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Return to: Michael D. Matejka, Woods & Aitken LLP, 10250 Regency Circle, Suite 525, Omaha, NE 68114

RELEASE OF EASEMENTS

COMES NOW, Black Hills/Nebraska Gas Utility Company, LLC, a Delaware limited liability company, the successor-in-interest to Utilicorp United Inc., hereby releases the easements granted in or referred to in the following documents recorded with the Register of Deeds of Douglas County, Nebraska, upon the real property described on Exhibit "A" attached hereto:

1. Easement recorded with the Register of Deeds of Douglas County, Nebraska, on September 15, 1980 in Book 638, Page 740;
2. Assignment of Easements recorded with the Register of Deeds of Douglas County, Nebraska, on February 12, 1986, in book 765, Page 59; and
3. Assignment of Easements recorded with the Register of Deeds of Douglas County, Nebraska, on September 21, 2009, at Instrument No. 2009102610.

Executed this 13 day of ^{June} ~~May~~, 2014.

BLACK HILLS/NEBRASKA GAS UTILITY
COMPANY, LLC, a Delaware limited liability
company

By: *David D. [Signature]*
Its: Director, Business Operations

STATE OF Nebraska)

COUNTY OF Lancaster) ss:

The foregoing instrument was acknowledged before me on ~~May~~ ^{June} 13, 2014, by Don Nordell, the Dir of Bus Ops of Black Hill/Nebraska Gas Utility Company, LLC, a Delaware limited liability company, on behalf of said limited liability company.

Becky Whitehead
Notary Public

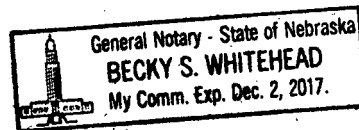


EXHIBIT "A"

PARCEL A: NENE NUNE

01-60000

THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST (NE 1/4) OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P. M., EXCEPT FOR THE WEST 165 FEET THEREOF, DOUGLAS COUNTY, NEBRASKA, EXCEPT A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M. IN DOUGLAS COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 17 FEET OF THE EAST 50 FEET OF THE NORTH ONE HALF OF THE NORTHEAST ONE QUARTER OF SAID SECTION 35, EXCEPT THE NORTH 65 FEET TAKEN FOR PUBLIC R.O.W.

PARCEL B: NENE/SENE/NONE SWNE

01-60000

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 9, EAST OF THE 6TH P.M., PART OF THE OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 9, EAST OF THE 6TH P.M., TOGETHER WITH THE SOUTH OF THE NORTHEAST QUARTER, EXCEPT THE EAST 50 FEET THEREOF TAKEN FOR ROAD, SECTION 35, TOWNSHIP 16 NORTH, RANGE 9, EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 9, EAST; THENCE SOUTH 89°56'13" W (ASSUMED BEARINGS) ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35 FOR 33.0 FEET; THENCE NORTH 00°03'47" W PARALLEL WITH AND 33.0 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35 FOR 200.0 FEET; THENCE SOUTH 89°56'13" W 17.0 FEET THENCE N 00°03'47" W PARALLEL WITH AND 50.0 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35 FOR 2450.06 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE N 00°03'52" W PARALLEL WITH AND 50.0 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35 FOR 1324.77 FEET TO THE NORTH LINE OF THE SOUTH OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH 89°59'09" W ALONG SAID NORTH LINE FOR 2591.14 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°02'58" E ALONG SAID WEST LINE FOR 1324.47 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 89°59'29" W ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35 FOR 1320.81 FEET TO THE NORTHWEST CORNER OF THE EAST OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00°06'28" EAST FOR 560.21 FEET; THENCE S 04°15'31" E FOR 443.21 FEET; THENCE S 23°53'49" E FOR 196.58 FEET; THENCE S 54°21'36" E FOR 2524.16 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35; THENCE SOUTH 68°22'00" E FOR 605.84 FEET; THENCE S 52°01'06" EAST FOR 525.87 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE N 58°01'19" E FOR 969.78 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE EAST LINE OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 9, EAST; THENCE N 00°03'47" W FOR 35.38 FEET TO THE POINT OF BEGINNING (CONTAINING 288.84 ACRES, MORE OR LESS.

EXCEPT:

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THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE 6H P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 00°13'02" EAST (ASSUMED BEARINGS) FOR 35.62 FEET ALONG THE EAST LINE OF SAID SECTION 2 TO THE NORTHWEST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 58°04'03" WEST FOR 939.34 FEET ALONG SAID NORTHWEST RIGHT OF WAY LINE TO THE 5/8" REBAR AND TRUE POINT OF BEGINNING; THENCE SOUTH 57°58'17" WEST FOR 29.92 FEET CONTINUING ALONG SAID NORTHWEST RIGHT OF WAY LINE; THENCE NORTH 52°04'24" WEST FOR 525.61 FEET TO A " OPEN TOP PIPE; THENCE NORTH 68°22'37" WEST FOR 40.53 FEET; THENCE NORTH 38°54'27" EAST FOR 34.30 FEET TO A 5/8" REBAR; THENCE SOUTH 52°35'29" EAST FOR 574.21 FEET TO THE POINT OF BEGINNING. CONTAINS 0.34 ACRES.

EXCEPT:

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THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 00°13'02" EAST (ASSUMED BEARINGS) FOR 35.52 FEET ALONG THE EAST LINE OF SAID SECTION 2 TO THE NORTHWEST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 5°80'03" WEST FOR 939.34 FEET ALONG SAID NORTHWEST RIGHT OF WAY LINE TO A 5/8" REBAR; THENCE SOUTH 57°58'17" WEST FOR 29.92 FEET CONTINUING ALONG SAID NORTHWEST RIGHT OF WAY LINE AND TRUE POINT OF BEGINNING, THENCE SOUTH 57°58'17" WEST FOR 203.89 FEET CONTINUING ALONG SAID NORTHWEST RIGHT OF WAY LINE TO A " PINCHED TOP PIPE; THENCE NORTH 66°47'55" WEST FOR 517.59 FEET; THENCE NORTH 390'20" EAST FOR 311.78 FEET TO THE SOUTH LINE OF THE PROPERTY DESCRIBED IN SECURITY LAND TITLE'S TITLE COMMITMENT CASE NO C00-440 AS PARCEL 1; THENCE SOUTH 68°22'37" EAST FOR 40.53 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 52°04'24" EAST FOR 525.61 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. CONTAINS 3.08 ACRES, AND:

142

Replat Z

v1-13617

THAT PART OF LOT ¹⁴²C, GINGER WOODS, ^{Replat Z}A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 00°13'02" EAST (ASSUMED BEARINGS) FOR 35.62 FEET ALONG THE EAST LINE OF SAID SECTION 2 TO THE NORTHWEST RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 58°04'03" WEST FOR 939.34 FEET ALONG SAID NORTHWEST RIGHT OF WAY LINE TO A 5/8" REBAR, THENCE SOUTH 57°58'17" WEST FOR 233.81 FEET CONTINUING ALONG SAID NORTHWEST RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF SAID LOT C, GINGER WOODS, A " PINCHED TOP PIPE AND TRUE POINT OF BEGINNING; THENCE SOUTH 58°15'59" WEST FOR 74.25 FEET; THENCE SOUTH 87°45'14" WEST FOR 240.73 FEET; THENCE NORTH 64°56'54" WEST FOR 84.26 FEET TO A 5/8" REBAR, THENCE NORTH 48°56'24" WEST FOR 210.38 FEET TO A 5/8" REBAR; THENCE NORTH 38°42'08" EAST FOR 100.63 FEET TO THE NORTH LINE OF SAID LOT C, GINGER WOODS; THENCE ALONG THE NORTHEAST LINE OF SAID LOT C FOR THE FOLLOWING 5 COURSES; 1) THENCE SOUTH 66°47'55" EAST FOR 45.08 FEET; 2) THENCE SOUTH 38°26'10" WEST FOR 60.50 FEET; 3) THENCE SOUTH 51°33'50" EAST FOR 210.00 FEET; 4) THENCE NORTH 87°58'36" EAST FOR 266.46 FEET; 5) THENCE SOUTH 66°47'55" EAST FOR 44.74 FEET TO THE POINT OF BEGINNING. CONTAINS 0.77 ACRES.

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TOGETHER WITH THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE 6TH P.M. DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 00°13'02" EAST (ASSUMED BEARINGS) FOR 35.62 FEET ALONG THE EAST LINE OF SAID SECTION 2 TO THE NORTHWEST, RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 58°04'03" WEST FOR 939.34 FEET ALONG SAID NORTHWEST RIGHT OF WAY LINE TO A 5/8" REBAR, THENCE SOUTH 57°58'17" WEST FOR 233.81 FEET CONTINUING ALONG SAID NORTHWEST RIGHT OF WAY LINE TO THE NORTHEAST CORNER OF SAID LOT C, GINGER WOODS AND A " PINCHED TOP PIPE; THENCE NORTH 66°47'55" WEST FOR 44.74 FEET ALONG THE NORTH LINE OF LOT C, GINGER WOODS, TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID LOT C FOR THE FOLLOWING 3 COURSES; 1) THENCE SOUTH 87°58'36" WEST FOR 266.46 FEET; 2) THENCE NORTH 51°33'50" WEST FOR 210.00 FEET; 3) THENCE NORTH 38°26'10" EAST FOR 60.50 FEET; THENCE SOUTH 66°47'55" EAST FOR 427.77 FEET TO THE POINT OF BEGINNING. CONTAINS 0.70 ACRES.

PARCEL C: SE NW | NE NW

01-60000

THAT PART OF THE EAST HALF (E) OF THE NORTHWEST QUARTER (NW) OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 9 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID E; THENCE S 00°01'37" W (ASSUMED BEARING) ON THE WEST LINE OF SAID E, 345.16 FEET TO THE POINT OF BEGINNING; THENCE S 89°55'22" E ON THE LINE 345.16 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID E, 295.16 FEET; THENCE N 00°01'37" E ON A LINE 295.16 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID E, 285.16 FEET TO A POINT ON THE SOUTH R.O.W. LINE OF STATE HIGHWAY NO. 64; THENCE S 89°55'22" E ON A LINE 60.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID

E, 527.39 FEET; THENCE N 00°04'38" E 15.00 FEET; THENCE S 89°55'22" E ON A LINE 45.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID E, 289.07 FEET; THENCE S 00°01'07" W ON A LINE 208.72 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID E, 163.72 FEET; THENCE S 89°55'22" E ON A LINE 208.72 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID E, 208.72 FEET TO A POINT ON THE EAST LINE OF SAID E; THENCE S 00°01'07" W ON THE EAST LINE OF SAID E, 2440.68 FEET TO THE SE CORNER OF SAID E; THENCE N 89°55'19" W ON THE SOUTH LINE OF SAID E, 1320.74 FEET TO THE SW CORNER OF SAID E; THENCE N 00°01'37" E ON THE WEST LINE OF SAID E, 2304.22 FEET TO THE POINT OF BEGINNING. (CONTAINING 75.95 ACRES, MORE OR LESS)

ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AS:

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That part of the Northeast Quarter, the Southeast Quarter, the East Half of the Northwest Quarter and the East Half of the Southwest Quarter of Section 35, Township 16 North, Range 9 East of the 6th P.M., AND part of Government Lots 1 and 2 of Section 2, Township 15 North, Range 9 East of the 6th P.M., Douglas County, Nebraska, the entire tract described as follows:

Beginning at a brass cap at the northeast corner of said Government Lot 1 of Section 2;

Thence South 02°41'46" East (bearings referenced to the Nebraska State Plane System NAD 83) for 35.63 feet along the east line of said Government Lot 1 of Section 2 to a 3/4" open top pipe in the north right of way line of the Union Pacific Railroad;

Thence South 55°44'02" West for 939.64 feet along said north right of way line to a 5/8" rebar at the east corner of Lot 1, GINGER WOODS REPLAT 2, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;

Thence North 54°55'17" West for 574.23 feet to a 5/8" rebar at the north corner of said Lot 1;

Thence South 36°35'08" West for 34.24 feet along the northwest line of said Lot 1 to a 5/8" rebar;

Thence North 70°41'42" West for 565.07 feet to the line common to said Sections 2 and 35;

Thence North 56°41'28" West for 498.27 feet ;

Thence North 56°41'28" West for 2026.08 feet to a 1" pinched top pipe;

Thence North 26°13'33" West for 196.58 feet;

Thence North 06°35'10" West for 443.37 feet to a 3/4" pinched top pipe in the west line of the said East Half of the Southwest Quarter of Section 35;

Thence North 02°26'12" West for 560.05 feet along the west line of the said East Half of the Southwest Quarter of Section 35 to a 5/8" rebar at the southwest corner of the said East Half of the Northwest Quarter of Section 35 and the southeast corner of Outlot B, GINGER COVE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;

Thence North 02°22'11" West for 2304.01 feet along the line common to the west line of the said East Half of the Northwest Quarter of Section 35 and the east line of said Outlot B to a 3/4" pinched top pipe;

Thence North 87°40'58" East for 295.18 feet to a 5/8" rebar;

Thence North 02°21'53" West for 285.40 feet to a 3/4" pinched top pipe in the south right of way line of Nebraska Highway 64;

Thence North 87°40'51" East for 527.48 feet along said south right of way line to a 3/4" pinched top pipe;

Thence North 02°56'01" West for 14.97 feet along said south right of way line to a 3/4" pinched top pipe;

Thence North 87°37'12" East for 289.01 feet along said south right of way line to a 3/4" pinched top pipe;

Thence South 02°25'21" East for 163.88 feet to a 3/4" rebar;

Thence North 87°40'28" East for 208.72 feet to a 3/4" pinched top pipe in the west line of the North Half of the Northeast Quarter of Section 35;

Thence South 02°22'21" East for 1115.90 feet along said west line to a 3/4" open top pipe at the southwest corner of the said North Half of the Northeast Quarter of Section 35;

Thence North 87°44'13" East for 165.21 feet along the south line of the said North Half of the Northeast Quarter of Section 35 to a 5/8" rebar;

Thence North 02°23'44" West for 1269.67 feet to the south right of way line of Nebraska Highway 64;

Thence North 88°27'16" East for 1037.29 feet along said south right of way line;

Thence North 87°18'19" East for 1388.66 feet along said south right of way line to the west right of way line of 288th Street;

Thence South 02°23'50" East for 1264.71 feet along said west right of way line to the south line of the North Half of the Northeast Quarter of Section 35;

Thence South 02°23'48" East for 1324.80 feet along said west right of way line to the south line of the South Half of the Northeast Quarter of Section 35;

Thence South 02°23'40" East for 2450.15 feet along said west right of way line to a 3/4" open top pipe;

Thence North 87°26'08" East for 17.08 feet along said west right of way line to a 3/4" open top pipe;

Thence South 02°23'06" East for 199.94 feet along said west right of way line to a 3/4" open top pipe in the south line of the Southeast Quarter of Section 35;

Thence North 87°33'35" East for 33.02 feet to the Point of Beginning.

Contains 434.670 acres.