

FILED SARPY CO. NE  
INSTRUMENT NUMBER  
2005 13277

2005 APR 26 PM 12: 29

*Henry J. Dowling*

REGISTER OF DEEDS

COUNTER LM C.E. Q  
VERIFY D D.E. S  
PROOF A  
FEES \$ 16.00  
CHECK# \_\_\_\_\_  
CHG HFEA CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

Recording information above

FILE# NECWO-514-2

PARTIAL RELEASE OF EASEMENT

WHEREAS QWEST has a permanent easement by virtue of the Plat and Dedication and Declaration of Covenants of TwinCreek Plaza Replat VII, over, upon, above, along, under, in and across the following described property:

A FIVE FOOT (5') STRIP OF LAND ABUTTING THE FRONT AND SIDE LOT LINES OF LOT 1, THE SIXTEEN FOOT (16') STRIP OF LAND ABUTTING THE WEST SIDE LOT LINE OF LOT 1, AND THE FIVE FOOT (5') STRIP OF LAND ABUTTING THE WEST SIDE LOT LINE OF LOT 2, TWINCREEK PLAZA REPLAT VII.

Said Plat and Dedications were filed for record April 4, 2005, as Instrument No. 2005-10217, in the office of the Register of Deeds, Sarpy County, Nebraska.

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 and in consideration of \$ 1.00 and other good and valuable consideration, does hereby release that portion of easement on property described by virtue of the Plat and Dedication of TwinCreek Plaza Replat VII, an Addition as surveyed, platted and recorded in Sarpy County, Nebraska, over, upon, along and above the following described property:

(See attached Exhibit "A", Pages 1 and 2 for sketch and legal description of easement area to be released.)

Executed this 18th day of APRIL, 2005

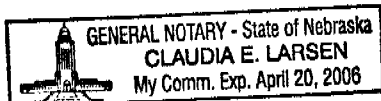
QWEST CORPORATION  
A COLORADO CORPORATION

BY: Kimberly R. Jirovsky  
TITLE: KIMBERLY R. JIROVSKY, DESIGN ENGINEER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
                                  ) SS:  
COUNTY OF DOUGLAS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18TH DAY OF APRIL, 2005, BY Kimberly R. Jirovsky, Design Engineer FOR QWEST CORPORATION, A COLORADO CORPORATION, ON BEHALF OF SAID CORPORATION.



Claudia E. Larsen  
Notary Public

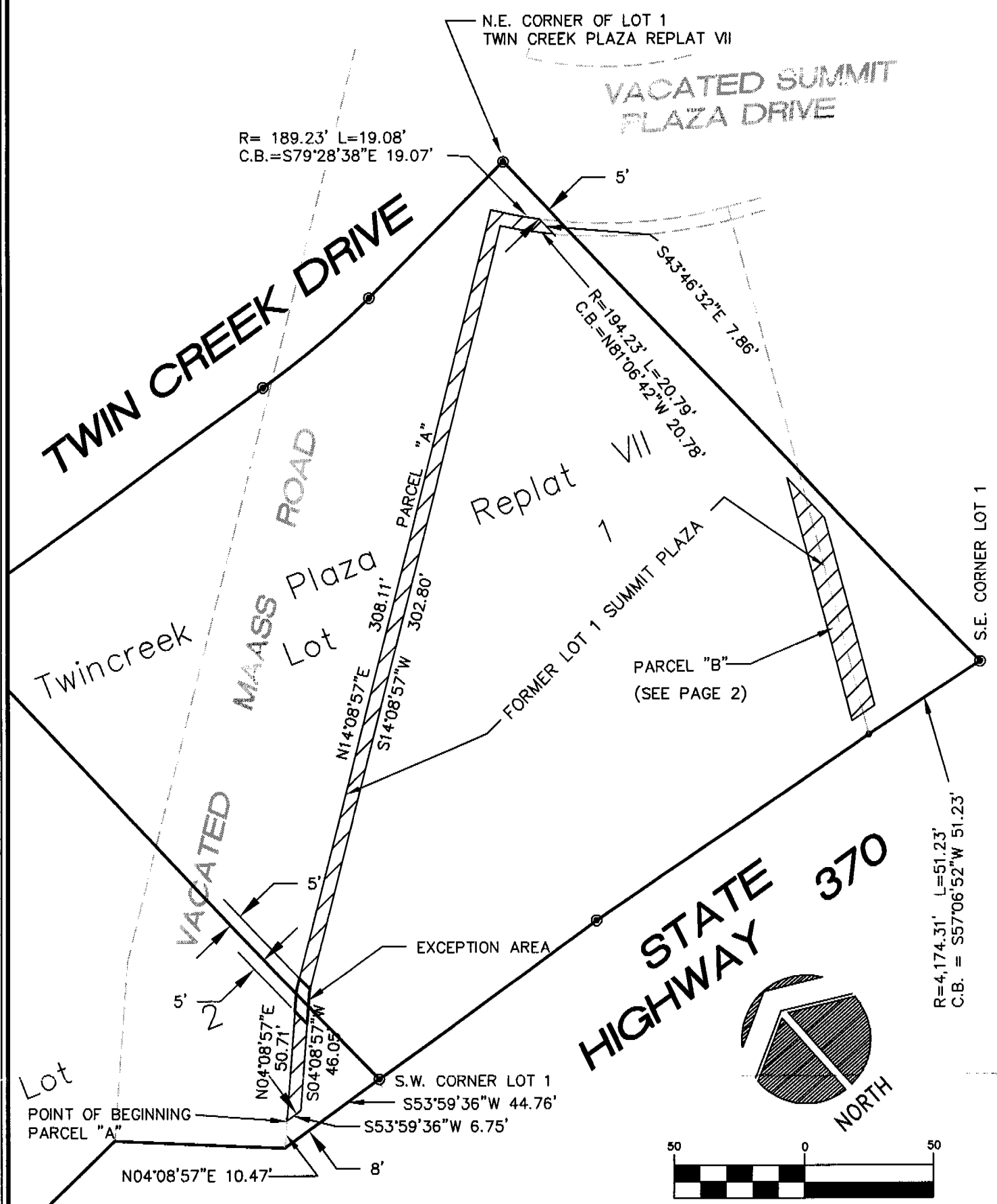
(S E A L)

# LEGAL DESCRIPTION

A


OF EASEMENTS TO BE RELEASED

LEGAL DESCRIPTION OF QWEST COMMUNICATIONS, INC. 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\SUMMITTESMTSQWEST.DWG (BILLF)  
 April 13, 2005 10:33:31 a.m.

1 inch = 50 ft.

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

# LEGAL DESCRIPTION 2005-13277B

OF EASEMENTS TO BE RELEASED

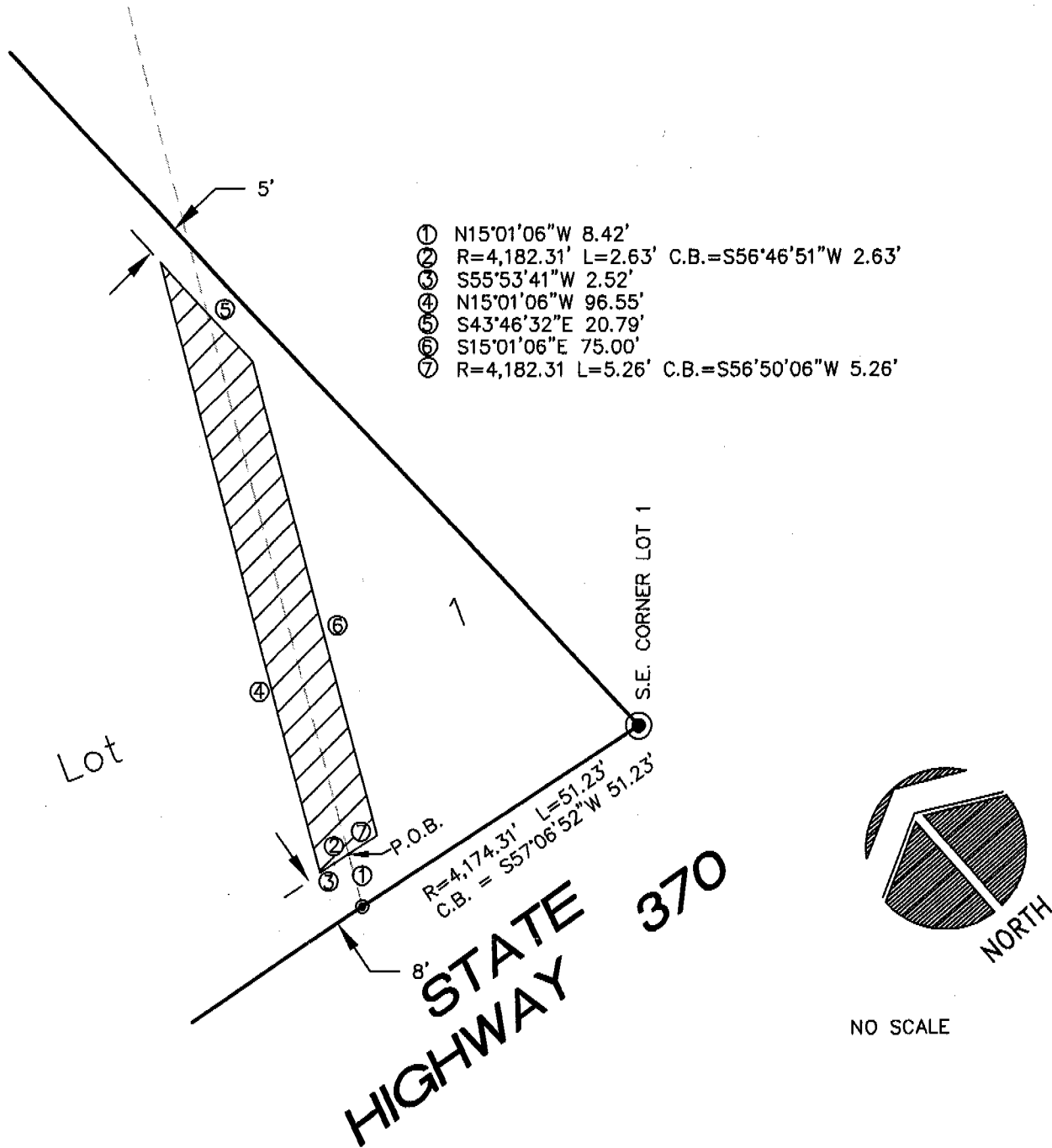
**PARCEL "A"**

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 20.79 FEET, AND A LONG CHORD BEARING N81°06'42"W FOR 20.78 FEET; THENCE S14°08'57"W 302.80 FEET; THENCE S04°08'57"W 46.05 FEET; THENCE S53°59'36"W 6.75 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