



1335 529 MISC



05626 00 529-531

Nebr Doc
Stamp Tax

Date

\$

By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

00 APR 27 AM 10:37

RECEIVED

Return To:

City of Omaha
Public Works Department
1819 Farnam Street
Omaha, NE 68183
c/o Gen. Services

M
Misc
3/8

FEE 19.00 FB MC-116593
BKP _____ C/O _____ COMP BW
DEL _____ SCAN dis FV _____

RELEASE OF INGRESS AND EGRESS EASEMENT

WHEREAS, an unrecorded ingress and egress easement was referenced in the original plat of Hillsborough West, situated over and across portions of Lot 1, platted and recorded on December 29, 1999 in Plat Book 2141, Page 44 in the Douglas County Register of Deeds Office; and,

WHEREAS, Maple 144 LLC, the property owner, has requested a release of the ingress and egress easement as described above; and,

WHEREAS, the Public works Department has investigated this request and has no objection to a release of the easement; and,

WHEREAS, the property owner has provided an acceptable alternate ingress and egress easement as detailed in the attached Exhibit "A"; and,

WHEREAS, the release of this easement will not adversely impact the City Master Plan.

NOW, THEREFORE, IN ACCORD WITH THE PROVISIONS OF SECTION 27-1 OF THE OMAHA MUNICIPAL CODE:

The release of the unrecorded ingress and egress easement referenced in the original plat of Hillsborough West, situated over and across portions of Lot 1, platted and recorded on December 29, 1999 in Plat Book 2141, Page 44 in the Douglas County Register of Deeds Office, is approved and delivery of this release is authorized.

APPROVED: N/K/A Hillsborough West Replat, Lots 1-8 APPROVED:

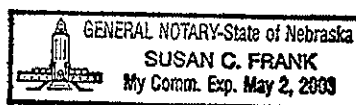
Don W. Elliott
Public Works Director pcp

Robert C. Peters
Acting Planning Director

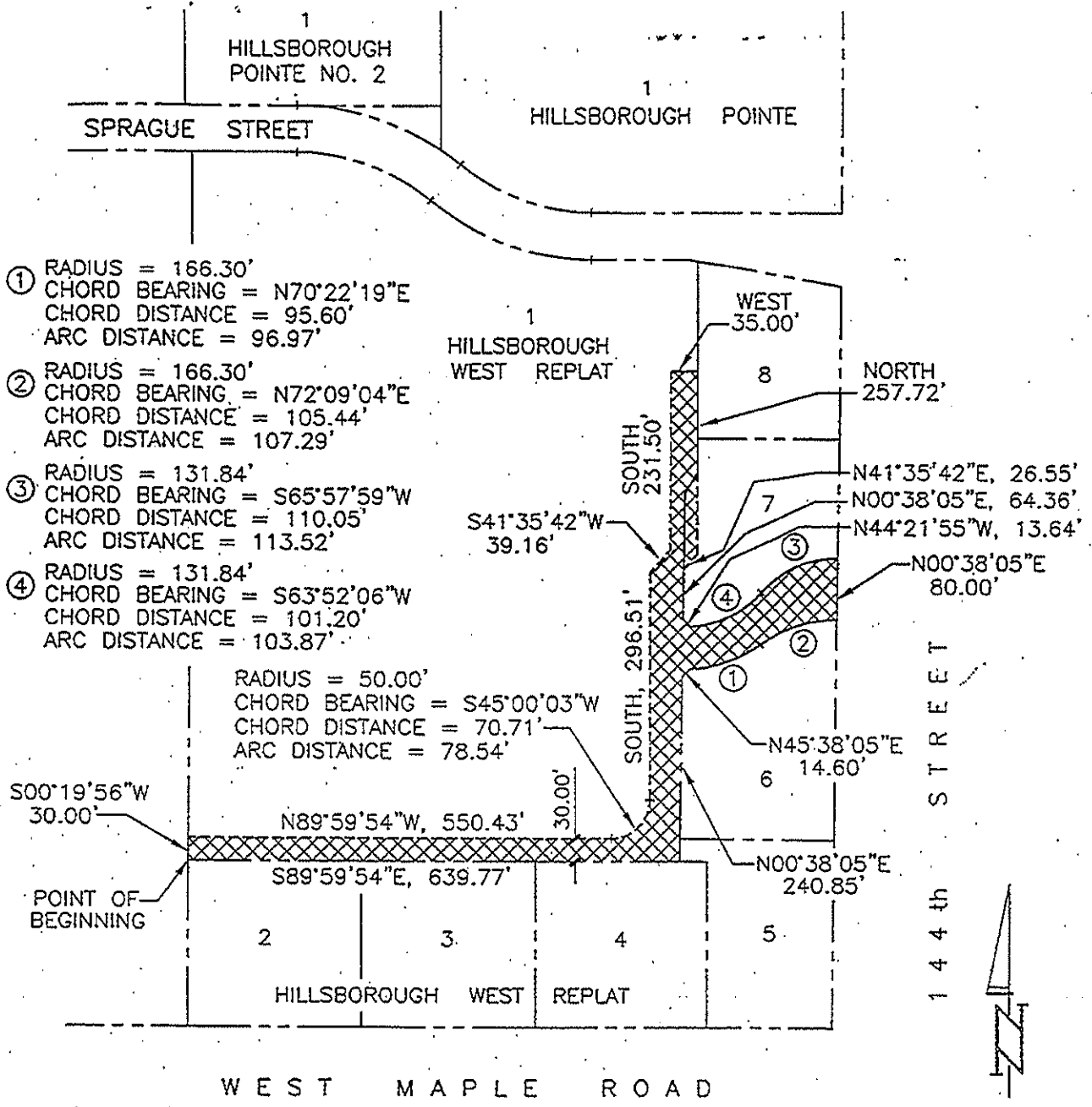
STATE OF NEBRASKA)
)ss:
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 4th day of April, 2000, by Don W. Elliott, Public Works Director and by Robert C. Peters, Acting Planning Director of the City of Omaha, a Municipal Corporation of the State of Nebraska.

Susan C. Frank
NOTARY PUBLIC



Hillsborough West Ingress/Egress



SHEET 1 OF 2

THE LERNER COMPANY. TD2 FILE NO. 738-116-INESMT. DATE: JAN. 12, 2000
 THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF LOTS 1 AND 7, HILLSBOROUGH WEST REPLAT, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 1;

THENCE S89°59'54"E (ASSUMED BEARING) 639.77 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE SE CORNER THEREOF;

THENCE NORTHERLY ON THE EASTERLY LINE OF SAID LOT 1 ON THE FOLLOWING NINE DESCRIBED COURSES;

THENCE N00°38'05"E 240.85 FEET;

THENCE N45°38'05"E 14.60 FEET;

THENCE NORTHEASTERLY ON A 166.30 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N70°22'19"E, CHORD DISTANCE 95.60 FEET, AN ARC DISTANCE OF 96.97 FEET;

THENCE NORTHEASTERLY ON A 166.30 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N72°09'04"E, CHORD DISTANCE 105.44 FEET, AN ARC DISTANCE OF 107.29 FEET;

THENCE N00°38'05"E 80.00 FEET;

THENCE SOUTHWESTERLY ON A 131.84 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S65°57'59"W, CHORD DISTANCE 110.05 FEET, AN ARC DISTANCE OF 113.52 FEET;

THENCE SOUTHWESTERLY ON A 131.84 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S63°52'06"W, CHORD DISTANCE 101.20 FEET, AN ARC DISTANCE OF 103.87 FEET;

THENCE N44°21'55"W 13.64 FEET;

THENCE N00°38'05"E 64.36 FEET;

THENCE N41°35'42"E 26.55 FEET;

THENCE NORTH 257.72 FEET ON THE NORTHERLY PORTION OF THE EAST LINE OF SAID LOT 1 AND ITS SOUTHERLY EXTENSION;

THENCE WEST 35.00 FEET;

THENCE SOUTH 231.50 FEET ON A LINE 35.00 FEET WEST OF AND PARALLEL WITH THE NORTHERLY PORTION OF THE EAST LINE OF SAID LOT 1;

THENCE S41°35'42"W 39.16 FEET;

THENCE SOUTH 296.51 FEET;

THENCE SOUTHWESTERLY ON A 50.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S45°00'03"W, CHORD DISTANCE 70.71 FEET, AN ARC DISTANCE OF 78.54 FEET;

THENCE N89°59'54"W 550.43 FEET ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 TO THE WEST LINE THEREOF;

THENCE S00°19'56"W 30.00 FEET ON THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

SHEET 2 OF 2

THE LERNER COMPANY TD2 FILE NO. 738-116-INESMTA DATE: JAN. 12, 2000
THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154. 402-330-8860

EXHIBIT "A"