We
OF North COMP. F/B. M1-28115
61-28670

RECEIVED
APR 26 10 06 AM '90
GEORGE S. ENGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

If this Release of Easement is Partial or Conditional, Specify Here:
RELEASE IS CONDITIONAL:

RELEASES ENCOMPASSED WITHIN THE ABOVE DESCRIBED BOUNDARYS BECOME EFFECTIVE IMMEDIATELY AND SIMULTANEOUSLY UPON FINAL APPROVAL OF THE REPLAT FOR THIS AREA.

and which is recorded in the records of _____ County, _____ on the _____ day of _____, _____ in Miscellaneous Book _____, Page _____.

IN WITNESS WHEREOF, Northwestern Bell Telephone Company has caused this instrument to be duly executed in its behalf on this 6TH day of FEBRUARY, 19 90, by its duly authorized officers.

ATTEST:

M. J. Barber
M. J. BARBER - ADMINISTRATIVE CLERK

NORTHWESTERN BELL TELEPHONE COMPANY
An Iowa Corporation

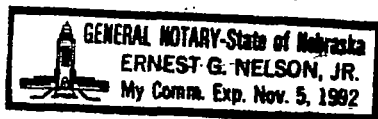
By R. L. Tessin
TITLE R. L. TESSIN - MANAGER-ROW

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

On this 6TH day of FEBRUARY, 1990 before me, a Notary Public, duly commissioned and qualified in and for said County, personally came the above named R. L. TESSIN and M. J. BARBER

Northwestern Bell Telephone Company, who are personally known to me to be the identical persons whose names are affixed to the above Release of Easement. They acknowledged the execution thereof to be their voluntary act and deed as such officers, and the voluntary act and deed of the said Northwestern Bell Telephone Company.

Witness my hand and notarial seal the day and year last above written.



Ernest G. Nelson, Jr.
Notary Public

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g.

Any and all easements to the benefit of U. S. West Communications (Northwestern Bell), a telephone company, located in a tract of land being all of Lots 1, 2, 4 thru 12, and part of Lot 3, Omaha Industrial Foundation No. 4 (O.I.F.D. No. 4), together with Lots 5 thru 11, and part of Lots 3 and 4, Omaha Industrial Foundation District No. 4 Replat I (O.I.F.D. No. 4, Replat I), together with the Public rights-of-way adjacent to the above described lots and which are encompassed by the following legal description, all located in the West Half (W 1/2) of Section 36, Township 15 North, Range 11 East of the 6th P.M. in Douglas County, Nebraska. Said tract of land is more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 4 of the Omaha Industrial Foundation District No. 4, Replat I, said point also being located on the Southerly right-of-way (ROW) line of West Center Road; thence N88°41'57"E, (the West line of the Northwest Quarter (NW 1/4) of said Section 36 has an assumed bearing of due North-South) along said Southerly ROW line of West Center Road, a distance of 241.05 feet; thence S1°18'03"E, a distance of 289.00 feet; thence N88°41'57"E, a distance of 18.00 feet; thence S1°18'03"E, a distance of 15.00 feet; thence Southeasterly on a curve to the left, said curve having a radius of 198.69 feet, a long chord of 109.34 feet bearing S17°16'23"E and an arc length of 110.68 feet; thence S33°14'43"E, a distance of 99.72 feet; thence N56°45'17"E, a distance of 257.62 feet to a point on the Westerly ROW line of 140th Street; thence S33°14'43"E, along said ROW line of 140th Street, a distance of 88.62 feet; thence S36°37'21"E, continuing along said ROW line of 140th Street, a distance of 55.59 feet; thence N53°22'39"E, a distance of 54.13 feet to a point, said point being located on the Easterly ROW line of 140th Street; thence N89°45'51"E, a distance of 471.44 feet; thence S00°14'09"E, a distance of 961.07 feet; thence N89°40'17"E, a distance of 682.33 feet; thence S00°13'48"E, a distance of 312.83 feet; thence S89°43'04"W, a distance of 95.00 feet; thence S00°13'08"E, a distance of 194.00 feet; thence N89°43'04"E, a distance of 145.00 feet to a point on the East line of the Northwest Quarter (NW 1/4) of said Section 36; thence S00°13'08"E along said East line, a distance of 591.36 feet to a point, said point being the center of said Section 36; thence S00°10'50"E along the East line of the Southwest Quarter (SW 1/4) of said Section 36, a distance of 1,265.36 feet; thence N51°54'16"W, a distance of 564.45 feet to a point on the Easterly ROW line of 139th Street; thence Southwesterly along said ROW of 139th Street on a curve to the right, said curve having a radius of 200.00 feet, a chord bearing S52°16'14"W, with a chord length of 97.95 feet, and an arc length of 98.96 feet; thence S23°33'16"E, a distance of 689.85 feet to a point on the Northerly ROW line of the Union Pacific Railroad (UPRR); thence Northwesterly along said UPRR ROW on a curve to the right, said curve having a radius of 3,627.77 feet, a chord bearing N62°32'49"W with a chord length of 1,016.61 feet, and an arc length of 1,019.97 feet to a point of tangency; thence N54°29'08"W along said UPRR ROW, a distance of 1,684.40 feet to a

point on the Easterly ROW line of 144th Street; thence N00°00'43"W along said Easterly ROW line of 144th Street, a distance of 138.23 feet; thence N00°00'00"E along said Easterly ROW line of 144th Street, a distance of 1,801.65 feet; thence S66°33'38"E, a distance of 232.76 feet to a point on the Southeasterly property line of Lot 4, O.I.F.D. No. 4 Replat I; thence N31°49'19"E along said Southeasterly property line of Lot 4, a distance of 745.37 feet; thence N01°02'14"E along the East property line of said Lot 4, a distance of 165.87 feet to the point of beginning, said tract of land containing 156.027 acres more or less.

LAC:dem6