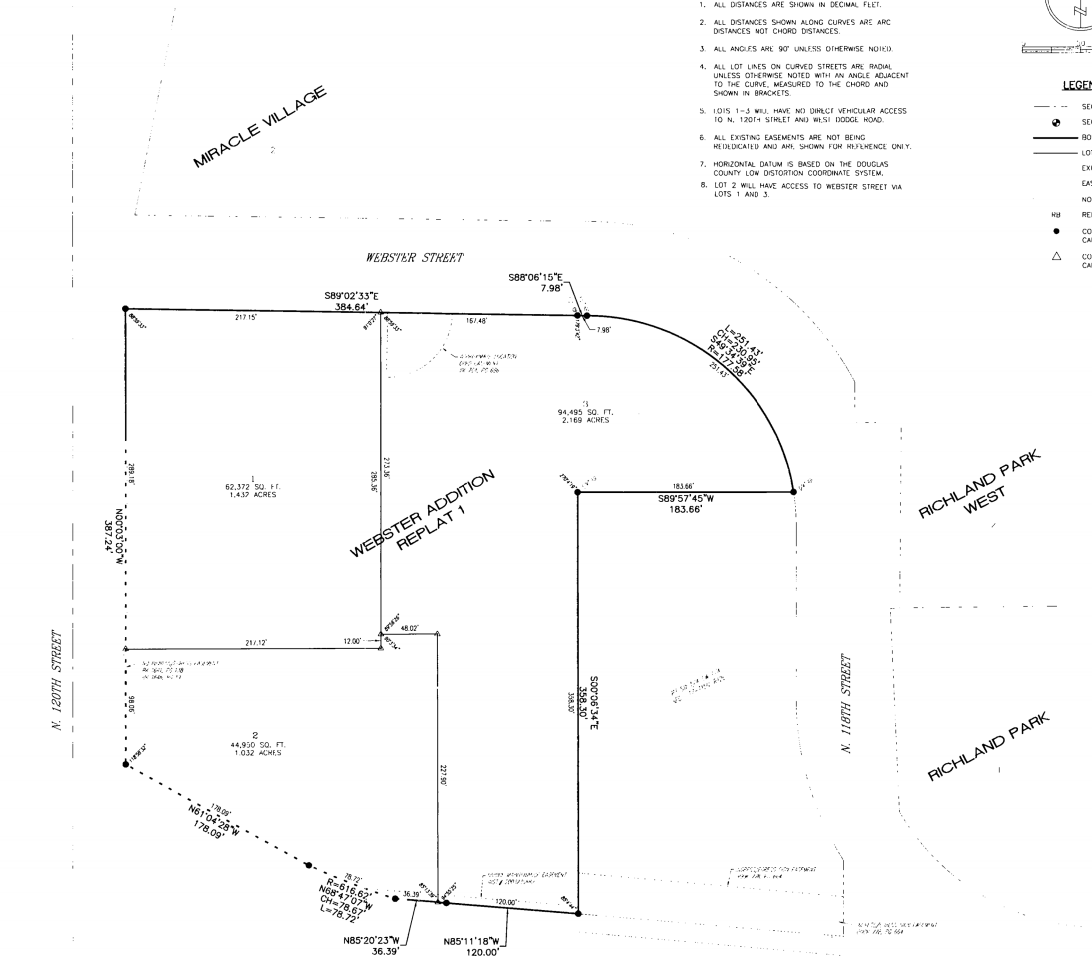
MISC Inst. # 2018034885, Pg: 1 of 1 Rec Date: 05/09/2018 10:45:31.730
Fee Received: $52.00 By: MB
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

WEBSTER ADDITION REPLAT 1

LOTS 1 THROUGH 3, BEING AN ADMINISTRATIVE REPLATTING OF LOTS 1 AND 2, WEBSTER ADDITION, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA
EXCEPT THAT PART DEEDED TO THE STATE OF NEBRASKA
DEPARTMENT OF ROADS RECORDED IN INSTR. #2003235880

LOCATED IN:
SW 1/4, SW 1/4 SECTION 17, T15N, R12E



EXCEPT THAT PART DEEDED TO THE STATE OF NEBRASKA DEPARTMENT OF ROADS RECORDED IN INSTR. #2003235880

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED WITH AN ANGLE ADJACENT TO THE CURVE, MEASURED TO THE CHORD AND SHOWN IN BRACKETS.
5. LOTS 1-3 WILL HAVE NO DIRECT VEHICULAR ACCESS TO N. 120TH STREET AND WEST DODGE ROAD.
6. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
7. HORIZONTAL DATUM IS BASED ON THE DOUGLAS COUNTY LOW DISTORTION COORDINATE SYSTEM.
8. LOT 2 WILL HAVE ACCESS TO WEBSTER STREET VIA LOTS 1 AND 3.

LEGEND

- SECTION LINE
- SECTION CORNER
- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- NO INGRESS/EGRESS EASEMENT
- RB REBAR
- CORNER FOUND (5/8" REBAR W/1 1/4" RED PLASTIC CAP STAMPED LS-365, UNLESS NOTED OTHERWISE)
- CORNER SET (5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP STAMPED LS-566, UNLESS NOTED OTHERWISE)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS LOTS 1 THROUGH 3, INCLUSIVE, WEBSTER ADDITION REPLAT 1, BEING AN ADMINISTRATIVE REPLATTING OF LOT 1 AND 2, WEBSTER ADDITION, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

CONTAINS 4.633 ACRES

WILLIAM E. KNIGHT, LS-566

2-23-18
DATE

REGISTERED LAND SURVEYOR — WILLIAM E KNIGHT LS-566 — STATE OF NEBRASKA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS WEBSTER ADDITION REPLAT 1; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN THE CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS

PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, OWNER

JASON ACORD
DIVISION REAL ESTATE MANAGER

ACKNOWLEDGEMENT OF NOTARY(IES)

STATE OF KANSAS }
} SS
COUNTY OF JOHNSON }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
5th DAY OF March 2018

BY JASON ACORD, DIVISION REAL ESTATE MANAGER OF QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, ON BEHALF OF THE CORPORATION.

Tammie L. Jarvis
SIGNATURE OF NOTARY PUBLIC

TAMMIE L. JARVIS
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 4/19/18

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

21 DAY OF March, 2018.

Sharon Kelly Reed
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE COMPLIANCE WITH CHAPTER 53-8 OF THE OMAHA MUNICIPAL CODE

CITY ENGINEER — DATE 4/23/18

PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF WEBSTER ADDITION REPLAT 1 IN COMPLIANCE WITH SECTION 53-10(3), OMAHA MUNICIPAL CODE, WITH PLAT REQUIREMENTS WAIVED PER SECTION 7.08, HOME RULE CHARTER OF THE CITY OF OMAHA.

PLANNING DIRECTOR — DATE 4-24-18

DOUGLAS COUNTY ENGINEER REVIEW

3/8/2018

DRAWN BY	RER
CHECKED BY	BEE
DATE	2/15/18
JOB NO.	2016.0881.002

MARCH & ASSOCIATES, INC.
17902 BURT STREET, SUITE 201
OMAHA, NEBRASKA 68022
402-895-4700 FAX 402-895-3599
www.marchinc.com

WEBSTER ADDITION REPLAT 1, LOTS 1-3
OMAHA, DOUGLAS COUNTY, NEBRASKA

ADMINISTRATIVE
MINOR PLAT

M5993

SHEET
1 OF 1