

STATE OF NEBRASKA } ss
YORK COUNTY

This Instrument was filed for record
on July 03, 2017
at 01:41 PM, and duly
recorded in Vol. 44 of GEN
Page 515
Instrument No. 2017-01436

Kelly Turner KT
Fee \$ 28.00 County Clerk

RELEASE OF EASEMENT

IN CONSIDERATION of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and agreed, CG HOLTHUS, LLC, a Nebraska limited liability company, as the owner of the grantor and grantee interests in and to the following described easement, does hereby forever release, remise, quitclaim and terminate all right, title, lien, and interest in and to said easement, as follows:

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 2, HOLTHUS SUBDIVISION 3RD ADDITION, A PORTION OF KENDELL STREET RIGHT-OF-WAY, AND A PORTION OF CORNHUSKER DRIVE RIGHT-OF-WAY, ALL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE 6TH P.M., OF YORK, YORK COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, HOLTHUS SUBDIVISION, 2ND ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SOUTH 35TH STREET, AND ON THE WEST RIGHT-OF-WAY LINE OF HOLEN AVENUE; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 2, SAID LINE BEING THE WEST LINE OF SAID RIGHT-OF-WAY, ON AN ASSUMED BEARING OF N01°51'05"W, A DISTANCE OF 215.96' TO THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF KENDELL STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S88°08'55"W, ON A THE NORTH LINE OF SAID LOT 1, SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, AND ON A WESTERLY EXTENSION OF SAID LINE, A DISTANCE OF 203.88' TO A POINT; THENCE N01°51'05"W, ON A LINE LOCATED 17.88' WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 2, HOLTHUS SUBDIVISION 3RD ADDITION, A DISTANCE OF 25.00' TO A POINT; THENCE N88°08'55"E, ON A WESTERLY EXTENSION OF A LINE LOCATED 25.00' NORTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF KENDELL STREET, AND ON A LINE LOCATED 25.00' NORTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE

OF KENDELL STREET, A DISTANCE OF 203.88' TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF HOLEN AVENUE; THENCE S01°51'05"E, ON THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 25.00' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 5,096.93 SQUARE FEET OR 0.12 ACRES, MORE OR LESS.

The area of the Easement being released is further shown in Exhibit A attached hereto and incorporated by reference.

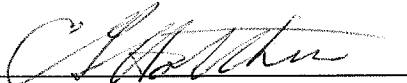
Said easement was dedicated in the Final Plat of Holthus Subdivision Replat 1 of Lots 1 and 2, Block 3, recorded in the York County Register of Deeds Office in Book 15, page 245 and also shown on Holthus Subdivision, 2nd Addition, recorded on September 12, 2016 in Book 35, Page 250 with the York County Register of Deeds. * and also Plat of Holthus Subdivision 3rd addition recorded May 19, 2017 in Book 43, Page 246, records of York County, Nebraska. Except as specifically set forth herein, this Release of Easement in no way releases any other easement rights over any other portion of any other property granted by any other instrument.

[Remainder of Page Left Intentionally Blank; Signature Page Follows]

SIGNATURE PAGE TO RELEASE OF EASEMENT


IN WITNESS WHEREOF, this Release of Easement has been executed and delivered as of the 29th day of June, 2017.

CG HOLTHUS, LLC,
a Nebraska limited liability company

By: 
C.G. Holthus, Manager

STATE OF NEBRASKA)
) ss:
COUNTY OF YORK)

The foregoing instrument was acknowledged before me on this 29th day of June, 2017, by C.G. Holthus, as Manager of C.G. Holthus, LLC, a Nebraska limited liability company.


Notary Public

My commission expires:

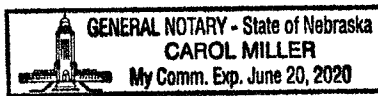
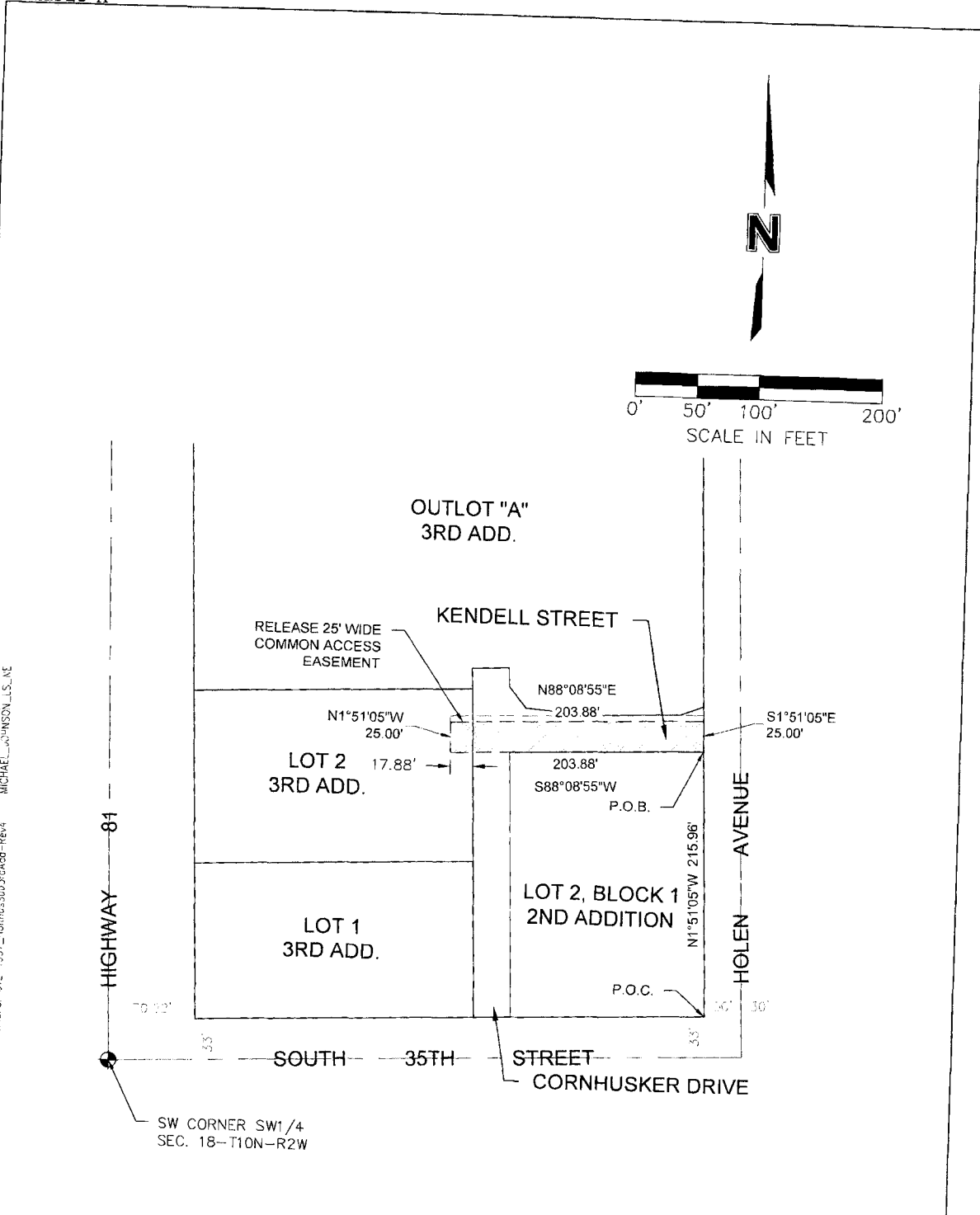


Exhibit A



DWG: F:\Projects\012-1957\SRV\Mapset\012-1957\Drawings\Case Release.dwg USER: mjohnson
 DATE: JUN 19, 2017 8:57am XREFS: 012-1957_HolthusSub3rdAdd-Rev4 MICHAEL_MOLLISSON_L.S., NE

| | |
|-------------|-----------------|
| PROJECT NO: | 012-1957 |
| DRAWN BY: | MRJ |
| DATE: | JUNE 19TH, 2017 |

**HOLTHUS SUBDIVISION
 COMMON ACCESS
 EASEMENT RELEASE**



631 F Street, Suite 200
 P.O. Box 84808
 Lincoln, NE 68508
 TEL. 402.474.6311
 FAX 402.474.5160

| |
|----------|
| EXHIBIT |
| B |