



MISC 2014022959



APR 01 2014 15:52 P 6

Fee amount: 40.00
FB: 45-35825
COMP: SB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
04/01/2014 15:52:18.00



2014022959

After Recording Return To:
Elizabeth Sevoik
Croker, Huck, Kasher, DeWitt
Anderson & Gonderinger, L.L.C.
2120 S. 72nd Street, Ste. 1200
Omaha, Ne 68124

MODIFICATION OF EASEMENT

This Modification of Easement is entered into between M & V Investments, LLC ("M & V") and Capitol Court Company, Inc. ("Capitol Court") as of the 31 day of October, 2013.

RECITALS

- A. M & V is the owner of Lot 1, Sierra Properties, an addition to the city of Omaha in Douglas County, Nebraska ("Lot 1").
- B. Part of Lot 1 is subject to a nonexclusive easement pursuant to that certain deed filed in the Douglas County Register of Deeds Office September 16, 1977 in Book 1579 at Page 513 (the "Deed").
- C. The easement area affecting Lot 1 is described as a strip of land 45 feet in width east of and abutting a tract of land leased to Mid-Dodge Corporation (the "Easement").
- D. The Easement is also referenced in the Driveway Easement recorded on December 28, 1994 in Book 1137 at Page 73 (the "Driveway Easement").
- E. Capitol Court is the owner of the property conveyed in the Deed and described on Exhibit A attached hereto and incorporated herein by this reference, which property is benefitted by the Easement.
- F. M & V desires to modify the Easement as more particularly described herein and Capitol Court consents to the modification as set forth herein.

Now therefore, inconsideration of the foregoing recitals, which are incorporated herein by this reference, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

- 1. The legal description for the Easement is hereby amended and replaced by the legal description set forth on Exhibit B attached hereto and incorporated herein by this reference, and Exhibit B to the Deed is hereby amended accordingly. All other terms and conditions of the

STATE OF NEBRASKA)
) ss.
COUNTY OF Douglas)

2014 The foregoing instrument was acknowledged before me on this 31st day of ~~October~~ ^{March},
~~2013~~, by Mark VanArsdel, Manager of M & V Investments, LLC, a Nebraska limited liability
company, on behalf of said limited liability company.





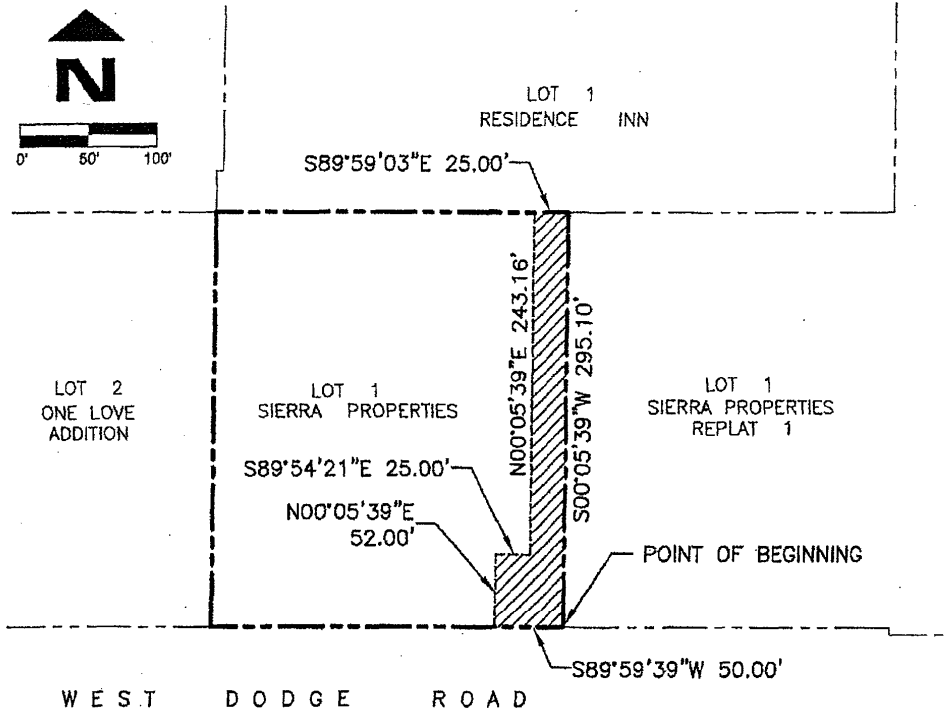
Notary Public

EXHIBIT A

That part of the NW 1/4 of the NW 1/4 of Sec. 24, Twp. 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at a point on the North line of Dodge Street, 653 feet East of the NE corner of 72nd and Dodge Street (said point being 50 feet North and 693 feet East of the SW corner of the NW 1/4 NW 1/4 of said Sec. 24-15-12); thence North along a line parallel to the West line of 69th Street a distance of 330 feet; thence North and parallel to the West line of 69th Street a distance of 170 feet; thence West and parallel to the North line of Dodge Street a distance of 290 feet; thence South and parallel to the West line of 69th Street a distance of 140 feet; thence East and parallel to the North line of Dodge Street a distance of 50 feet; thence South and parallel to the West line of 69th Street a distance of 30 feet; thence East and parallel to the North line of Dodge Street a distance of 240 feet to the point of beginning.

(01-60000)



LEGAL DESCRIPTION

(45-35825)

THAT PART OF LOT 1, SIERRA PROPERTIES, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, BEGINNING AT THE SE CORNER OF SAID LOT 1;

THENCE S89°59'39"W (ASSUMED BEARING) 50.00 FEET ON THE SOUTH LINE OF SAID LOT 1;

THENCE N00°05'39"E 52.00 FEET ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1;

THENCE S89°54'21"E 25.00 FEET;

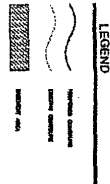
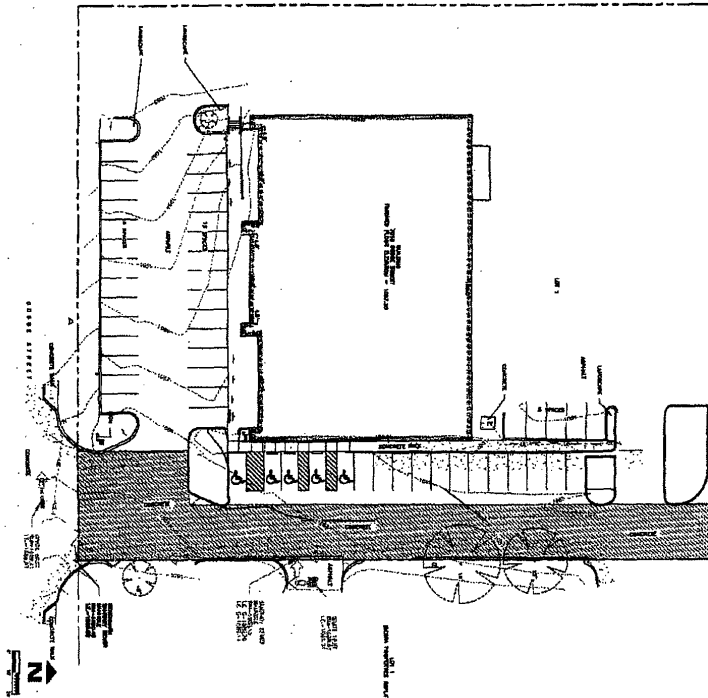
THENCE N00°05'39"E 243.16 ON A LINE 25.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1 TO THE NORTH LINE THEREOF;

THENCE S89°59'03"E 25.00 FEET ON THE NORTH LINE OF SAID LOT 1 TO THE NE CORNER THEREOF;

THENCE S00°05'39"W 295.10 FEET ON THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

	Job Number: 1790-101-EX thompson, dreessen & dornier, inc. 10836 Old Mill Rd Omaha, NE 68154 p.402.330.8860 f.402.330.5866 td2oo.com	Date: OCTOBER 18, 2013 Drawn By: RJR Reviewed By: JDW Revision Date:	EXHIBIT " B "
	7010 DODGE STREET		Book Page

EXHIBIT "C"



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 1-800-4-A-DIG
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Engineering, Management & Survey, Inc.
 4000 S. 10th Street
 Phoenix, AZ 85040
 P: 602.333.8800 F: 602.333.8801
 www.top2.com

Lot 1
 Sierra Parking Lot
 7010 Dodge Street



NO.	DESCRIPTION	DATE
1	Issue for Permit	08/20/14
2	Issue for Construction	08/20/14
3	Issue for Final	08/20/14
4	Issue for Final	08/20/14
5	Issue for Final	08/20/14
6	Issue for Final	08/20/14
7	Issue for Final	08/20/14
8	Issue for Final	08/20/14
9	Issue for Final	08/20/14
10	Issue for Final	08/20/14

Paving Plan
 Prepared by: [Name]
 Checked by: [Name]
 Date: 08/20/14

C2.0