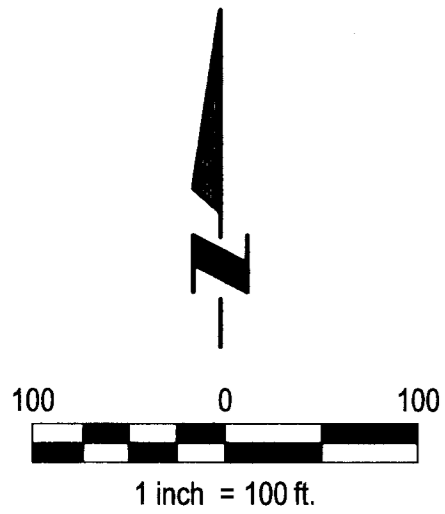


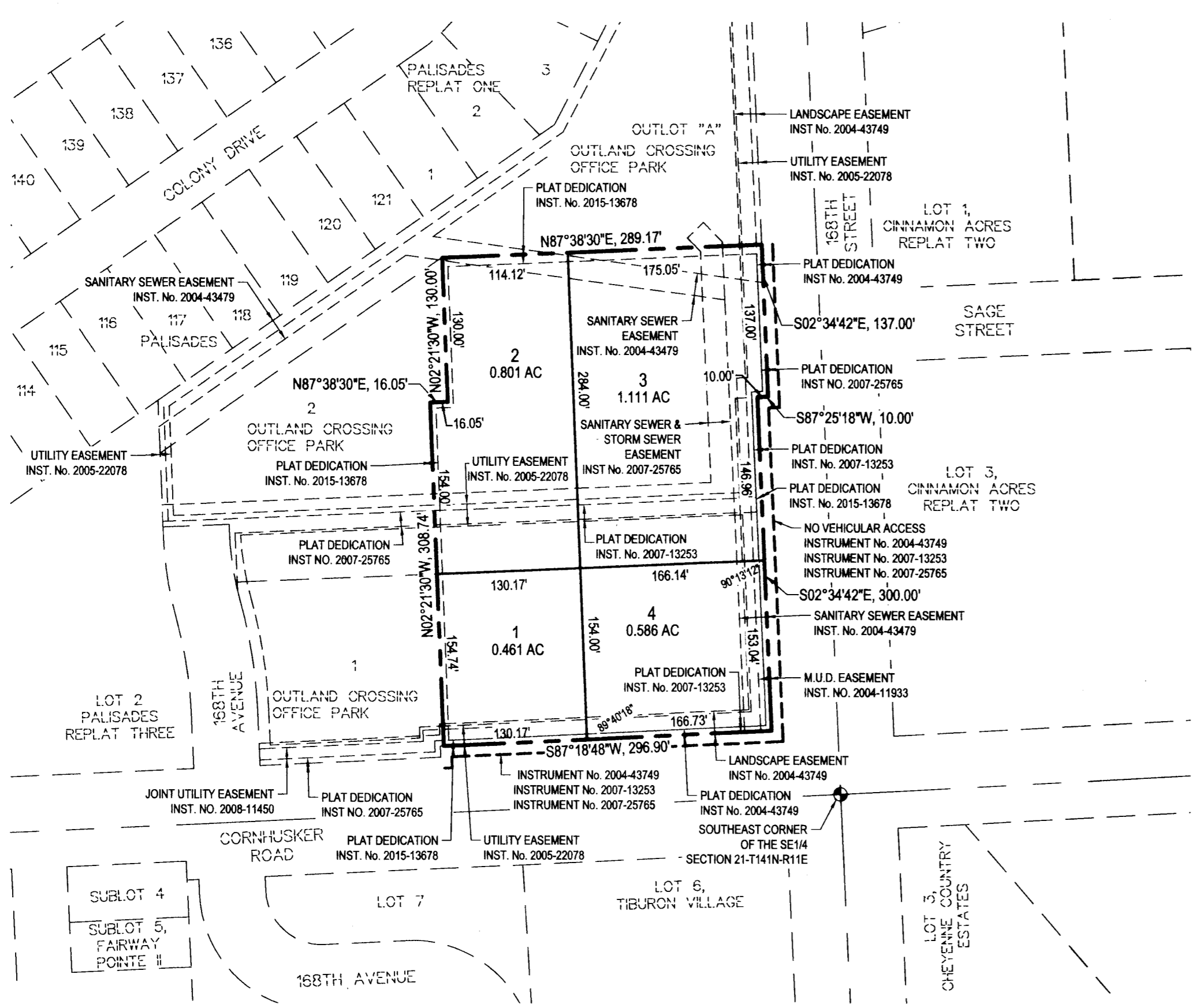
# OUTLAND CROSSING OFFICE PARK REPLAT ONE

LOTS 1 THRU 4 INCLUSIVE

A TRACT OF LAND BEING A REPLAT OF LOT 3, OUTLAND CROSSING OFFICE PARK, A SUBDIVISION LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 21, TOWNSHIP 14, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



- LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - EXIST. PROPERTY LINES
  - EXIST. EASEMENT LINES
  - NO VEHICULAR ACCESS LINE



- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO CORNHUSKER ROAD FROM LOTS 1 & 4 OR TO 168TH STREET FROM LOTS 3 & 4.
  - AN EXISTING PERMANENT RECIPROCAL VEHICULAR INGRESS AND EGRESS, AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 THRU 5 INCLUSIVE, PALISADES REPLAT TWO, THEIR GUESTS AND INVITEES OVER ALL OF SAID LOTS 1 THRU 5 INCLUSIVE, PALISADES REPLAT TWO, EXCEPT THOSE PARTS OF SAID LOTS 1 THRU 5 INCLUSIVE, PALISADES REPLAT TWO, WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED, INSTRUMENT NO. 2007-13253. LOT 4, PALISADES REPLAT TWO TOGETHER WITH LOTS 1 & 4, PALISADES REPLAT THREE, REPLATTED TO LOTS 1 THRU 3 INCLUSIVE AND OUTLOT "A", OUTLAND CROSSING OFFICE PARK, INSTRUMENT 2015-19678, NOW KNOWN AS LOTS 2 & 3, PALISADES, TOGETHER WITH LOT 1-2 & 4, OUTLAND CROSSING OFFICE PARK AND TOGETHER WITH LOT 3, SID OUTLAND CROSSING OFFICE PARK, AND KNOWN AS LOTS 1 THRU 4, OUTLAND CROSSING OFFICE PARK REPLAT ONE.
  - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, OUTLAND CROSSING LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS OUTLAND CROSSING OFFICE PARK REPLAT ONE (LOTS NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK COMMUNICATIONS AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERCT, 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 INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5) WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN-FOOT (16) WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE-DESCRIBED ADDITION. SAID SIXTEEN-FOOT (16) WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8) WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA AND AQUILA, INC., THEIR SUCCESSORS AND ASSIGNS, TO ERCT, 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 (5) WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES, AND CIRCLES, WHETHER PUBLIC OR PRIVATE. 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.

IN WITNESS WHEREOF, WE DO SET OUR HANDS.

OUTLAND CROSSING LLC  
 11-11-15  
 CHRIS FALCONE, MANAGING MEMBER

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA)  
 COUNTY OF DOUGLAS)  
 ON THIS 11th DAY OF November, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME CHRIS FALCONE, MANAGING MEMBER OF OUTLAND CROSSING LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Leslie Pierce  
 NOTARY PUBLIC  
 My Comm. Exp. May 23, 2016

**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 EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

11-12-15  
 COUNTY TREASURER DATE

TAXES ASSESSED AND LINED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURER'S CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

**REVIEW BY SARPY COUNTY PUBLIC WORKS**

THIS PLAT OF OUTLAND CROSSING OFFICE PARK REPLAT ONE WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS 12th DAY OF November, 2015.

11/24/15  
 COUNTY SURVEYOR / ENGINEER DATE

QUANTITY	2	C.E.	2
VERIFY	2	D.E.	2
PROG.	52.00		
FEES \$			
CHECK			
CHG		CASH	
REFUND		CREDIT	
SHORT		NO R	

FILED SARPY COUNTY NEBRASKA  
 INSTRUMENT NUMBER  
 2015-28132  
 11/16/2015 1:04:17 PM  
 Register of Deeds

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN OUTLAND CROSSING OFFICE PARK REPLAT ONE (THE LOTS NUMBERED AS SHOWN) A TRACT OF LAND BEING A REPLAT OF LOT 3, OUTLAND CROSSING OFFICE PARK, A SUBDIVISION LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 21, TOWNSHIP 14, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, OUTLAND CROSSING OFFICE PARK, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 168TH STREET AND THE NORTH RIGHT-OF-WAY LINE OF CORNHUSKER ROAD, THENCE S87°18'48"W ALONG THE SOUTH LINE OF SAID LOT 3, OUTLAND CROSSING OFFICE PARK, SAID LINE ALSO BEING SAID NORTH RIGHT-OF-WAY LINE OF CORNHUSKER ROAD, A DISTANCE OF 296.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, OUTLAND CROSSING OFFICE PARK, SAID POINT ALSO BEING ON THE EAST LINE OF LOT 1, SAID OUTLAND CROSSING OFFICE PARK, THENCE ALONG THE WEST LINE OF SAID LOT 3, OUTLAND CROSSING OFFICE PARK, SAID LINE ALSO BEING THE EAST LINE OF LOTS 1 AND 2, SAID OUTLAND CROSSING OFFICE PARK ON THE FOLLOWING THREE (3) COURSES: (1) THENCE N02°21'30"W, A DISTANCE OF 308.74 FEET; (2) THENCE N87°38'30"E, A DISTANCE OF 16.05 FEET; (3) THENCE N02°21'30"W, A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, OUTLAND CROSSING OFFICE PARK, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 2, OUTLAND CROSSING OFFICE PARK, SAID POINT ALSO BEING ON THE SOUTH LINE OF OUTLOT "A", SAID OUTLAND CROSSING OFFICE PARK, THENCE N87°38'30"E ALONG THE NORTH LINE OF SAID LOT 3, OUTLAND CROSSING OFFICE PARK, SAID LINE ALSO BEING THE SOUTH LINE OF SAID OUTLOT "A", OUTLAND CROSSING OFFICE PARK, A DISTANCE OF 289.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, OUTLAND CROSSING OFFICE PARK, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID OUTLOT "A", OUTLAND CROSSING OFFICE PARK, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 168TH STREET, THENCE ALONG SAID EAST LINE OF LOT 3, OUTLAND CROSSING OFFICE PARK, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF 168TH STREET ON THE FOLLOWING THREE (3) COURSES: (1) THENCE S02°34'42"E, A DISTANCE OF 137.00 FEET; (2) THENCE S87°25'18"W, A DISTANCE OF 10.00 FEET; (3) THENCE S02°34'42"E, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 128,426 SQUARE FEET OR 2.959 ACRES, MORE OR LESS.  
 11-06-2015  
 JOHN W. DON DOLLEN LS-579 DATE

**APPROVAL OF THE SARPY COUNTY BOARD**

THIS SUBDIVISION OF OUTLAND CROSSING OFFICE PARK REPLAT ONE WAS APPROVED BY THE SARPY COUNTY BOARD.

9-15-15  
 ATTEST  
 COUNTY CLERK

**APPROVAL OF SARPY COUNTY PLANNING COMMISSION**

THIS SUBDIVISION OF OUTLAND CROSSING OFFICE PARK REPLAT ONE WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION.

8/28/15  
 CHAIRMAN, SARPY COUNTY PLANNING COMMISSION DATE

**APPROVAL OF SARPY COUNTY PLANNING DIRECTOR**

THIS SUBDIVISION OF OUTLAND CROSSING OFFICE PARK REPLAT ONE WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR.

11/2/15  
 SARPY COUNTY PLANNING DIRECTOR DATE

**E & A CONSULTING GROUP, INC.**  
 Engineering • Planning • Environmental & Field Services  
 10909 Mill Valley Road, Suite 100 • Omaha, NE 68154  
 Phone: 402.885.4700 • Fax: 402.885.3999  
 www.eaag.com

**E & A CONSULTING GROUP, INC.**  
 Engineering Answers

OUTLAND CROSSING OFFICE PARK REPLAT ONE  
 SARPY COUNTY, NEBRASKA

FINAL PLAT

Proj No:	P2015180101
Date:	7-10-15
Designed By:	JMT
Drawn By:	TRH
Scale:	1"=100'
Sheet:	1 of 1