



MISC 2017021056

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BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP MB  
DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_



MAR 20 2017 11:26 P 5

AFTER RECORDING PLEASE RETURN TO:  
First American Title Insurance Company  
Attn: Jim O'Donnell  
13924 Gold Circle  
Omaha, NE 68144

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
3/20/2017 11:26:18.84  
  
2017021056

**PARTIAL RELEASE OF INGRESS AND EGRESS EASEMENT AGREEMENT AND DEVELOPMENT AGREEMENT**

THIS PARTIAL RELEASE OF INGRESS AND EGRESS EASEMENT AGREEMENT AND DEVELOPMENT AGREEMENT ("Release") is made and entered into effective March 17, 2017 (the "Effective Date"), by and between OMAHA PUBLIC POWER DISTRICT, a public corporation and political subdivision of the State of Nebraska ("Grantor"), and 415 LEAVENWORTH STREET LIMITED LIABILITY COMPANY, a Nebraska limited liability company ("Grantee").

RECITALS:

- A. Grantor and Grantee are parties to that certain Ingress and Egress Easement Agreement dated June 13, 2014, and recorded June 20, 2014, as Instrument No. 2014046900 in the office of the Douglas County Register of Deeds (the "Easement Agreement"), which Easement Agreement concerns, in addition to other real estate, that certain real estate legally described in Exhibit "A" attached hereto and incorporated by reference herein (the "Real Estate").
- B. The Easement Agreement references a certain Development Agreement (the "Development Agreement") by and between Grantor and Grantee for certain development activities that Grantee will perform on Grantor's property.
- C. Grantor and Grantee desire to release the Real Estate from the terms and conditions of the Easement Agreement and the Development Agreement upon the terms and conditions set forth herein.

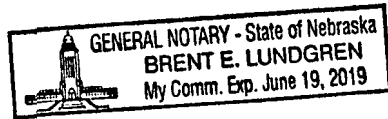
chg

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STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me on March 10<sup>th</sup>, 2017, by Jacob Farrell - Supervisor, Land Management, Siting and Records of Omaha Public Power District, a public corporation and political subdivision of the State of Nebraska, on behalf of the corporation and political subdivision.



*Brent E. Lundgren*  
\_\_\_\_\_  
NOTARY PUBLIC

**EXHIBIT "A"**

**Legal Description**

**(Attached)**

# EXHIBIT

## LEGAL DESCRIPTION

THAT PART OF LOT 2, POWER STATION, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;  
 THENCE SOUTH 27°04'56" EAST (BEARINGS REFERENCED TO THE FINAL PLAT OF POWER STATION) FOR 60.92 FEET ON THE EAST LINE OF SAID LOT 2;  
 THENCE SOUTH 25°50'32" EAST FOR 43.89 FEET CONTINUING ON SAID EAST LINE;  
 THENCE SOUTH 87°38'14" WEST FOR 198.67 FEET TO THE NORTH LINE OF SAID LOT 2;  
 THENCE ON SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES.

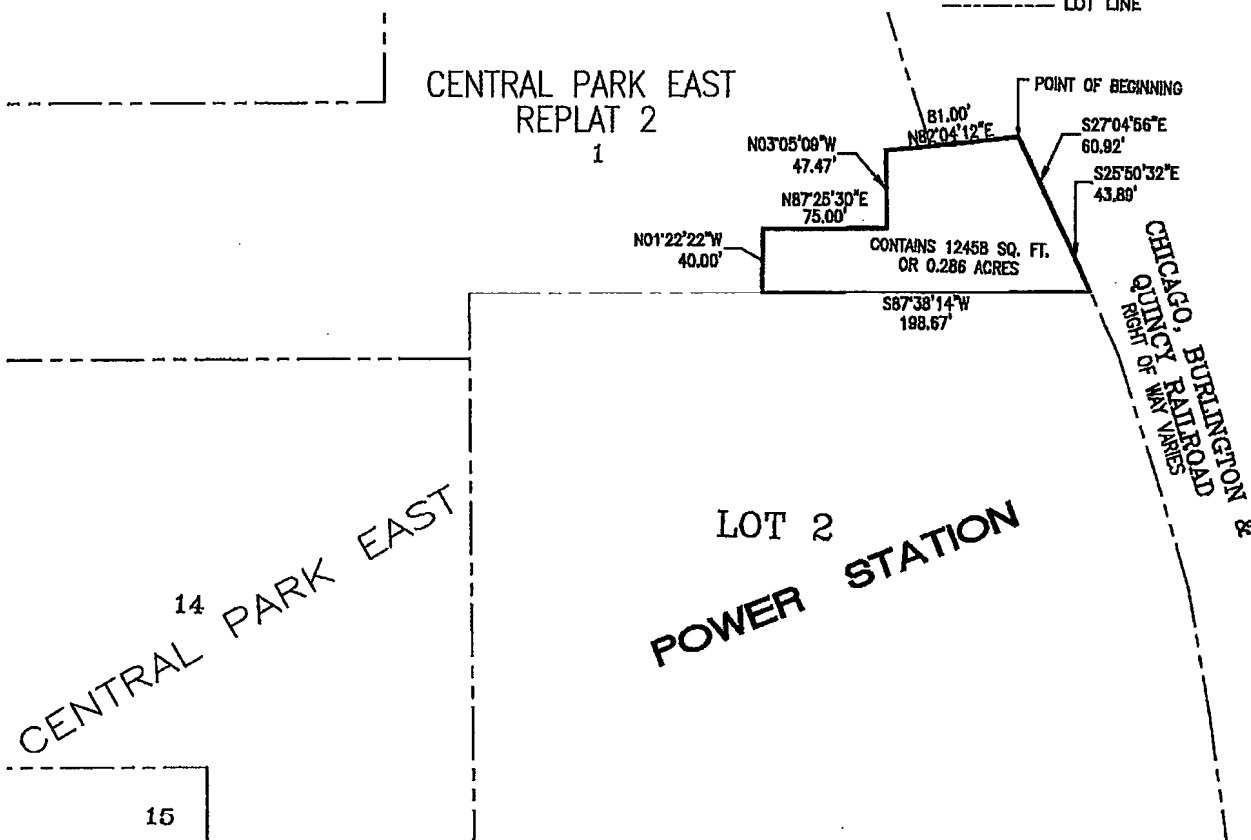
1. THENCE NORTH 01°22'22" WEST FOR 40.00 FEET;
2. THENCE NORTH 87°25'30" EAST FOR 75.00 FEET;
3. THENCE NORTH 03°05'09" WEST FOR 47.47 FEET;
4. THENCE NORTH 82°04'12" EAST FOR 81.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 12,458 SQUARE FEET OR 0.286 ACRES.



### LEGEND

—— BOUNDARY LINE  
 - - - - LOT LINE



**LAMP RYNEARSON  
& ASSOCIATES**

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drawn by	designed by	reviewed by	project - task number	date	book and page	revisions
EAM		MRT	0114003.01-003	2-29-16		

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