

MISC 2017032985  
 MAY 02 2017 11:08 P 8

MISC 8/3  
 FEB 52-00 FEB 55-37075 OLD  
 BHP PVO COMP  
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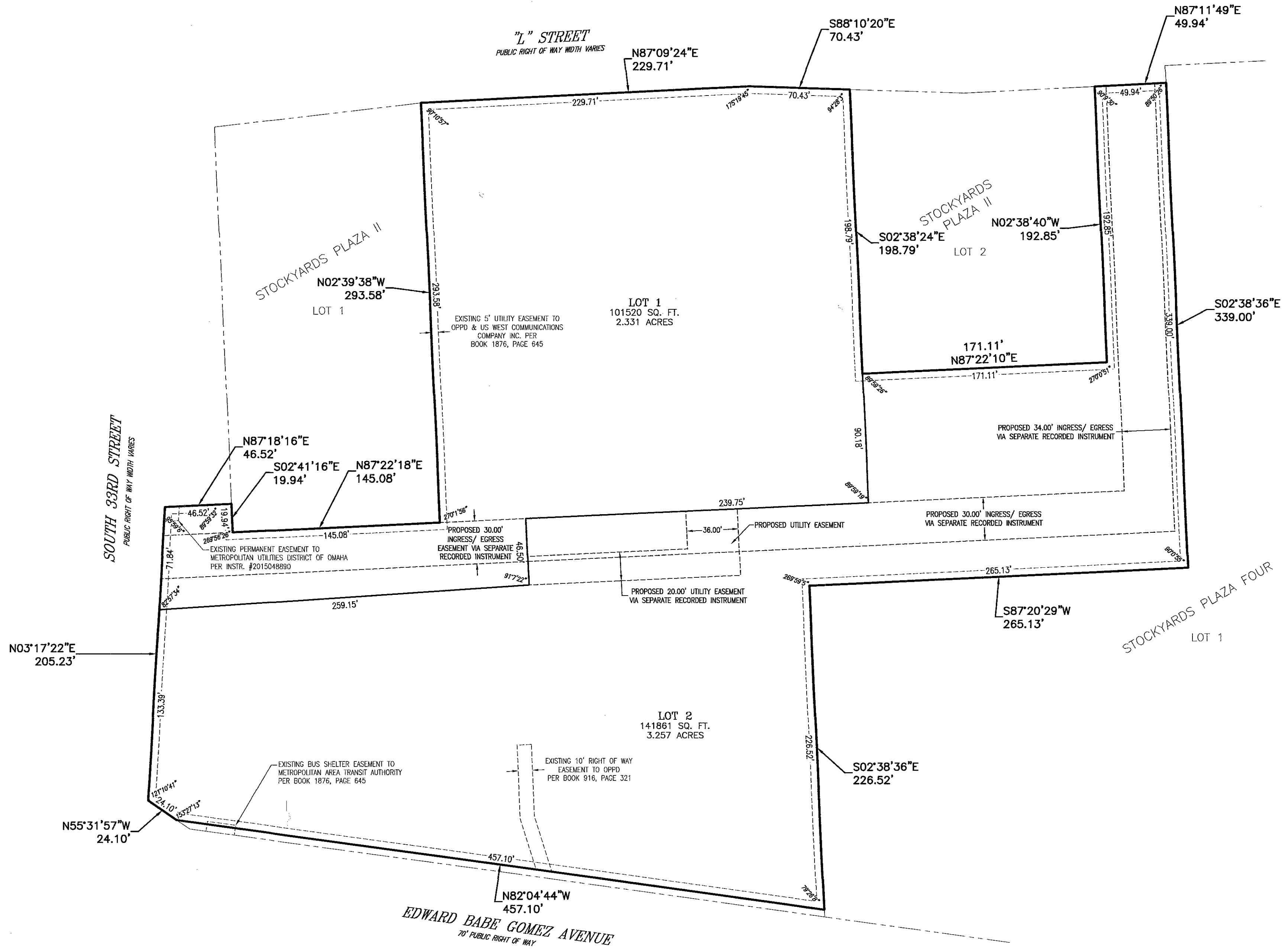
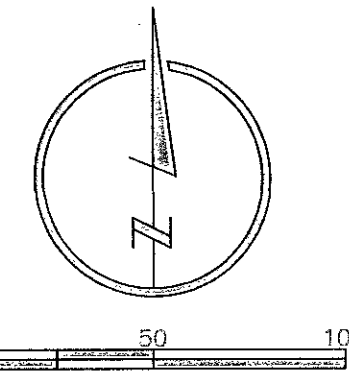
Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 4/2/2017 11:08:32 AM  
 2017032985

# STOCKYARDS PLAZA 2 REPLAT 1

LOTS 1 & 2, BEING AN ADMINISTRATIVE REPLATTING OF LOT 3, STOCKYARDS PLAZA 2, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

LOCATED IN:  
 NW 1/4 SW 1/4 SEC. 04-14-13  
 NE 1/4 SW 1/4 SEC. 04-14-13

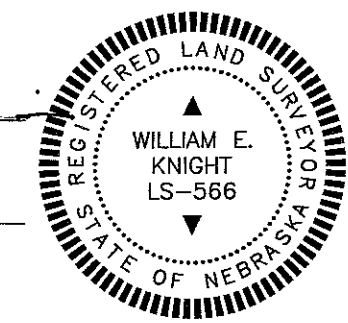
**LEGEND**  
 — BOUNDARY LINE  
 — LOT LINE  
 - - - EXISTING LOT LINE  
 - - - EASEMENT LINE



### 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 ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS STOCKYARDS PLAZA 2 REPLAT 1, LOTS 1 AND 2, BEING AN ADMINISTRATIVE REPLATTING OF LOT 3, STOCKYARDS PLAZA 2, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

CONTAINS 5.587 ACRES  
 WILLIAM E. KNIGHT, L.S. 566  
 DATE 4-3-2017



### 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 STOCKYARDS PLAZA 2 REPLAT 1, LOTS 1 AND 2; 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 GRANTEE, 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

**FOR POWER AND COMMUNICATIONS**  
 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 ERRECT, 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.

### FOR WATER AND GAS

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES; AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CUR-DE-540 STREETS AND ALONG ALL STREET FRONTS OF ALL CORNER 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

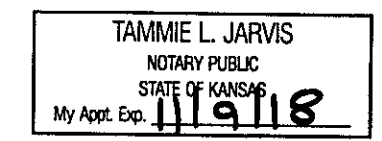
JASON ACORD  
 DIVISION REAL ESTATE MANAGER

### ACKNOWLEDGEMENT OF NOTARY

STATE OF Kansas  
 COUNTY OF Johnson  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
6 DAY OF April, 2017

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

Tammie L. Jarvis  
 SIGNATURE OF NOTARY PUBLIC



### NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

### 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

17 DAY OF April, 2017.  
 Susan Berckheid  
 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.

Dodd Patten  
 CITY ENGINEER  
 DATE 4/3/17

### PLANNING DIRECTOR'S APPROVAL

APPROVED AS A SUBDIVISION OF STOCKYARDS PLAZA 2 REPLAT 1, LOTS 1 AND 2 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.

Chris Rockwell  
 PLANNING DIRECTOR  
 DATE 4-26-17

DRAWN BY	EAM
DESIGNED BY	WJK
DATE	3-28-2017
JOB NUMBER	0184444-22-425
BOOK AND PAGE	STOCKYARDS PLAZA 2
RECORDS	8404444-54-56

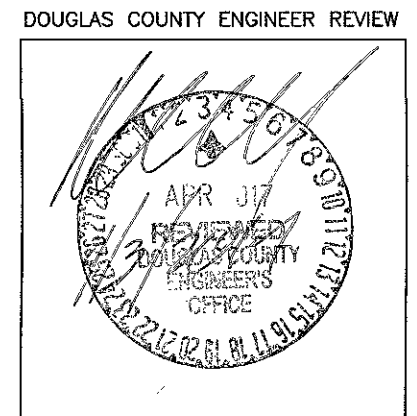
14770 West Dodge Road, Suite 100  
 Omaha, Nebraska 68154-2027  
 www.LRA-Inc.com

LAMP RYNEARSON & ASSOCIATES  
 STOCKYARDS PLAZA 2 REPLAT 1 (LOTS 1 AND 2)  
 OMAHA, DOUGLAS COUNTY, NEBRASKA

ADMINISTRATIVE  
 MINOR  
 PLAT

m5905

SHEET 1 OF 1



L:\Engineering\1804444-22-425-01.dwg, 4/3/2017 8:21:12 AM, EISE, A., MCLAK, LAMP RYNEARSON & ASSOCIATES