

2016-18328

07/28/2016 10:59:06 AM

Lloyd J. Dowding

REGISTER OF DEEDS



COUNTER	<u>P</u>	C.E.	<u>D</u>
VERIFY	<u>P</u>	DATE	<u>7/28/16</u>
PROOF	<u>W</u>		
FEE \$	<u>58.00</u>		
CHECK#			
CHG	<u>E+A</u>	CASH	
REFUND		CREDIT	
SHORT		NCR	



**THIS PAGE ADDED
FOR RECORDING
INFORMATION.**

**DOCUMENT STARTS ON
NEXT PAGE.**

LLOYD J. DOWDING

SARPY COUNTY REGISTER OF DEEDS

Steven J. Stastny, Deputy

1210 GOLDEN GATE DRIVE, # 1230

PAPILLION, NE 68046-2842

402-593-5773

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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MAINTENANCE AGREEMENT AND EASEMENT

WHEREAS, The Property Owner recognizes that stormwater management facilities (hereinafter referred to as "the facility" or "facilities") must be maintained for the development called QuikTrip 0598 TC, located in the jurisdiction of Sarpy County, Nebraska; and,

WHEREAS, the Property Owner (whether one of more) is the owner of real property depicted on Exhibit "A" (hereinafter referred to as "the Property"), and,

WHEREAS, Sarpy County (hereinafter referred to as "the County") requires and the Property Owner, and its administrators, executors, successors, heirs, tenants, or assigns, agree that the health, safety and welfare of the citizens of the County require that the facilities be constructed and maintained on the property, and,

WHEREAS, a Post Construction Stormwater Management Plan, is required by Section 38 of the Zoning Regulations of Sarpy County, and,

WHEREAS, the Post Construction Stormwater Management Plan, SAR-20160523-3590-P (hereinafter referred to as "PCSMP"), shall be constructed and maintained by the Property Owner, its administrators, executors, successors, heirs, or assigns.

NOW, THEREFORE, in consideration of the foregoing premises, the covenants contained herein, and the following terms and conditions, the Property Owner agrees as follows:

1. The stormwater facility or facilities, located on the Property, shall be constructed by the Property Owner in accordance with the PCSMP, which has been reviewed and accepted by Sarpy County or its designee.
2. The Property Owner must develop and provide the "BMP Maintenance Requirements", attached here to as Exhibit "B", which have been reviewed and accepted by the County designee. The BMP Maintenance Requirements shall describe the specific maintenance practices to be performed for the facilities and include a schedule for implementation of these practices. The BMP Maintenance Requirements shall indicate that the facility or facilities shall be inspected by a professional qualified in stormwater BMP function and maintenance at least annually to ensure that it is operating properly. A written record of inspection results and any maintenance work shall be maintained for a 3-year period and be available for review by the County.
3. The Property Owner, its administrators, executors, successors, heirs, or assigns, shall construct and perpetually operate and maintain, at its sole expense, the facilities in strict accordance with the attached BMP Maintenance Requirements accepted by Sarpy County or its designee.

R+P
E+A

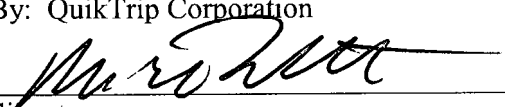
4. The Property Owner, its administrators, executors, successors, heirs, tenants or assigns hereby grants permission to the County, its authorized agents and employees, to enter upon the property and to inspect the facilities whenever the County deems necessary. The County shall provide the Property Owner copies of the inspection findings and a directive to commence with the repairs if necessary. The County will require the Property Owner to provide, within 7 calendar days from the date of County's written directive, a written response addressing what actions will be taken to correct any deficiencies and provide a schedule of repairs within a reasonable time frame. Whenever possible, the County shall provide notice prior to entry. The County shall indemnify and hold harmless the Property Owner from any damage by reason of the County's negligent or intentional acts during such entry upon the property.
5. The Property Owner, its administrators, executors, successors, heirs, tenants or assigns, agrees that should it fail to correct any defects in the facility or facilities within reasonable time frame agreed to in the response by the Property Owner for corrective actions, or shall fail to maintain the structure in accordance with the attached BMP Maintenance Requirements and with the law and applicable executive regulation or, in the event of an emergency as determined by the County or its designee in its sole discretion, the County or its designee is authorized to enter the property to make all repairs, and to perform all maintenance, construction and reconstruction as the County or its designee deems necessary. Notwithstanding the foregoing, the County shall indemnify and hold the Property Owner harmless from any damage by reason of the County's negligent or intentional acts during such entry upon the property. The County or its designee shall have the right to recover from the Property Owner any and all reasonable costs the County expends to maintain or repair the facility or facilities or to correct any operational deficiencies subject to the provisions of the immediately preceding sentence relating to negligence or intentional acts of the County. Failure to pay the County or its designee all of its expended costs, after forty-five (45) days written notice, shall constitute a breach of the agreement. The County or its designee shall thereafter be entitled to bring an action against the Property Owner to pay, or foreclose upon the lien hereby authorized by this agreement against the property, or both. Interest, collection costs, administrative costs, and reasonable attorney fees shall be added to the recovery.
6. The Property Owner shall not obligate the County to maintain or repair the facility or facilities, and the County shall not be liable to any person for the condition or operation of the facility or facilities.
7. The Property Owner, its administrators, executors, successors, heirs, or assigns, hereby indemnifies and holds harmless the County and its authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims that may arise or be asserted against the County from the construction, presence, existence or maintenance of the facility or facilities by the Property Owner. In the event a claim is asserted against the County, its authorized agents or employees, the County shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim unless due to solely to the negligence of the County, in which event the County shall be required to

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defend any such suit at its own expense. Notwithstanding the foregoing, if any claims are made against the both the County and the Property Owner, each will be required to defend any such suit or claim against it at its own expense. If any judgment or claims against the County, its authorized agents or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith except to the extent of the negligence or intentional act of the County.

- 8. The Property Owner shall not in any way diminish, limit, or restrict the right of the Sarpy County to enforce any of its ordinances as authorized by law.
- 9. This Agreement shall be recorded with the Register of Deeds of Sarpy County, Nebraska and shall constitute a covenant running with the land and shall be binding on the Property Owner, its administrators, executors, successors, heirs, or assigns, including any homeowners association and any other successors in interest.

IN WITNESS WHEREOF, the Property Owner (s) has/ have executed this agreement this 25th day of July, 2016.

By: QuikTrip Corporation

Signature
Mike Talcott
5725 Foxridge Drive Mission, KS 66202


ACKNOWLEDGMENT

Iowa)
State

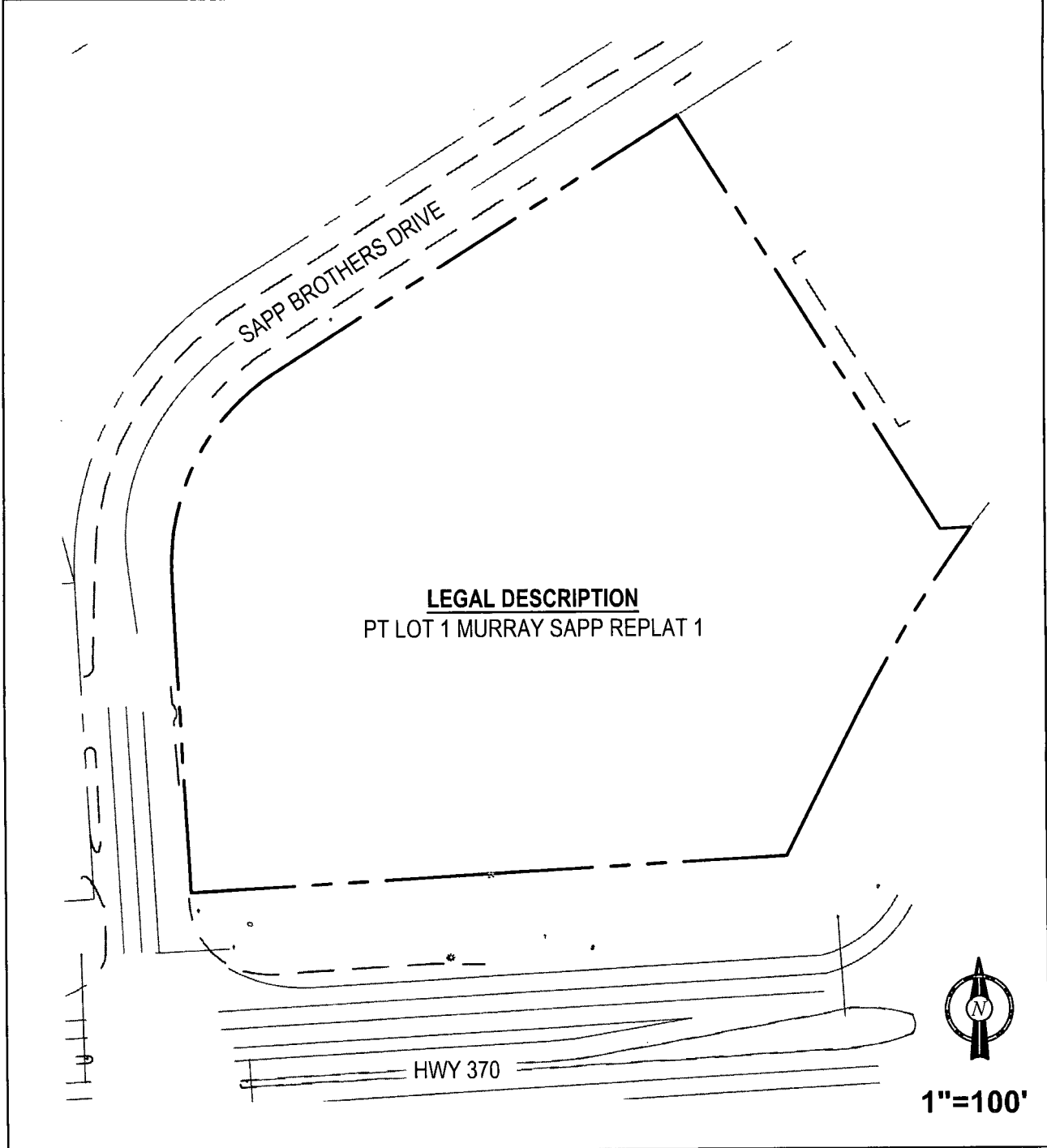
Polk)
County

On this 25th day of July, 2016 before me, a Notary Public, in and for said County, personally came the above named: Mike Talcott who is personally known to me to be the identical person whose name is affixed to the above instrument and acknowledged the instrument to be his voluntary act and deed for the purpose therein stated.

WITNESS my hand and Notarial Seal the day and year last above written.

Mary Ann Thorsheim
Notary Public

Notary Seal IOWA

E



PREPARED BY
 DARLA K. HOLMAN, P.E.
 SOLE PROPRIETOR
 6734 RED OAK DRIVE
 SHAWNEE, KS 66217
 913.248.9385
 dkholmanpe@everestkc.net
 Date Prepared: 05/16/16

EXHIBIT A
 QUIKTRIP STORE #0598

SAR-20160523-3590-P



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EXHIBIT B

BMP Maintenance Requirements

QuikTrip 0598 TC
11105 Sapp Brothers Drive; Omaha, NE

I. General BMP Information

BMP ID Name	BMP Location
BMP A1: Flogard Storm Water Treatment System	Lat: 41.14777 Long: -96.15961
BMP B1: Enquip Gravity-Displacement Separator	Lat: 41.14799 Long: -96.16168
BMP C1: Detention Basin	Lat: 41.14795°, Long: -96.16068°
BMP D1: Flogard Storm Water Treatment System	Lat: 41.148149 Long: -96.163392

II. BMP Site Location Map (see Exhibit C, attached)

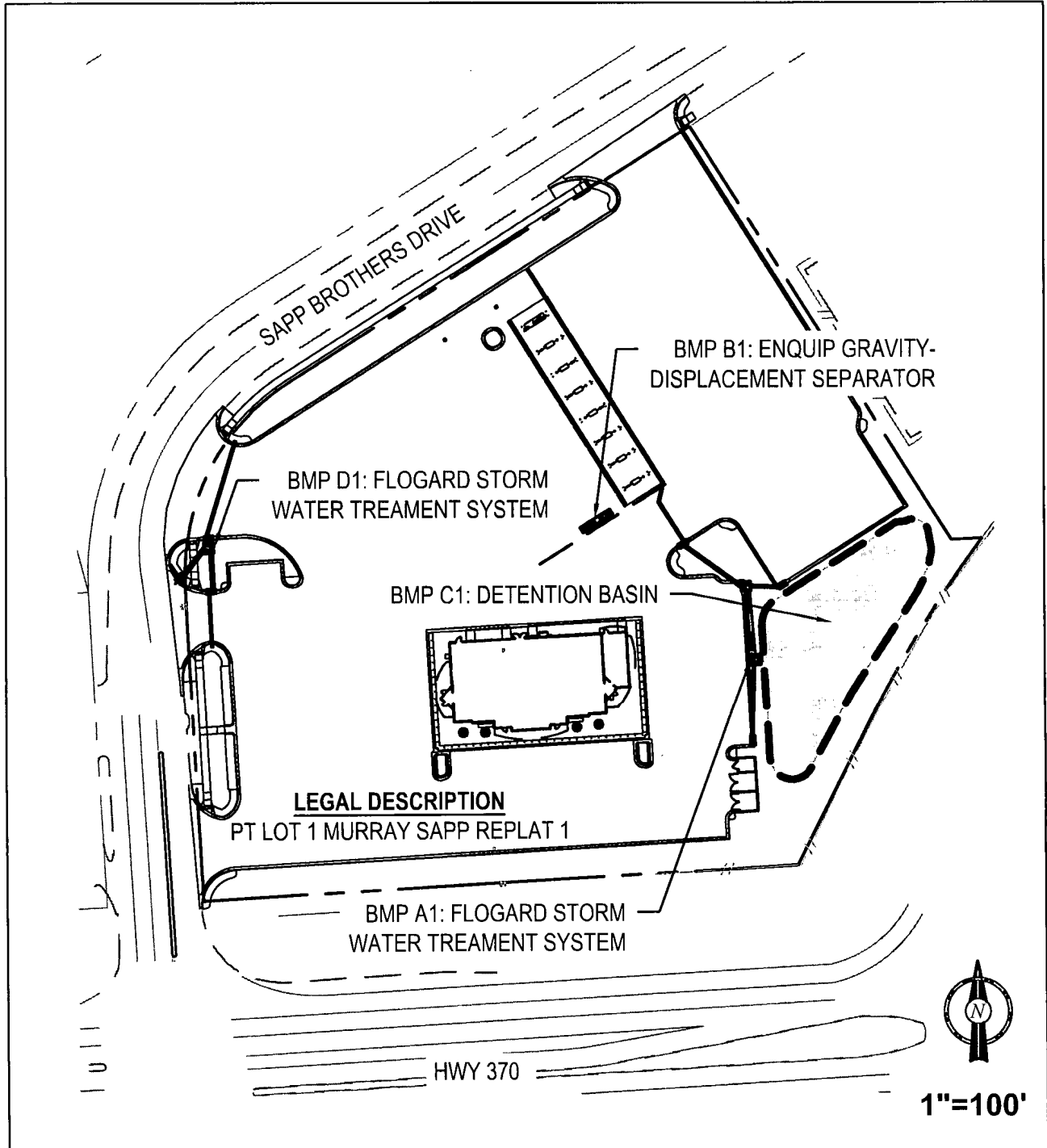
III. Routine Maintenance Tasks and Schedule for typical BMPs

Detention Basin Maintenance Tasks and Schedule	
Task	Schedule
Remove trash and debris	Monthly
Check and repair and eroded areas	Monthly
Inspect for erosion and vegetative failure, including overflow path areas and basin backslope	Monthly, reseed as necessary
Inspect for ponding, washed out areas, soil conditions	Monthly
Perimeter mowing	Monthly
Inspect collection system for proper functioning	Quarterly
Pruning	Annually
Perform soil test and replace soil if needed	Annually
Repair broken pipes	As needed
Remove sediment	As needed

Flogard Storm Water Treatment System Maintenance Tasks and Schedule	
Task	Schedule
Remove Debris and Trash from Storm Drain Inlets	Monthly
Inspection and Cleanout of Unit	Semi-Annually
Cleanout of Floatables	Semi-Annually
Remove Sediment	Sediment Reaches 50% of Sump Level
Fossil Rock Filter Replacement	As-Needed
Repair Broken Pipes	As-Needed
Security	As-Needed

Enquip Gravity-Displacement Separator Maintenance Tasks and Schedule	
Task	Schedule
Remove Debris and Trash from Storm Drain Inlets	Monthly
Inspection and Cleanout of Unit	Semi-Annually
Remove Sludge Accumulations	Sludge Depth Not to Exceed 1'
Remove Oil Accumulations	Accumulations Reach 50% of Sump Level
Repair Broken Pipes	As-Needed
Security	As-Needed

IV. The Property Owner shall perform maintenance and inspection in accordance with the above table. A written report of all maintenance and inspections shall be prepared annually and kept on file by the Owner for a period covering the last 3 years at all times. The first report shall be prepared within one year of receiving the Certificate of Occupancy. Upon request of the County, the Owner shall provide copies of the annual maintenance inspection reports within three (3) business days.



PREPARED BY
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 Date Prepared: 05/16/16

EXHIBIT C
 QUIKTRIP STORE #0598

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