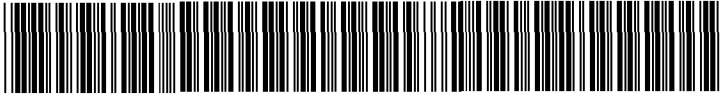




MISC 2016022243



MAR 30 2016 09:25 P 2

Fee amount: 16.00
FB: 63-33663
COMP: CC

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
03/30/2016 09:25:18.00



2016022243

[The Space above Line is for Recording Data]

TERMINATION, VACATION AND RELEASE OF EASEMENT

Keystone Little League, Inc., a Nebraska non-profit corporation, being the lawful owner of the property benefitted by that certain twenty-five (25') foot Ingress/Egress Access Easement (the "Access Easement") noted on the Final Plat of Roanoke Business Park, Instrument No. 2006113224 (the "Final Plat"), against the following legally described burdened property, to-wit:

63-33663

Lot 1, Roanoke Business Park Replat One, a Subdivision as surveyed, platted and recorded in the City of Omaha, Douglas County, Nebraska;

does hereby terminate, vacate and release all of its right, title and interest in and to the Access Easement that is noted on the Final Plat of the Roanoke Business Park, which was recorded in the office of the Douglas County Register of Deeds, on October 2, 2006, Instrument No. 2006113224, for the reason that the Access Easement as depicted on the Final Plat will not be used and is no longer necessary or beneficial to the real property owned by Keystone Little League, Inc. that is situated immediately to the south of the above-described real property, which real property is legally described as follows:

63-33662

Lot 22, Roanoke Business Park, a Subdivision as surveyed, platted and recorded in the City of Omaha, Douglas County, Nebraska.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed effective the 1st day of March, 2016.

KEYSTONE LITTLE LEAGUE, INC., a Nebraska non-profit corporation,

By: Jeremy Stone
Its: President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 14 day of March, 2016, by Jeremy Stone, President of Keystone Little League, Inc., a Nebraska non-profit corporation, on behalf of said corporation.

Notary Public

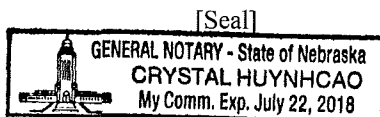
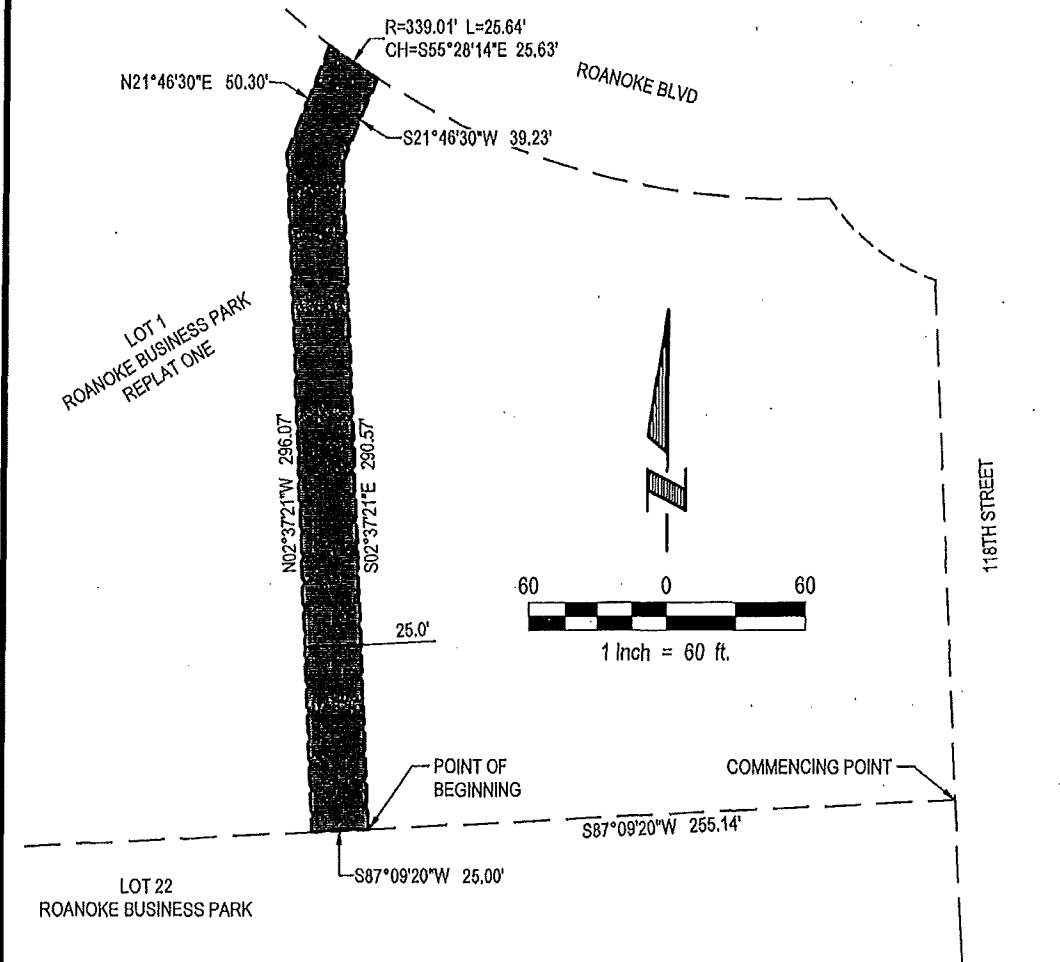


EXHIBIT "A"




LEGAL DESCRIPTION

A 25.0 FOOT INGRESS AND EGRESS EASEMENT RELEASE LOCATED IN PART OF LOT 1, ROANOKE BUSINESS PARK REPLAT ONE, SUBDIVISION LOCATED IN PART OF THE NW1/4 OF THE NW1/4 AND ALSO SW1/4 OF THE NW1/4 OF SECTION 05, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, ROANOKE BUSINESS PARK REPLAT ONE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 22, ROANOKE BUSINESS PARK, A SUBDIVISION LOCATED IN SAID SECTION 05, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 118TH STREET; THENCE S87°09'20"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID LOT 1, ROANOKE BUSINESS PARK REPLAT ONE, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 22, ROANOKE BUSINESS PARK, A DISTANCE OF 255.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S87°09'20"W ALONG SAID SOUTH LINE OF LOT 1, ROANOKE BUSINESS PARK REPLAT ONE, SAID LINE ALSO BEING SAID NORTH LINE OF LOT 22, ROANOKE BUSINESS PARK, A DISTANCE OF 25.00 FEET; THENCE N02°37'21"W, A DISTANCE OF 298.07 FEET; THENCE N21°46'30"E, A DISTANCE OF 50.30 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1, ROANOKE BUSINESS PARK REPLAT ONE, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF ROANOKE BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF LOT 1, ROANOKE BUSINESS PARK REPLAT ONE, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF ROANOKE BOULEVARD ALONG A CURVE TO THE LEFT WITH A RADIUS OF 339.01 FEET, A DISTANCE OF 25.64 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S55°28'14"E, A DISTANCE OF 25.63 FEET; THENCE S21°46'30"W, A DISTANCE OF 39.23 FEET; THENCE S02°37'21"E, A DISTANCE OF 290.57 FEET TO THE POINT OF BEGINNING.

SAID 25.0 FOOT INGRESS AND EGRESS EASEMENT RELEASE CONTAINS AN AREA OF 8,448 SQUARE FEET OR 0.194 ACRES, MORE OR LESS.

 <p>E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10909 MM Valley Road, Suite 100 • Omaha, NE 68164 Phone: 402.895.4700 • Fax: 402.895.3599</p>	<p>E & A CONSULTING GROUP, INC.</p>		<p>INGRESS/EGRESS EASEMENT RELEASE LOT 1 ROANOKE BUSINESS PARK REPLAT ONE DOUGLAS COUNTY, NEBRASKA</p>
	<p>Drawn by: JRS Chkd by: _____ Date: 8/6/2015</p>	<p>Job No.: 2004.216.028 Revised: 11/19/2015</p>	