



1256 569 MISC



10120 98 569-570

RICHARD H. TAKECCHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

98 JUL 24 PM 1:05

RECEIVED

**RELEASE OF EASEMENTS**

This Release of Easement is made and entered into this 9<sup>th</sup> day of July, 1998 as follows:

**W I T N E S S E T H:**

WHEREAS, a common access easement 30 foot in width is shown on the final plat dedication of Walnut Ridge Hilltop Replat recorded in Deed Book 2037 at Page 638 of the Register of Deeds, Douglas County, Nebraska (the "Common Access Easement"), and

WHEREAS, the Walnut Ridge Hilltop Replat contains a utility easement 10 foot in width running parallel to and 109.54 feet the north property line of Lot 2, Walnut Ridge Hilltop Replat 10, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, and running west 234.96 feet from of the east property line of Lot 2, Walnut Ridge Hilltop Replat 10 (the "10 Foot Utility Easement"), and

WHEREAS, the Final Plat of Walnut Ridge Hilltop recorded in Deed Book 1995 at Page 351 of the records of the Register of Deeds, Douglas County, Nebraska, shows a utility easement 16 foot in width located perpendicular to the south property line of Lot 2, Walnut Ridge Hilltop Replat 10 and running north from such property line a distance of 304 feet to the south property line of Lot 1, Walnut Ridge Hilltop Replat 10 (the "16 Foot Utility Easement"), and

WHEREAS, Walnut Ridge Hilltop Replat 10, consisting of Lots 1 and 2, is a replat of Lots 1 through 5, inclusive, Walnut Ridge Hilltop Replat, a subdivision in Douglas County, Nebraska, has been approved as an Administrative Subdivision on March 24, 1998, which Administrative Subdivision was recorded in Deed Book 1241 at Page 671, of the Register of Deeds, Douglas County, Nebraska, and

WHEREAS, West Maple Square, L.L.C., a Nebraska Limited Liability Company, is the owner of Lots 1 and 2, Walnut Ridge Hilltop Replat 10, and is the beneficiary of the Common Access Easement, the 10 Foot Utility Easement and the 16 Foot Utility Easement, and

WHEREAS, West Maple Square, L.L.C. desires to release the Common Access Easement, the 10 Foot Utility Easement and the 16 Foot Utility Easement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. That West Maple Square, L.L.C. hereby releases the Common Access Easement, 10 Foot Utility Easement and 16 Foot Utility Easement effective as of the date hereof.
2. West Maple Square, L.L.C. hereby states and certifies that it is the owner of the real property, and is the beneficiary of the easements described herein, and that it has the right to release

Investment Property Resources Ltd  
1324 So. 119th St.  
Omaha, NE 68144  
ATTN: Carolyn Anderson

10120

FEE	10.5	FB	MA-40612
BKP		C/O	COMP
DEL		AC	FV

the easements as set forth in this Release.

3. Except as to the easements released in this Release of Easement, the real property and easements thereon shall remain as platted and dedicated.

Dated this 9<sup>th</sup> day of July, 1998.

WEST MAPLE SQUARE, L.L.C.,  
A Nebraska Limited Liability Company,

By: *Daniel M. Malone*  
Daniel M. Malone, a Member

By: *Michael P. May*  
Michael P. May, a Member

STATE OF NEBRASKA     )  
COUNTY OF DOUGLAS    ) ss.

This document was executed before me by Daniel M. Malone and Michael P. May, members of West Maple Square, L.L.C., a Nebraska Limited Liability Company, as members of and on behalf of said limited liability company.

*Jody A. Hill*  
Notary Public

F:\AGREES\REAL\EASEMT\WALNUT.EAS

