



BK 2002 PG 269



DEED 1995004875

DEDICATION

KNOW ALL MEN THESE PRESENTS:

THAT WE, CENEX PETROLEUM, INC., BEING SOLE OWNERS AND PROPRIETORS OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS CENEX ADDITION, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 2, INCLUSIVE), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR THE PUBLIC USE OF THE STREETS, CIRCLES AND AVENUES AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THE PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO THE OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND THE U.S. WEST COMMUNICATIONS INC. COMPANY THEIR SUCCESSORS AND ASSIGNS, TO ERECT AND OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH THE NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUTS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL WIRELESS SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS, AND EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS, NO PERMANENT BUILDING OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAY, 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.

IN WITNESS WHEREOF, WE DO HEREBY SET OUR HANDS THIS 15th DAY OF SEPTEMBER, 1994, A.D.

FOR: CENEX PETROLEUM, INC.

Douglas R. Klotzner
DOUGLAS R. KLOTZNER, GENERAL MANAGER

CORPORATION ACKNOWLEDGEMENT

STATE OF MONTANA)

SS
COUNTY OF)

ON THIS 15th DAY OF September, 1994, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THE ABOVE NAMED DOUGLAS R. KLOTZNER, GENERAL MANAGER, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS OWNER OF SAID PROPERTY, AND HE ACKNOWLEDGES THE EXECUTION THEREFORE TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

Barbara A. Manske
NOTARY PUBLIC

MY COMMISSION EXPIRES ON THE 1st DAY OF November, 1997, A.D.

CENEX ADDITION

LOTS 1 AND 2, INCLUSIVE

BEING A PLAT OF THAT PART OF LOT 1 OF WEST "L" INTERCHANGE PLAZA REPLAT 2 SECTION 5, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6th P.M. CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I, MARK E. EHRHART, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A GROUND SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF "CENEX ADDITION" HAS BEEN MADE AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA IN ORDER TO INSURE THE PLACING OF IRON PIPE MONUMENTS AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS, AND THE TERMINAL POINTS OF ALL CURVES AS SHOWN ON THIS PLAT UPON THE COMPLETION OF GRADING. THE LIMITS AND BOUNDARIES OF SAID SUBDIVISION ARE AS FOLLOWS:

CENEX ADDITION, LOTS 1 AND 2, INCLUSIVE, BEING A PLAT OF THAT PART OF LOT 1 OF WEST "L" INTERCHANGE PLAZA REPLAT 2, SECTION 5, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6th P.M., CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 01°50'47" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 408.84 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF "P" STREET; THENCE SOUTH 57°58'28" EAST, A DISTANCE OF 4.78 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 243.00 FEET, AN ARC DISTANCE OF 194.98 FEET (CHORD = 188.96', CHORD BEARING = S 80°19'36" E) TO A POINT OF TANGENCY; THENCE SOUTH 73°11'24" EAST, A DISTANCE OF 88.22 FEET; THENCE SOUTH 28°56'30" EAST, A DISTANCE OF 14.78 FEET TO A POINT ON THE CURVED WESTERLY RIGHT-OF-WAY LINE OF 118th STREET; THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 622.28 FEET, AN ARC DISTANCE OF 137.84 FEET (CHORD = 137.56', CHORD BEARING = S 06°50'13" W) TO A POINT OF TANGENCY; THENCE SOUTH 02°29'29" WEST, A DISTANCE OF 110.29 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF Q STREET; THENCE NORTH 89°29'12" WEST, A DISTANCE OF 210.65 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL, CONTAINS 1.563 ACRES, MORE OR LESS.

DATE: 9/12/94

Mark E. Ehrhart
MARK E. EHRHART, L.S. 445

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBOSSED IN THE PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATED THIS 20th DAY OF Sept, 1994, A.D.

Louise B. Pandano
LOUISE B. PANDANO, COUNTY TREASURER

APPROVAL OF THE CITY PLANNING BOARD

THIS PLAT OF CENEX ADDITION, WAS APPROVED BY THE CITY PLANNING BOARD OF OMAHA THIS 5th DAY OF October, 1994, A.D.

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF CENEX ADDITION, WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA THIS 10th DAY OF September, 1994, A.D.

Bob Daub
MAYOR
Paul J. Johnson
CITY CLERK

COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF CENEX ADDITION WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE ON THIS 10th DAY OF September, 1994, A.D.

Paul J. Johnson
COUNTY ENGINEER

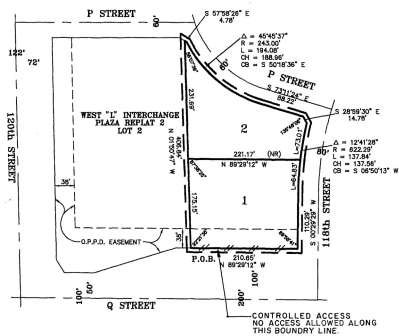
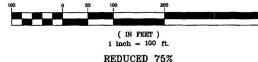
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Apr 19 2 18 PM '95

GEORGE E. EHRHART
REGISTERED LAND SURVEYOR
DOUGLAS COUNTY, NE



GRAPHIC SCALE



NOTES:

- 1) ALL CURVE DATA IS BASED ON THE ARC DEFINITION.
- 2) ALL DISTANCES ALONG CURVES ARE ARC LENGTHS UNLESS OTHERWISE NOTED.
- 3) ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.R.).

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF CENEX ADDITION, AS TO THE DESIGN STANDARDS THIS 4th DAY OF October, 1994, A.D.

Paul J. Johnson
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 4th DAY OF April, 1995, A.D.

Paul J. Johnson
CITY ENGINEER

PROJECT NO.
940097

REVISIONS	DATE	DESCRIPTION
NO.		

**EHRHART
GRIFFIN &
ASSOCIATES**

3915 Cumby Street
Omaha, Nebraska 68131
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

**FINAL PLAT
CENEX ADDITION**
118th & "Q" STREETS
OMAHA, NEBRASKA

DATE: 9/15/94

DESIGNED BY: WAW

DRAWN BY: WAW

CHECKED BY: MEE

CREW: TC

SHEET NO.

1 OF 1