



MISC 2006127980



NOV 08 2006 10:00 P 2

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/8/2006 10:00:34.02



2006127980

RELEASE OF EASEMENT

KNOW ALL THESE MEN BY THESE PRESENTS, that MENARD, INC., a Wisconsin corporation, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby release and disclaim any rights it may have attained in that certain Common Access Easement granted in the Plat and Dedication of Skyline Country 4th Addition, as surveyed, platted and recorded in Douglas County, Nebraska, over, upon, along and above the following described property:

OC-36028
Lot 1, Skyline Country 7th Addition, being a replatting of Lot 2, Skyline Country 4th Addition, a subdivision located in the SE ¼ of Section 13; and also together with that part of Lot 1, Skyline Country 2nd Addition, a subdivision located in said SE ¼ of Section 13; and also together with that part of said SE ¼ of Section 13; all located in Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows: *OC-36016*
01-60000

Beginning at the Northwest corner of said Lot 2, Skyline County 4th Addition, said point also being the Southwest corner of Lot 2, Skyline Country 6th Addition, a subdivision located in said SE ¼ of Section 13; thence S88°57'27"E (assumed bearing) along the North line of said Lot 2, Skyline Country 4th Addition, said line also being the South line of said Lot 2, Skyline Country 6th Addition, a distance of 276.87 feet to a point on the Westerly right-of-way of 204th Avenue, said point also being the Northeast corner of said lot 2, Skyline Country 4th Addition, said point also being the Southeast corner of said Lot 2, Skyline Country 6th Addition; thence Southerly along the Easterly line of said Lot 2, Skyline Country 4th Addition, said line also being said Westerly right-of-way of 204th Avenue on the following described courses; thence S41°58'43"W, a distance of 98.06 feet; thence Southerly on a curve to the left with a radius of 155.00 feet, a distance of 120.62 feet, said curve having a long chord which bears S19°41'05"W, a distance of 117.60 feet, thence S02°36'33"E, a distance of 55.00 feet to the point of intersection of said Westerly right-of-way line of 204th Avenue and the North right-of-way of Cumberland Drive, said point also being the Southeast corner of said Lot 2, Skyline Country 4th Addition; thence S87°23'27"W along said North right-of-way of Cumberland Drive, and said line also being the South line of said Lot 2, Skyline Country 4th Addition and the Westerly extension thereof, a distance of 195.00 feet; thence N02°36'33"W, a distance of 103.58 feet; thence Northeasterly on a curve to the right with a radius of 300.00 feet, a distance of 78.88 feet, said curve having a long chord which bears N04°55'24"E, a distance of 78.65 feet; thence N12°27'21"E, a distance of 29.93 feet; thence Northeasterly on a curve to the right with a radius of 314.88 feet, a distance of 43.20 feet, said curve having a long chord of N16°23'09"E, a distance of 43.16 feet to the point of beginning.

Said Plat and Dedication of Skyline Country 4th Addition was filed of record March 6, 2000 in Book 2145 at Page 674, in the office of the Register of Deeds in Douglas County, Nebraska.

The Common Access Easement identified in the first paragraph hereto was created on the Plat and Dedication of Skyline Country 4th Addition for the benefit of the unplatted ground to the west of said Lot 1, Skyline Country 7th Addition, then owned by Gottsch Land Co., a Nebraska corporation. On or about July 13, 2006, Gottsch Land Co. transferred said property to Menard, Inc., via two separate Warranty Deeds, both recorded with the Douglas County Register of Deeds on July 18, 2006 as instruments no. 2006080817 and 2006080818, respectively.

OM-226593-2

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FEE 11.50 FB See Above 01-60000
BKP 13-1510 mk COMP _____
DEL _____ SCAN _____ FV _____



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