MISC	2005030344

MAR 18 2005 10:46 P

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
3/18/2005 10:46:50.36

3/18/2005 10:46:50.36 2 0 0 5 0 3 0 3 4 4

Recording information above

FILE#____NECWO-4-35-3 ____

PARTIAL RELEASE OF EASEMENT

THIS DOCUMENT IS TO CORRECT THE RELEASE OF EASEMENT RECORDED IN INSTRUMENT #2004-068292.

KNOW ALL BY THESE PRESENT: that QWEST CORPORATION, a Colorado Corporation (F.K.A. US WEST COMMUNICATIONS, INC., AND NORTHWESTERN BELL), whose address is 1801 California St., Suite 5200, Denver, CO 80202, hereinafter called the "Company", for an in consideration of \$___1.00___ and other good and valuable consideration does hereby release that portion of easement on property described as:

THE WEST TEN (10) FEET OF THE EAST NINETY-FIVE (95) FEET OF LOT 1, AND THE EAST TEN (10) FEET OF THE WEST ONE HUNDRED AND FIVE (105) FEET OF LOT 2, WHISPERING RIDGE REPLAT TWO, EXCEPTING THE FRONT AND REAR EASEMENTS, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, LOTS NOW KNOWN AS LOTS 1 AND 2, WHISPERING RIDGE REPLAT THREE (SEE ATTACHED SHEET FOR LEGAL DESCRIPTION).

THE FIVE (5) FOOT UTILITY EASEMENT ON EACH SIDE OF THE COMMON LOT LINE BETWEEN LOT 1 AND 2, WHISPERING RIDGE REPLAT TWO, EXCEPTING THE FRONT AND REAR EASEMENTS, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY.

SAID FINAL PLAT AND DEDICATION FOR WHISPERING RIDGE REPLAT TWO WAS RECORDED APRIL 14, 2004 AS INSTRUMENT #2004047159 OF THE OFFICE OF THE REGISTER OF DEEDS OF DOUGLAS COUNTY, NEBRASKA.

The purpose of this document is to release that portion of the easement described above hereby excepting and reserving to the company any and all interest otherwise acquired in said property, except as stated above.

M ^{75C}	16.00 DC-43919	_
3		_
2	FV FV	=

Executed this __15TH __ day of __MARCH__, 2005

QWEST CORPORATION A COLORADO CORPORATION

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS:
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____15TH___ DAY OF __MARCH__, 2005, BY ______ Kimberly R. Jirovsky, Design Engineer _____ FOR QWEST CORPORATION, A COLORADO CORPORATION, ON

BEHALF OF SAID CORPORATION.

GENERAL NOTARY - State of Nebraska
CLAUDIA E. LARSEN
My Comm. Exp. April 20, 2006

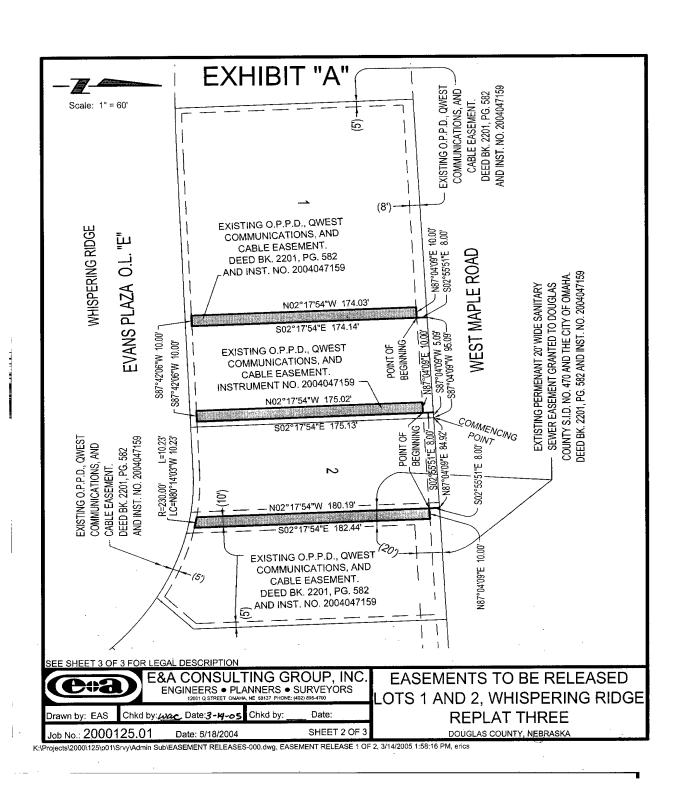
Notary Public

(SEAL)

SHEET _1_ OF _3_.
SEE SHEET _2_ OF _3_ FOR DRAWING.
SEE SHEET _3_ OF _3_ FOR LEGAL DESCRIPTION.

2000 125,01

EAC



https://landmarkweb.douglascounty-ne.gov/LandmarkWeb//Document/GetDocumentFor...

FXHIBIT "A"

LEGAL DESCRIPTION

AN O.P.P.D., QWEST COMMUNICATIONS AND CABLE COMPANY EASEMENT TO BE RELEASED, LOCATED IN PART OF LOT 1, WHISPERING RIDGE REPLAT THREE, A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 9, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, WHISPERING RIDGE REPLAT THREE; THENCE S87°04'09"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID LOT 1, WHISPERING RIDGE REPLAT THREE, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WEST MAPLE ROAD, A DISTANCE OF 95.09 FEET; THENCE S02°55'51"E, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING; THENCE S02°17'54"E, A DISTANCE OF 174.14 FEET; THENCE S87°42'06"W, A DISTANCE OF 10.00 FEET: THENCE N02°17'54"W, A DISTANCE OF 174.03 FEET; THENCE N87°04'09"E, A DISTANCE OF 10.00 FEET TO THE POINT OF REGINNING

SAID O.P.P.D., QWEST COMMUNICATIONS AND CABLE COMPANY EASEMENT TO BE RELEASED, CONTAINS AN AREA OF 1,751 SQUARE FEET OR 0.040 ACRES, MORE OR LESS.

AND ALSO TOGETHER WITH

AN O.P.P.D., QWEST COMMUNICATIONS AND CABLE COMPANY EASEMENT TO BE RELEASED, LOCATED IN PART OF LOT 1, WHISPERING RIDGE REPLAT THREE, A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 9, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, WHISPERING RIDGE REPLAT THREE; THENCE S87°04'09"W (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID LOT 1, WHISPERING RIDGE REPLAT THREE, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WEST MAPLE ROAD, A DISTANCE OF 5.09 FEET; THENCE S02°55'51"E, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING; THENCE S02°17'54"E, A DISTANCE OF 175.13 FEET; THENCE S87°42'06"W, A DISTANCE OF 10.00 FEET; THENCE N02°17'54"W, A DISTANCE OF 175.02 FEET; THENCE N87°04'09"E, A DISTANCE OF 10.00 FEET TO THE POINT OF

SAID O.P.P.D., QWEST COMMUNICATIONS AND CABLE COMPANY EASEMENT TO BE RELEASED, CONTAINS AN AREA OF 1.741 SQUARE FEET OR 0.040 ACRES, MORE OR LESS.

AND ALSO TOGETHER WITH

ANO.P.P.D., QWEST COMMUNICATIONS AND CABLE COMPANY EASEMENT TO BE RELEASED, LOCATED IN PART OF LOT 2, WHISPERING RIDGE REPLAT THREE, A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 9, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, WHISPERING RIDGE REPLAT THREE; THENCE N87°04'09"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID LOT 2, WHISPERING RIDGE REPLAT THREE, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WEST MAPLE ROAD, A DISTANCE OF 84.92 FEET; THENCE S02°55'51"E, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING; THENCE N87°04'09"E, A DISTANCE OF 10.00 FEET; THENCE S02°17'54"E, A DISTANCE OF 182,44 FEET, THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 230.00 FEET, A DISTANCE OF 10.23 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N80°14'03"W, A DISTANCE OF 10.23 FEET; THENCE N02°17'54"W, A DISTANCE OF 180.19 FEET TO THE POINT OF BEGINNING.

SAID O.P.P.D., QWEST COMMUNICATIONS AND CABLE COMPANY EASEMENT TO BE RELEASED, CONTAINS AN AREA OF 1,813 SQUARE FEET OR 0:042 ACRES, MORE OR LESS.



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