James D. Buser Gaines, Mullen, Pansing & Hogan 10050 Regency Circle, Ste. 200 Omaha, NE 68114

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Dec 9 2 40 PM '96

GEORGE J. P. HELEWICZ REGISTER OF DEEDS DOUGLAS HOWYY, NE

## RELEASE OF INGRESS/EGRESS EASEMENT

This Release of Ingress/Egress Easement is made as of this day of letter, 1996, by LANOHA-PACIFIC DEVELOPMENT, INC. (herein "Lanoha") and VERNOEL C. SCHMIDT and ELSIE E. SCHMIDT, husband and wife (herein collectively "Schmidt").

## **Preliminary Statement**

Lanoha is the owner of property legally described as follows (herein the "Lanoha Property):

Lot 1 and Lot 2, Pacific Springs Replat 3, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, being a replat of Lot 32, Pacific Springs, a platted and recorded subdivision in Douglas County, Nebraska.

Schmidt is the owner of property in Douglas County, Nebraska, legally described as follows (herein the "Schmidt Property"):

One Acre of Land in the Southwest Corner of the Southwest Quarter of Section Twenty-one (21), Township Fifteen (15), North, Range Eleven (11), East of the Sixth Principal Meridian, described as follows: Beginning at a point 33 feet East and 33 Feet North of the Southwest corner of said Section 21, thence North 208.7 Feet, thence East 208.7 Feet, thence South 208.7 Feet, thence West 208.7 Feet to place of beginning, in Douglas County, Nebraska

There is presently situated on and across part of the Lanoha Property two (2) twenty-four (24) foot permanent ingress/egress easements as such were reserved in the Plat and Dedication of Pacific Springs, Lots 1 through 33, filed May 23, 1996, in Book 25, at Page 102 (herein the "Easements"). The Easements are depicted in the shaded area on Exhibit "A" attached to this Release of Easement.

Schmidt has agreed to release the Easements provided that Lanoha grant Schmidt a permanent nonexclusive ingress and egress easement along the area depicted on Exhibit "B" attached hereto.

NOW, THEREFORE, in consideration of the foregoing preliminary statement, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lanoha and Schmidt, for themselves and their respective successors and assigns, hereby release all of their right, title and interest in the Easements.

IN WITNESS WHEREOF, this Release of Easement has been executed as of the date and year first above written.

LANOHA-PACIFIC DEVELOPMENT, INC.

David F. Lanoha, President

Vernoel C. Schmidt

Elsie E. Schmidt

STATE OF NEBRASKA	) ) ss.
COUNTY OF DOUGLAS	)
F. Lanoha, President of Lanoha	nt was acknowledged before me this 9 day of December 1996, by David Pacific Development, Inc., a Nebraska corporation, on behalf of the corporation.  NERAL NOTARY-State of Nebraska PATRICIA A. SORENSEN My Comm. Exp. Nov. 29, 2000  Notary Public
STATE OF NEBRASKA COUNTY OF DOUGLAS )	NOTARIAL SEAL AFFIXED ) REGISTER OF DEEDS ) ss.
The foregoing instrume C. Schmidt and Elsie E. Schmid	nt was acknowledged before me this $\underline{\mathcal{G}}$ day of $\underline{\mathcal{DUC}}$ , 1996, by Vernoel lt, husband and wife.
MA MA	DTARY-State of Nebraska RGARET J. ROOD Notary Public Notary Public

NOTARIAL SEAL AFFIXED REGISTER OF DEEDS

EXHIBIL "V"

EXHIBIT "B" NOV-13-1996 KM∦: 960936 09; 0**3**: 20 DIb S: \940738\EXH-ESMT.DWG 50.00 STREET SW COR. SW 1/4 SEC. 21-15-11 180TH 26.00") POINT OF BEGINNING-PARCEL 2 PARCEL 2 | POINT OF COMMENCEMENT · 言 R=174.00° CH=68.85° N09'07'23"E ARC=69.30° POINT OF BECHNNING ARCE 1 N02'26'13"W) 187.42.45.E 24' PERM. MICRESS/FORESS
EASTMENT TO VERHOEL SCHWIDT, ETAL
THEIR SUCCESSIONS AND ASSIGNS
BK. 2011, P. 102 रेंद्रेर NO277'15 63.12' NO2"26'13"H 157.48 33 63.12' S02'17'15 E PERMANENT INGRESS—EGRESS
ESMT. TO THE OWNERS OF LOT 1
PACIFIC SPRINGS REPLAT 3 3.00,32.00.5 4.00.82.63W PACIFIC -PERMANENT INGRESS-EGRESS
ESMT. TO THE OWNERS OF LOT 1
PACIFIC SPRINGS REPLAT 3— MARCY STREET SPRINGS TREET BK. 2011, P. 102 PERM. MORESS/TORESS R=155.00° CH=127.72° N7453'34"E ARC=131.64° R=185.00° CH=133.26° S71'40'23'W ARC=136.32' LOT 2 765. 13.24. 13.24. R=140.00' CH=175.81' N89'27'28'E ARC=190.08') R=80.00° CH=101.77 N89'56'13" W ARC=110.30° '87H RECOMMENC AT THE MOST MORTHMESTETRY CORNER OF LOT 1 OF SUD PACHE
SPRINGS REPLAT 3; THENCE SOZITI'SE, ELIZ FEET TO THE RECOMMING OF A
CARNE TO THE RIGHT, THENCE MONG SUD CARNE, HANNIG A RUDUS OF 200.00
FEET AND A CHORD BLARMS SOSOTI'ST'N, 79,15 FEET, AM ARC DISTANCE OF
79.66 FEET; THENCE SOZITION'N, 471,45 FEET, THENCE SOZITI'SES, 52,35 FEET
TO A POINT ON THE SOUTHERRY LINE OF SUD LOT 2; THENCE MONG SAID
SOUTHERLY LINE, S8742'45'N, 26,00 FEET; THENCE MOZITI'S'N, 57,60
FEET; THENCE MOZOZION'E, 473,43 FEET TO THE BECANNING OF A CURNE
CURNE TO THE LEFT; THENCE MOZOTI'SES, 68,85 FEET, AM ARC
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HENCE ALONG THE BOUNDARY OF SAID LOT 2, NO278513"W, 157.48 FEET TO THE TRUE POINT OF BECONNING: REENE CONTINUING NO278513"W, 28.24 FEET, THENCE SO278500"E, 353.39 FEET, THENCE Y2072700"E, 352.27 FEET TO THE BECONNING OF A KON-TANCENT CURKE TO THE LEFT, THENCE ALONG SAID CURKE, HANNIG A RADIUS OF 155.00 FEET AND A CONOR BEARING NO872728"E, 173.81 FEET, AN ARC DISTANCE OF 10.00 FEET AND A CONOR BEARING NO872728"E, 173.81 FEET, AN ARC DISTANCE OF 10.00 FEET AND A CONOR BEARING NO872728"E, 173.81 FEET, AN ARC DISTANCE OF 178.81 SIREET; THENCE ALONG SAID MESTERLY RIGHT OF HEADY SOUTH OF THE BECONNING OF A CURKE TO THE LEFT; THENCE ALONG SAID CURKE, HANNIG A RADIUS OF 80.00 FEET AND A CONOR BEARING NOS7513"M, 10.17 FEET, AN ARC DISTANCE OF 110.30 FEET; THENCE SOUTH AT 19.9 FEET TO THE BECONNING OF A CURKE TO THE LIFT; THENCE ALONG SAID CURKE, HANNIG A RADIUS OF 185.00 FEET AND A CHOOD BEARING ALONG SAID CURKE, HANNIG A RADIUS OF 185.00 FEET AND A CHOOD BEARING A SOUTH AND A CHOOD BEARING SOUTH AND A CHOOL SAID CURKE, HANNIG A RADIUS OF 185.00 FEET AND A CHOOD BEARING SOUTH AT 131.26 FEET, AN ARC DISTANCE OF 136.37 FEET; THENCE SOUTH AND SAID CURKE, HANNIG A RADIUS OF 185.00 FEET AND A CHOOL BEARING SOUTH AT 131.26 FEET, AND A CHOOL SAID CURKE, HANNIG A RADIUS OF 185.00 FEET AND A CHOOL SAID CURKE, HANNIG A RADIUS OF 185.00 FEET AND A CHOOL SAID CURKE, HANNIG A RADIUS OF 185.00 FEET AND A CHOOL SAID CURKE, HANNIG A RADIUS OF 185.00 FEET AND A CHOOL SAID CURKE, HANNIG A RADIUS OF 185.00 FEET AND A CHOOL SAID CURKE, HANNIG A RADIUS OF 185.00 FEET AND A CHOOL SAID CURKE, HANNIG A RADIUS OF 185.00 FEET AND A CHOOL SAID CURKE, HANNIG A RADIUS OF 185.00 FEET AND A CHOOL SAID CURKE, HANNIG A RADIUS OF 185.00 FEET AND A CHOOL SAID CURKE, HANNIG A RADIUS OF 185.00 FEET AND A CHOOL SAID CURKE, HANNIG A RADIUS OF 185.00 FEET AND A CHOOL SAID CURKE AND A CHO DISTANCE OF 69.30 FEET, THENCE NOZITIS'N, 63.12 FEET TO A POINT ON THE HORTH LINE OF SAID LOT 2: THENCE ALONG SAID NORTH LINE, NBT'42'45'E, 26.00 FEET TO THE POINT OF BECHNING, CONTAINING AN AREA OF 0.40 ACRE, MORE OR LESS. PARCELI A TRACT OF LAND LOCATED IN LOT 2, PACIFIC SPRINGS REPLAT 3, A PLATED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASIA, NORE PARTICULARLY DESCRIBED AS FOLLOWS: STREET GRESS-EGRESS EASEMENT - LEGAL DESCRIPTION NOTE: BASIS OF BEARINGS FOR THIS DESCRIPTION IS PACIFIC SPRINGS REPLAT 3. ઇ 8 20 KIRKHAM MICHAEL PACIFIC SPRINGS COMMERCIAL DEVELOPMENT INGRESS-EGRESS EASEMENT ONSULTING ENGINEERS DOUGLAS COUNTY