



MISC 2005134295



OCT 25 2005 10:07 P 2

August 25, 2005

PARTIAL
DISCLAIMER AND RELEASE

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/25/2005 10:07:33.56

2005134295

WHEREAS OMAHA PUBLIC POWER DISTRICT has a permanent easement by virtue of the Plat and Dedication of Riverfront Place Addition, over, upon, above, along, under, in and across the following described property:

The South Eight feet (S8') abutting the rear lot line of Lot One (1), Riverfront Place, as surveyed, platted and recorded in Douglas County, Nebraska.

Said Plat and Dedication of Riverfront Place, filed for record November 5, 2004, as instrument number 2004-124790 of the Miscellaneous Records, in the office of the Register of Deeds, Douglas County, Nebraska.

KNOW ALL MEN BY THESE PRESENTS, that OMAHA PUBLIC POWER DISTRICT, a public corporation, for and in consideration one dollar 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 said Plat and Dedication over, upon, along and above only that part of the above described property, more particularly described as follows:

(See reverse side hereof for sketch of easement area to be released.)

IN WITNESS WHEREOF, the undersigned has set its hand this 25th day of August, 2005.
OMAHA PUBLIC POWER DISTRICT

Curtis J. Becker
Approved by Engineering

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

STATE OF NEBRASKA)

)ss.

COUNTY OF DOUGLAS)

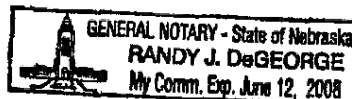
On this 25th day of August, 2005, before me the undersigned, a Notary Public in and for said county personally came Alison V. Rider - Manager Facilities Services & Real Estate, to me personally known to be the identical person whose name is affixed to the above conveyance and acknowledged the execution thereof to be her voluntary act and deed.

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

Randy J. DeGeorge
NOTARY PUBLIC

SW 1/4 14-15-13

MISC 10.30 FB 07-33028
2/1
C/D COMP
SCAN EV



LAMP1, Attn: Mike McIntosh

PARTIAL RELEASE OF EASEMENT EXHIBIT

LEGAL DESCRIPTION

A partial release of the (8') wide strip easement along the plat 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;

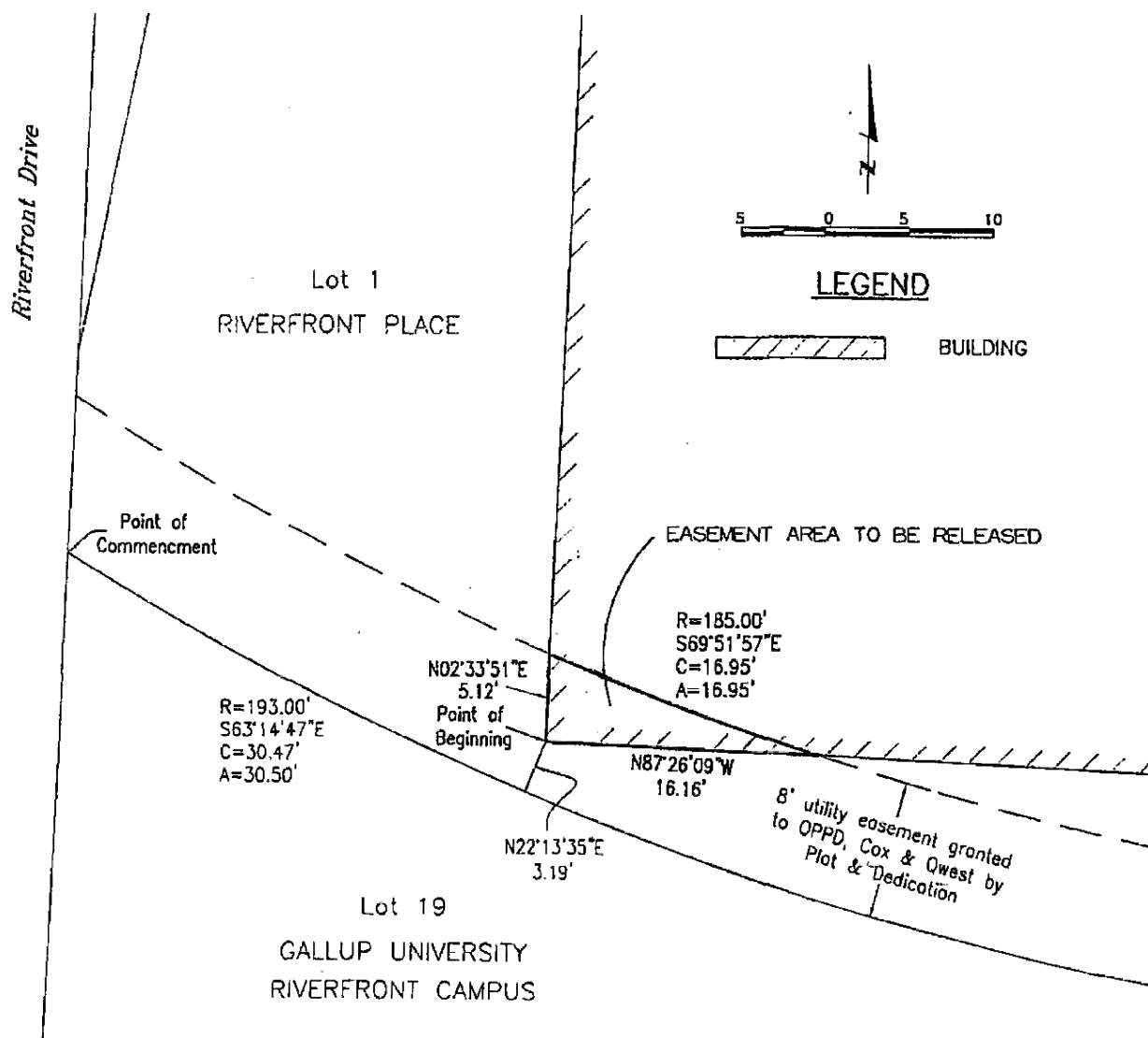
Thence North 22°13'35" East for 3.19 feet to the southwest corner of an existing building and the TRUE POINT OF BEGINNING;

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.



L:\03075\dwg\0375eas--release

Book

Page

Date 08/16/05

Dwn.By JLK

Job Number 03075.01-003



Lamp, Ryneason & Associates, Inc.

WWW.LRA-INC.COM

14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027

(Ph) 402.496.2498
(Fax) 402.496.2730