

FILED SARPY CO. NE
INSTRUMENT NUMBER
2005-13275

2005 AP 26 PM 12:28

Steve J. Dowling
REGISTER OF DEEDS

COUNTER SM C.E. AS
VERIFY AS D.E. AS
PROOF P
FEES \$ 16.00
CHECK# _____
CHG HLEA CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

March 8, 2005

DISCLAIMER AND RELEASE

KNOW ALL MEN BY THESE PRESENTS, that OMAHA PUBLIC POWER DISTRICT, a public corporation, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby release and disclaim any rights it may have attained by virtue of the Plat and Dedication of Summit Plaza, an Addition as surveyed, platted and recorded in Sarpy County, Nebraska, over, upon, along and above the following described property:

A strip of land Ten feet (10') in width, being Five feet (5') each side of and abutting the common lot lines of Lots One (1) and Two (2), of Summit Plaza, a strip of land Five feet (5') in width along and abutting the front lot line of Lot One (1), and a strip of land being the West Sixteen feet (W16') of Lot One (1), all in said Summit Plaza, now known as Lots One (1) and Two (2), Twin Creek Plaza Replat VII. See attached exhibits for legal descriptions of easement areas to be released.

Said Plat and Dedication for Summit Plaza filed for record May 31, 1990, as Instrument number 1990-07006, in the office of the Register of Deeds in Sarpy County, Nebraska.

Said Dedication document for Summit Plaza filed for record June 18, 1990, as Instrument number 1990-08215, in the office of the Register of Deeds in Sarpy County, Nebraska.

IN WITNESS WHEREOF, the undersigned has set its hand this 9th day of March, 2005.

OMAHA PUBLIC POWER DISTRICT

Mike Smith
Approved by Engineering

Alison Rider
Alison V. Rider - Manager
Facilities Services & Real Estate

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

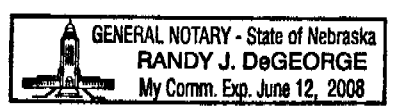
On this 9th day of March, 2005, before me the undersigned, a Notary Public in and for said county personally came Alison V. Rider – Manager, Facilities Services & Real Estate, to me personally known to be the identical person whose name is affixed to the above conveyance and acknowledged the execution thereof to be her voluntary act and deed.

WITNESS my hand and Notarial Seal at Omaha, in said county the day and year above written.

Randy J. DeGeorge
NOTARY PUBLIC

NE1/4 32-14-13
R&R Hill Farrell Associates
1008 Lincoln Rd
Bellevue, NE 68005

13275

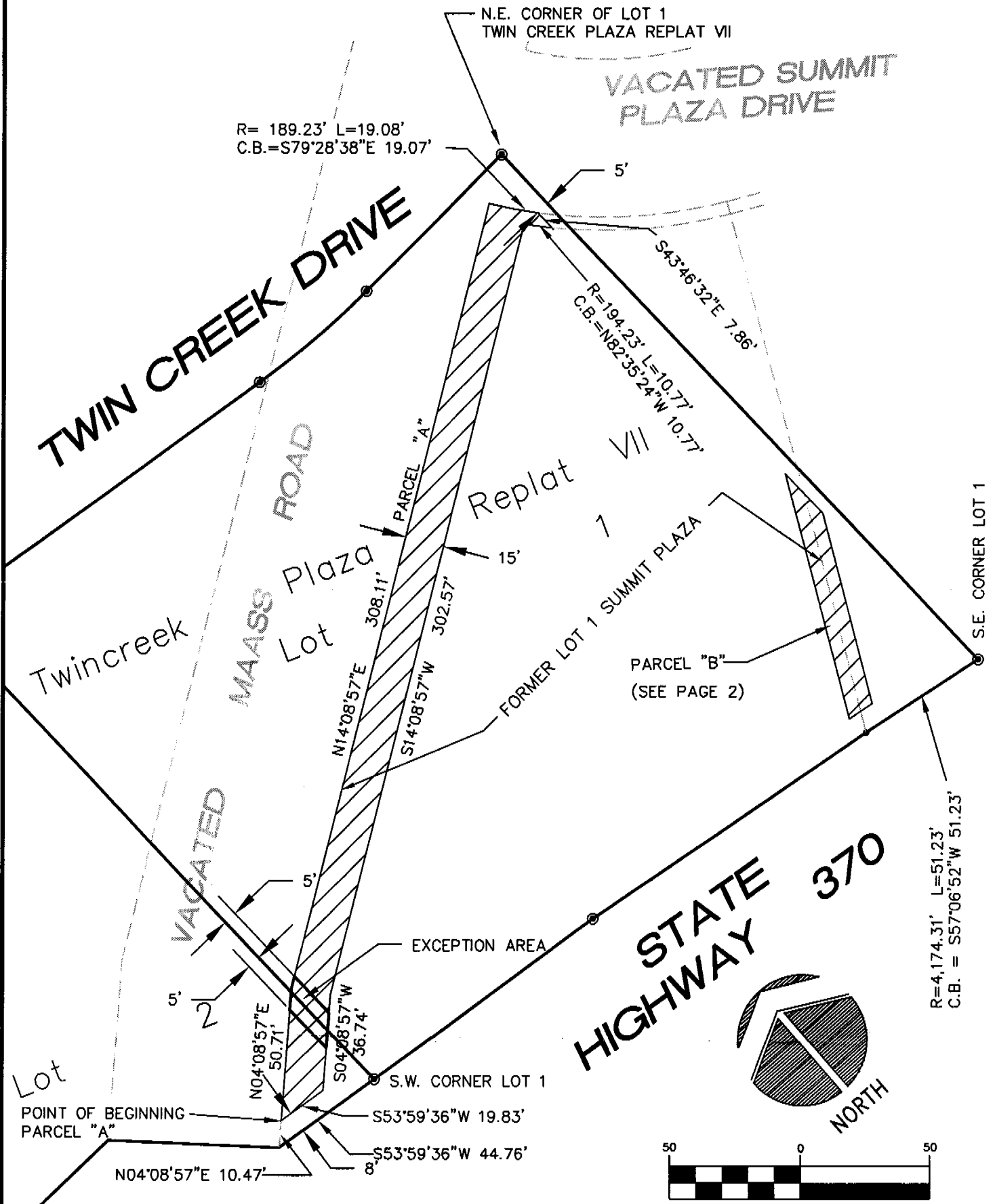


LEGAL DESCRIPTION

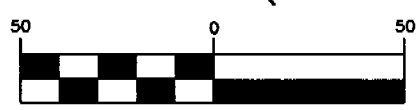
A

OF EASEMENTS TO BE RELEASED

LEGAL DESCRIPTION OF OMAHA PUBLIC POWER DISTRICT EASEMENTS LOCATED IN PART OF LOTS 1 & 2, TWIN CREEK PLAZA REPLAT VII, AS PLATTED AND RECORDED, SARPY COUNTY, NEBRASKA, SAID EASEMENTS ARE DESCRIBED ON THE PLAT AND CONTAINED IN THE DEDICATION OF "SUMMITT PLAZA" FILED MAY 31, 1990 AS INSTRUMENT NO. 90-07006, AND IN INSTRUMENT NO. 91-09121, RECORDS, SARPY COUNTY, NEBRASKA.



Drawing: S:\DWG\VILLAGE INN - TWINCREEK\SUMMITTESMSTOPP.DWG (BILLF)
 April 13, 2005 10:31:18 a.m.



1 inch = 50 ft.

DESIGNED:	DRAWN: WAF	CHECKED:	DATE: 4-12-05	PROJECT NO.	SHEET NO. 1 OF 2
HILL-FARRELL ASSOCIATES, INC. Architects • Engineers • Surveyors 1008 Lincoln Road Bellevue, NE 68005 (402)291-6100					

LEGAL DESCRIPTION 2005-13275B

OF EASEMENTS TO BE RELEASED

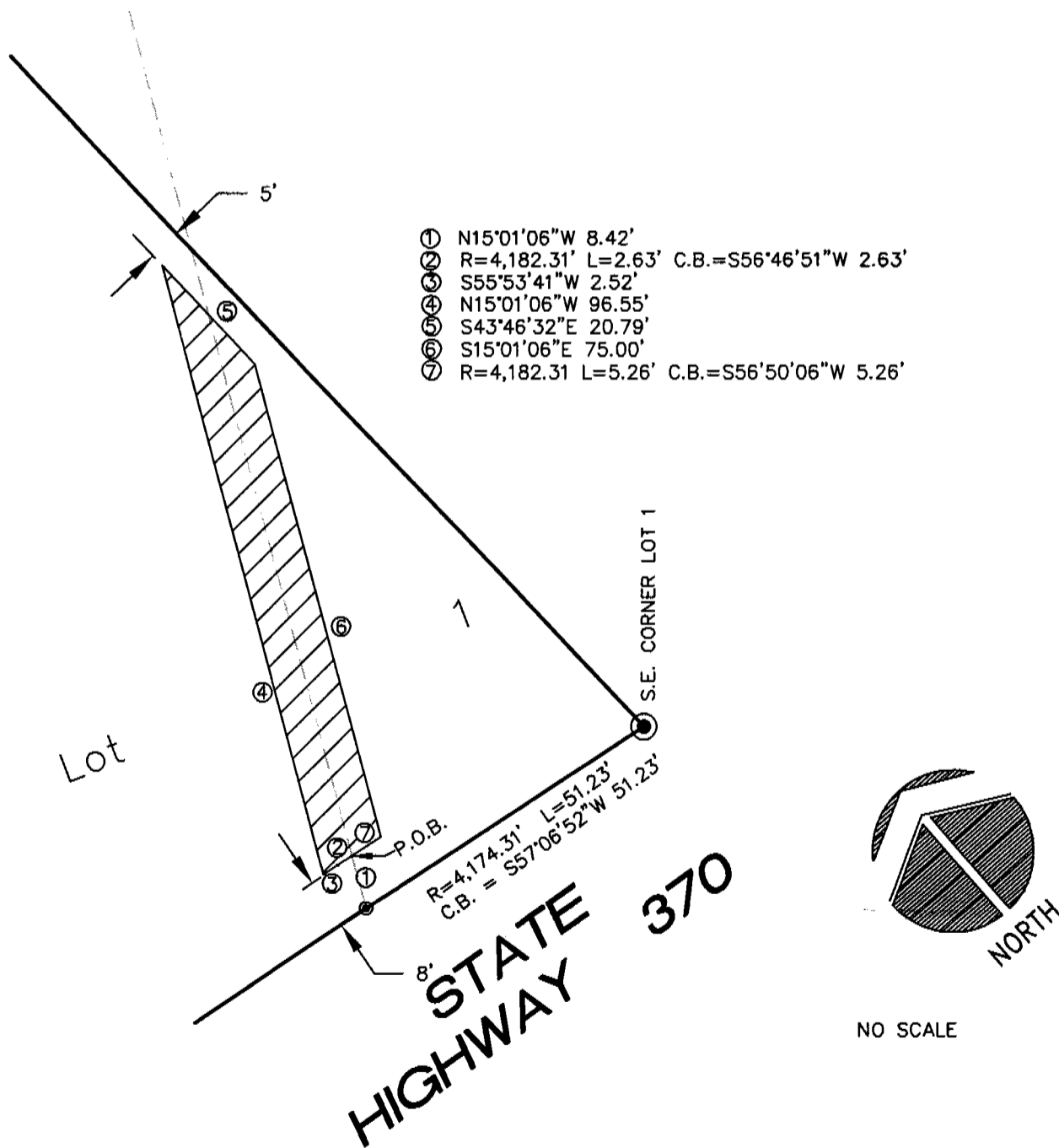
PARCEL "A"

COMMENCING AT THE S.W. CORNER OF LOT 1, TWIN CREEK PLAZA REPLAT VII, AS PLATTED AND RECORDED, SARPY CO., NE, THENCE S53°59'36"W (ASSUMED BEARING) 44.76' ALONG THE SOUTH LINE OF 1 TO THE EAST LINE OF PREVIOUSLY VACATED MAASS ROAD; THENCE N04°08'57"E 10.47 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. THENCE ALONG SAID EAST LINE, AND ALONG THE SOUTH LINE OF PREVIOUSLY VACATED SUMMIT DRIVE PLAZA ON THE FOLLOWING 3(THREE) DESCRIBED COURSES; 1. N04°08'57"E 50.71 FEET; 2. THENCE N14°08'57"E 308.11 FEET; 3. THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 189.23 FEET, AN ARC LENGTH OF 19.08 FEET, AND A LONG CHORD BEARING S79°28'38"E FOR 19.07 FEET; THENCE S43°46'32"E 7.86 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 194.23 FEET, AN ARC LENGTH OF 10.77 FEET, AND A LONG CHORD BEARING N82°35'24"W FOR 10.77 FEET; THENCE S14°08'57"W 302.57 FEET; THENCE S04°08'57"W 36.74 FEET; THENCE S53°59'36"W 19.83 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM 5.00 FEET ON EITHER SIDE OF THE LOT LINE CONTIGUOUS TO LOTS 1 & 2, TWINCREEK DRIVE REPLAT VII, SARPY CO., NE., WITHIN THE ABOVE DESCRIBED.

PARCEL "B"

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, TWIN CREEK PLAZA REPLAT VII, THENCE ALONG THE SOUTH LINE OF LOT 1 ALONG A CURVE TO THE LEFT HAVING RADIUS OF 4,174.31 FEET, AN ARC LENGTH OF 51.23', AND A LONG CHORD BEARING S57°06'52"W (ASSUMED BEARING) FOR 51.23 FEET TO THE SOUTHEAST CORNER OF FORMER LOT 1 SUMMIT PLAZA; THENCE N15°01'06"W 8.42 FEET ALONG THE EAST LINE OF FORMER LOT 1 SUMMIT PLAZA TO THE POINT OF BEGINNING. THENCE ALONG A CURVE TO LEFT HAVING RADIUS OF 4,182.31 FEET, AN ARC LENGTH OF 2.63 FEET, AND A LONG CHORD BEARING S56°46'51"W FOR 2.63 FEET; THENCE S55°53'41"W 2.52 FEET; THENCE N15°01'06"W 96.55 FEET; THENCE S43°46'32"E 20.79 FEET; THENCE S15°01'06"E 75.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4,182.31 FEET, AN ARC LENGTH OF 5.26 FEET, AND A LONG CHORD BEARING S56°50'06"W FOR 5.26 FEET TO THE POINT OF BEGINNING.



DESIGNED:

DRAWN: WAF

CHECKED:

DATE: 4-12-05 PROJECT NO.

SHEET NO.



HILL-FARRELL ASSOCIATES, INC.

Architects • Engineers • Surveyors

1008 Lincoln Road Bellevue, NE 68005 (402)291-6100

2 OF 2