

**After recording, return to:**

David R. Madden  
Richardson Madden, P.C., L.L.O.  
13606 S 22<sup>nd</sup> Circle  
Bellevue, NE 68123

**CONSENT TO AND RATIFICATION OF PLAT**

The undersigned, Pinnacle Bank, as both Trustee and Beneficiary under that certain Construction Security Agreement, Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing Statement made by Jasper Stone 192<sup>nd</sup> & Dodge LLC, as Trustor, dated December 28, 2016 and recorded in the office of the Register of Deeds of Douglas County, Nebraska, as Instrument No. 2016108864, on December 28, 2016, hereby consents to and ratifies Avenue One Replat 2 ("Replat"), which Replat was recorded in the Land Records of Douglas County, Nebraska as Instrument Number 2023000282, on 1-3-2023 (SJ), and hereby joins in and agrees that its interest in the land platted in the Replat as described below is subject to the easements and dedications set forth in the Replat. The land platted in the Replat relates to the following real property located in Douglas County, Nebraska:

LOTS 1 THRU 4 & OUTLOTS "A" AND "B" INCLUSIVE, \*A SUBDIVISION  
RECORDED IN DOUGLAS COUNTY, NEBRASKA

\* Avenue One Replat 2

(J.O.)

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

FANCY

Return to First American  
4909 S 135<sup>th</sup> St  
#207  
Omaha, NE 68137

