



MISC 2005134294



OCT 25 2005 10:07 P 2

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/25/2005 10:07:32.77



2005134294

Recording information above

FILE# NECWO-556

PARTIAL RELEASE OF EASEMENT

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 RIVERFRONT PLACE, an Addition as surveyed, platted and recorded in Douglas County, Nebraska, over, upon, along and above the following described property:

(See attached Exhibit "A" sketch and legal description of easement area to be released.)

SAID FINAL PLAT AND DEDICATION WAS RECORDED AS INSTRUMENT# 2004124790, IN THE MISCELLANEOUS RECORDS 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 expressly excepting and reserving to the company any and all interest otherwise acquired in said property, except as stated above.

Executed this 25th day of AUGUST, 2005

QWEST CORPORATION
A COLORADO CORPORATION

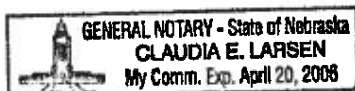
BY: Kimberly R. Jirovsky
TITLE: KIMBERLY R. JIROVSKY, DESIGN ENGINEER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) SS:
COUNTY OF DOUGLAS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25TH DAY OF AUGUST, 2005, BY Kimberly R. Jirovsky, Design Engineer FOR QWEST CORPORATION, A COLORADO CORPORATION, ON BEHALF OF SAID CORPORATION.

(SEAL)



Claudia E. Larsen
Notary Public

10.50 FB 07-33028
BKP C/O COMP 83
DEL SCAN FV

LAMP, ATTN: MIKE MCINTOSH.

PARTIAL RELEASE OF EASEMENT EXHIBIT "A"

LEGAL DESCRIPTION

A partial release of the (8') wide strip easement along the plot perimeter as granted to OPPD, Cox and Qwest in the Final Plat of RIVERFRONT PLACE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, at the Register of Deeds Office as instrument number 2004124790, the released portion described as follows:

Commencing at the southwest corner of Lot 1, RIVERFRONT PLACE;

Thence along a curve to the left (having a radius of 193.00 feet and a long chord bearing South 63°14'47" East (bearings referenced to the FINAL PLAT OF RIVERFRONT PLACE) for 30.47 feet) for an arc length of 30.50 feet along the south line of said Lot 1;

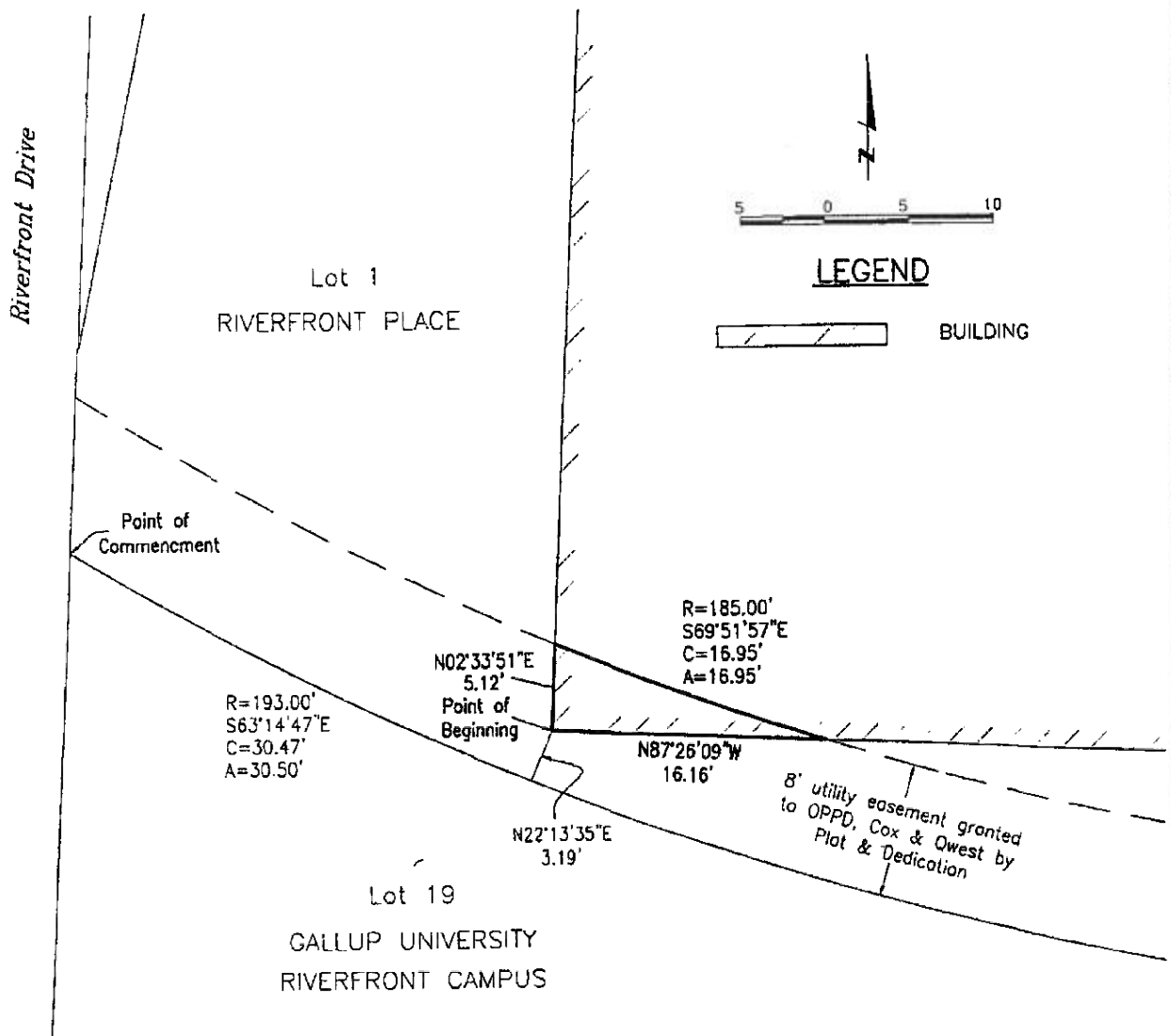
Thence North 22°13'35" East for 3.19 feet to the southwest corner of an existing building and the TRUE POINT OF BEGINNING;

Thence North 02°33'51" East for 5.12 feet along the west line of said existing building;

Thence along a curve to the left (having a radius of 185.00 feet and a long chord bearing South 69°51'57" East for 16.95 feet) for an arc length of 16.95 feet concentric with and eight feet (8') north of said south line of Lot 1;

Thence North 87°26'09" West for 16.16 feet along the south line of said existing building to the Point of Beginning.

Contains 39 square feet.



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Book

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Date 08/16/05

Dwn.By JLK

Job Number 03075.01-003



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