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

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GEORGE J. P. [illegible]EWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

RELEASE OF INGRESS/EGRESS EASEMENT

This Release of Ingress/Egress Easement is made as of this 9 day of December, 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 3033 10, 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

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21.50R PB 29202
CO POSS VP
FB SCAN

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 9 day of December, 1996, by David F. Lanoha, President of Lanoha-Pacific Development, Inc., a Nebraska corporation, on behalf of the corporation.

GENERAL NOTARY-State of Nebraska
PATRICIA A. SORENSEN
My Comm. Exp. Nov. 29, 2000

Patricia A. Sorensen
Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 9 day of Dec, 1996, by Vernoel C. Schmidt and Elsie E. Schmidt, husband and wife.

GENERAL NOTARY-State of Nebraska
MARGARET J. ROOD
My Comm. Exp. May 22, 2000

Margaret J. Rood
Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

https://landmarkweb.douglascounty-ne.gov/LandmarkWeb//Document/GetDocumentForPr... 3/19/2018

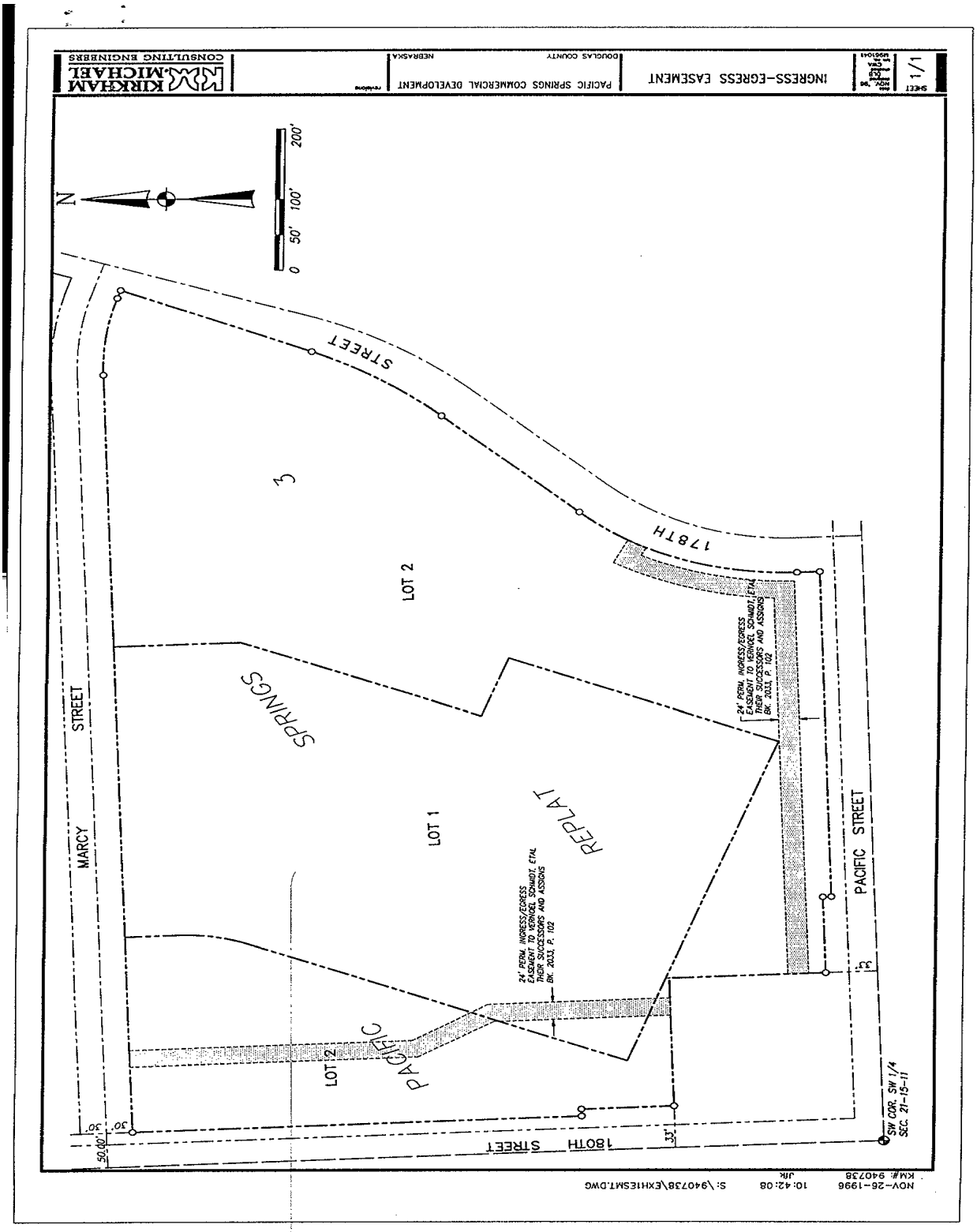
KIRKHAM MICHAEL
CONSULTING ENGINEERS
PACIFIC SPRINGS COMMERCIAL DEVELOPMENT
DOUGLAS COUNTY
NEBRASKA
INGRESS-EGRESS EASEMENT
SHEET 1/1
N
0 50' 100' 200'
MARCY STREET
PACIFIC SPRINGS
REPLAT
LOT 1
LOT 2
LOT 3
PACIFIC STREET
178TH STREET
180TH STREET
24' PERM. INGRESS/EGRESS EASEMENT TO VERNDEL SCHMIDT, ETAL THEIR SUCCESSORS AND ASSIGNS BK. 2033, P. 102
24' PERM. INGRESS/EGRESS EASEMENT TO VERNDEL SCHMIDT, ETAL THEIR SUCCESSORS AND ASSIGNS BK. 2033, P. 102
SW COR. SW 1/4 SEC. 27-15-11
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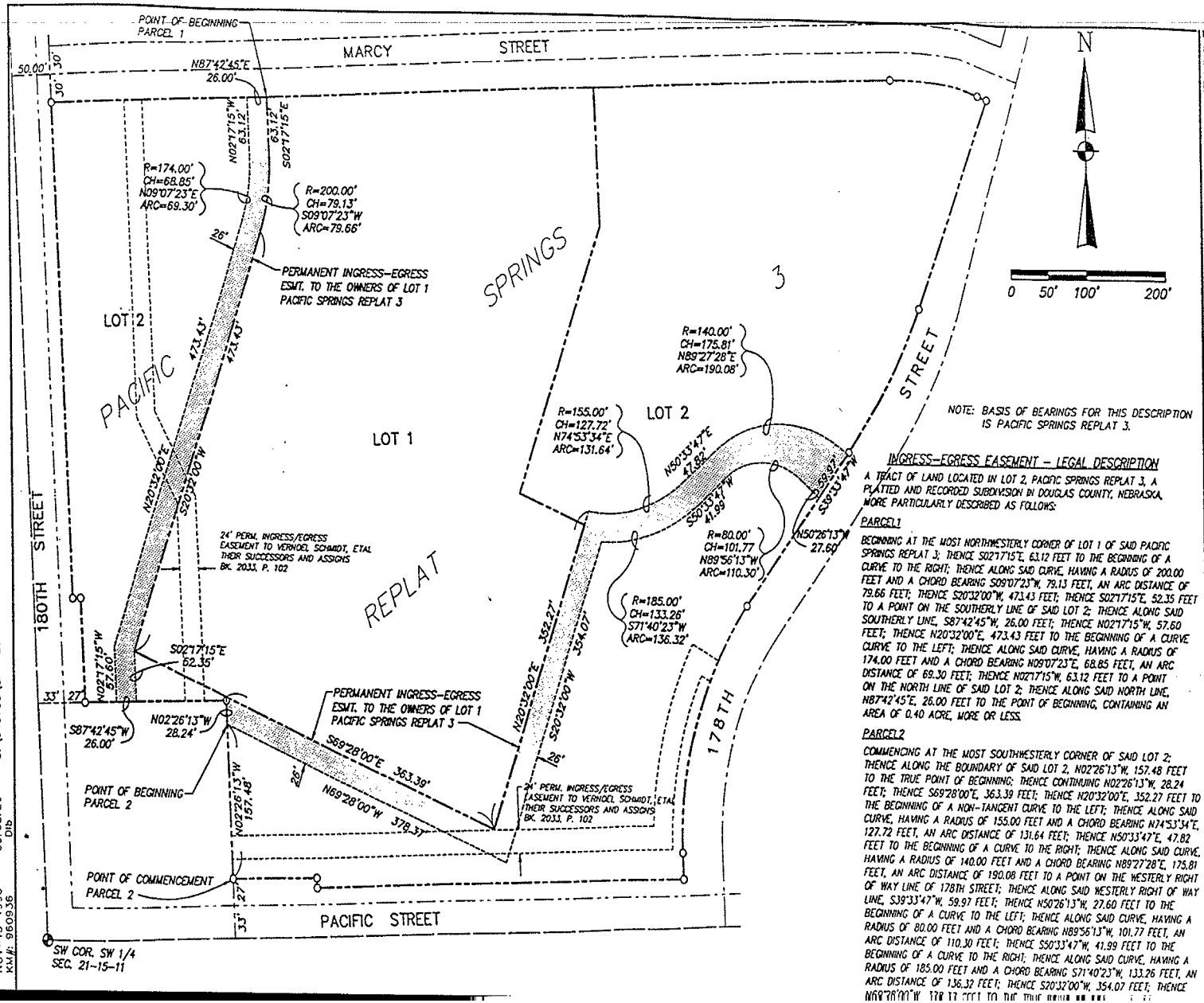
EXHIBIT "A"

EXHIBIT "B"



NOTE: BASIS OF BEARINGS FOR THIS DESCRIPTION IS PACIFIC SPRINGS REPLAT 3.

INGRESS-EGRESS EASEMENT - LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN LOT 2, PACIFIC SPRINGS REPLAT 3, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF LOT 1 OF SAID PACIFIC SPRINGS REPLAT 3; THENCE S02°17'15"E, 63.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET AND A CHORD BEARING S09°07'23"W, 79.13 FEET, AN ARC DISTANCE OF 79.66 FEET; THENCE S20°32'00"W, 473.43 FEET; THENCE S02°17'15"E, 52.35 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE ALONG SAID SOUTHERLY LINE, S87°42'45"W, 26.00 FEET; THENCE N02°17'15"W, 57.60 FEET; THENCE N20°32'00"E, 473.43 FEET TO THE BEGINNING OF A CURVE CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 174.00 FEET AND A CHORD BEARING N09°07'23"E, 68.85 FEET, AN ARC DISTANCE OF 69.30 FEET; THENCE N02°17'15"W, 63.12 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE ALONG SAID NORTH LINE, N87°42'45"E, 26.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.40 ACRE, MORE OR LESS.

PARCEL 2

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE ALONG THE BOUNDARY OF SAID LOT 2, N02°26'13"W, 157.48 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N02°26'13"W, 28.24 FEET; THENCE S69°28'00"E, 363.39 FEET; THENCE N20°32'00"E, 352.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 155.00 FEET AND A CHORD BEARING N74°53'34"E, 127.72 FEET, AN ARC DISTANCE OF 131.64 FEET; THENCE N50°33'47"E, 47.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 140.00 FEET AND A CHORD BEARING N89°27'28"E, 175.81 FEET, AN ARC DISTANCE OF 190.08 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 178TH STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S39°33'47"W, 59.97 FEET; THENCE N50°26'13"W, 27.60 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 80.00 FEET AND A CHORD BEARING N89°56'13"W, 101.77 FEET, AN ARC DISTANCE OF 110.30 FEET; THENCE S50°33'47"W, 41.99 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 185.00 FEET AND A CHORD BEARING S71°40'23"W, 133.26 FEET, AN ARC DISTANCE OF 136.32 FEET; THENCE S20°32'00"W, 354.07 FEET; THENCE N69°28'00"W, 378.37 FEET TO THE TRUE POINT OF

KIRKHAM MICHAEL
CONSULTING ENGINEERS

PACIFIC SPRINGS COMMERCIAL DEVELOPMENT
DOUGLAS COUNTY NEBRASKA

INGRESS-EGRESS EASEMENT

1/1

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