



MISC 2005139988



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Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 11/4/2005 14:39:54.73

 2005139988

October 12, 2005

PARTIAL
DISCLAIMER AND RELEASE

WHEREAS COX COMMUNICATIONS INC. has a permanent easement by virtue of the Plat and Dedication of Riverfront Place Addition, over, upon, along, above, 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 5th, 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 COX COMMUNICATIONS INC. 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 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 28 day of October, 2005.

By:
 Joe Hyland, Engineer

COX COMMUNICATIONS, INC.

By:
 Joe Seda, Vice-President
 of Network Operations
 Cox Communications, Inc.

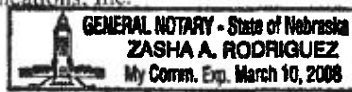
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
) s.s.
 COUNTY OF DOUGLAS)

The foregoing disclaimer and release was acknowledged before me this 28 day of October, 2005, by Joe Seda, Vice-President of Network Operations for Cox Communications, Inc. and Joe Hyland, Engineer for Cox Communications, Inc., on behalf of said Cox Communications, Inc.

LAND, RYNEARSON & ASSOCIATES
 14710 W. DODGE ROAD
 SUITE 100
 OMAHA, NE 68154

PHONE#
496-2493
S053



NOTARY PUBLIC

Zasha A. Rodriguez

(C)

PARTIAL RELEASE OF EASEMENT EXHIBIT

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;

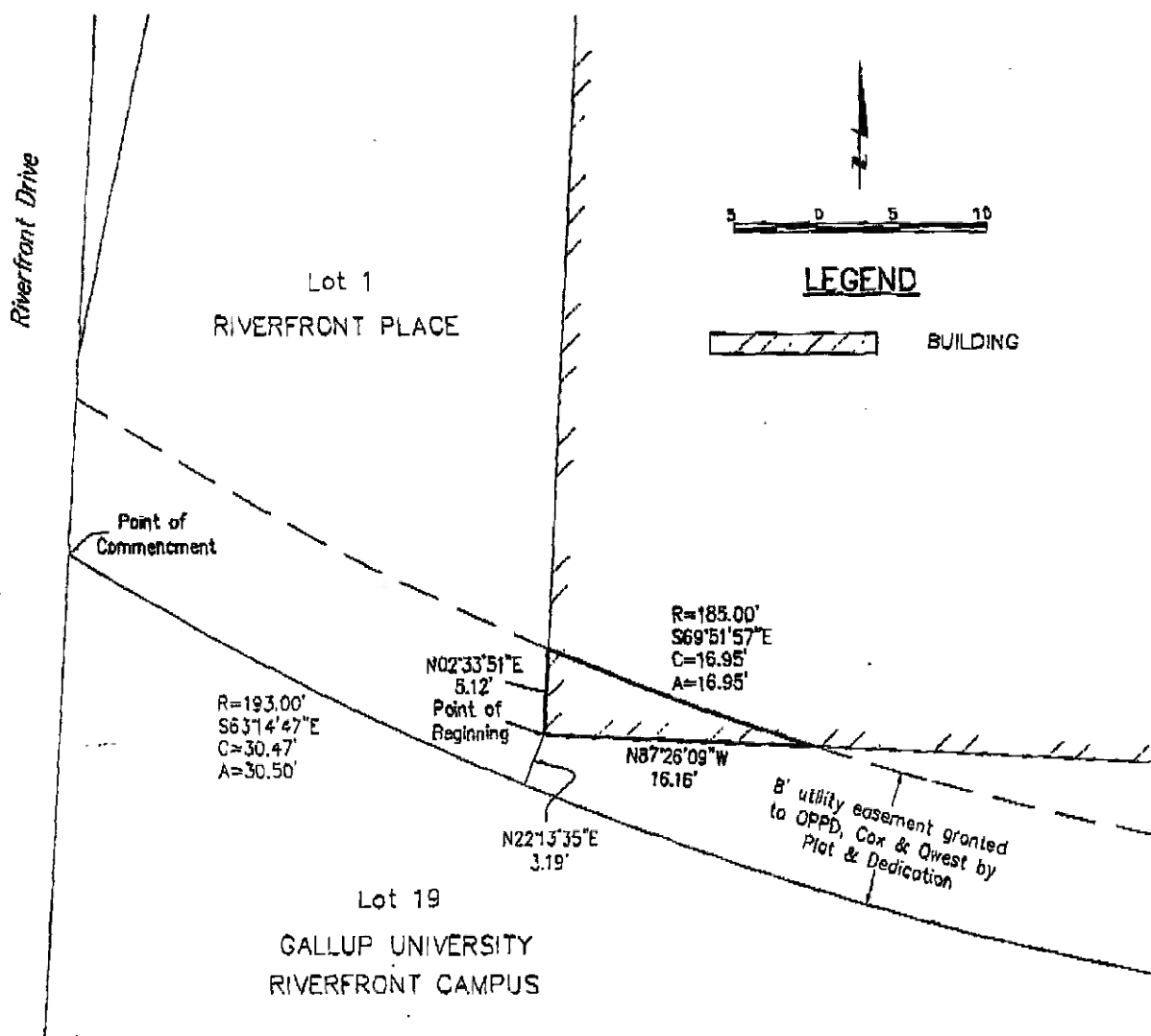
Thence North 22°13'35" East for 3.19 feet to the southwest corner of an existing building and the TRUE POINT OF BEGINNING;

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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Lamp, Rynearson & Associates, Inc.

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