

2015-13678

FILED SARPY COUNTY NEBRASKA INSTRUMENT NUMBER

2015-13678

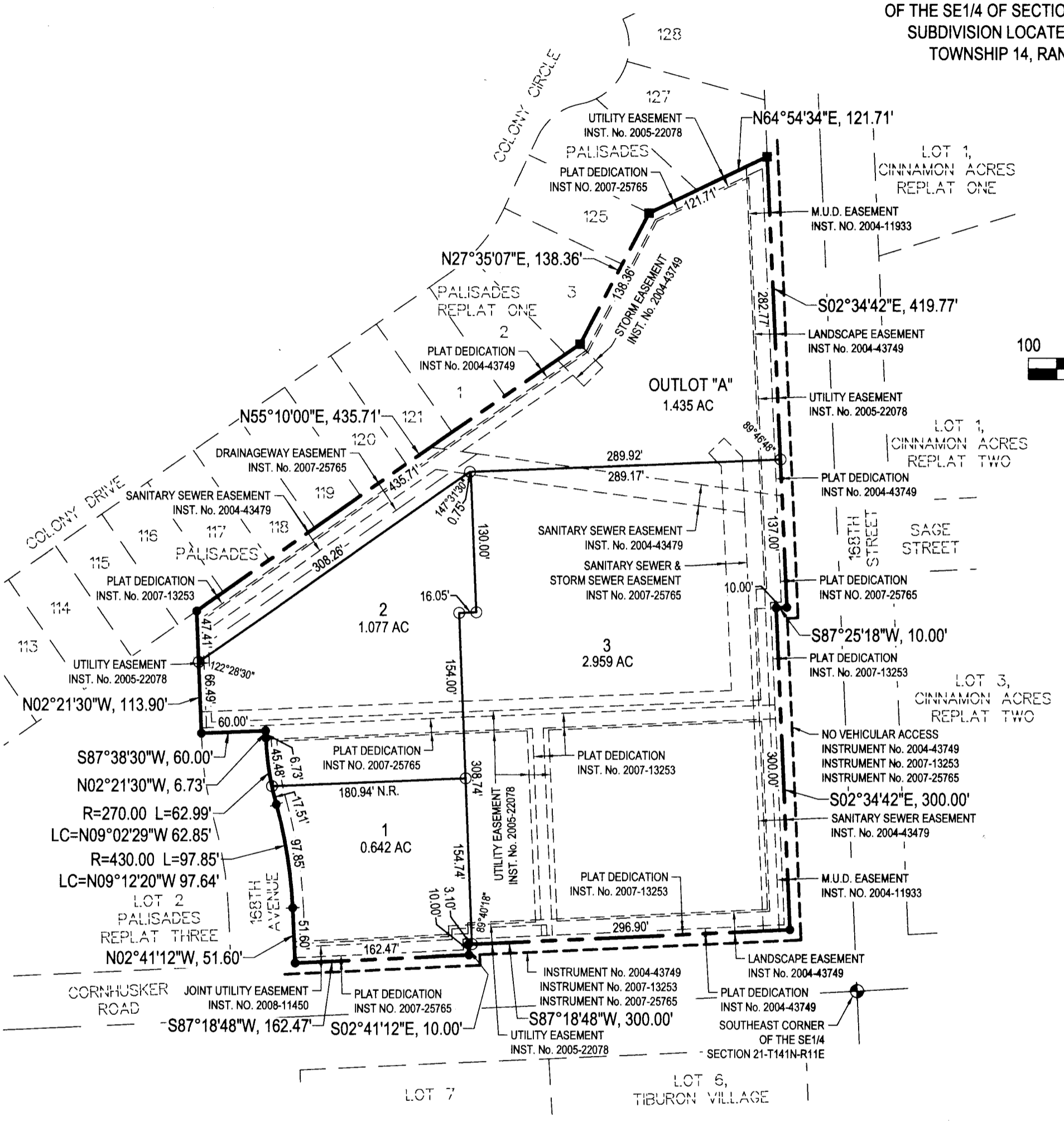
06/12/2015 8:29:11 AM

Clay J. Dowling REGISTER OF DEEDS

OUTLAND CROSSING OFFICE PARK

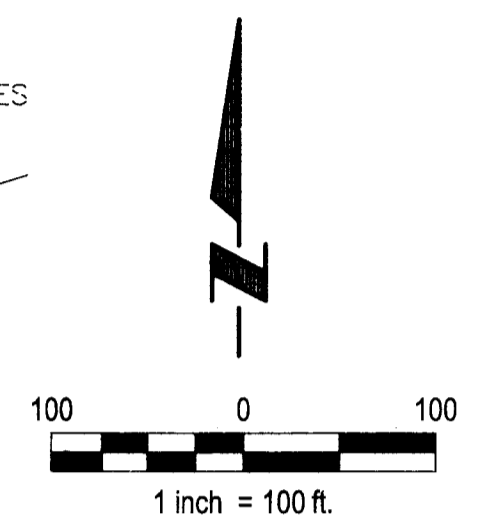
LOTS 1 THRU 3 INCLUSIVE AND OUTLOT "A"

BEING A REPLAT OF LOT 4, PALISADES REPLAT TWO, A SUBDIVISION LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 21; TOGETHER WITH LOTS 1 & 4, PALISADES REPLAT THREE, A SUBDIVISION LOCATED IN SAID SE1/4 OF THE SE1/4 OF SECTION 21; ALL LOCATED IN 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
- PINS SET
- 5/8" REBAR WITH CAP# 608
- 5/8" REBAR WITH CAP# 579



SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED AND PLACED PERMANENT MARKERS AT ALL CORNERS OF ALL LOTS BEING PLATTED, DESCRIBED HEREIN AS BEING A REPLAT OF LOT 4, PALISADES REPLAT TWO, A SUBDIVISION LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 21; TOGETHER WITH LOTS 1 & 4, PALISADES REPLAT THREE, A SUBDIVISION LOCATED IN SAID SE1/4 OF THE SE1/4 OF SECTION 21; ALL LOCATED IN TOWNSHIP 14, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 8.61 ACRES MORE OR LESS
JOHN W. VON DOLLEN LS-579



NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO CORNHUSKER ROAD OR TO 168TH STREET FROM LOTS 1 THRU 3 INCLUSIVE AND OUTLOT "A".
- 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.

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 (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 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 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 ERECT, 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

CHRIS FALCONE, MANAGING MEMBER

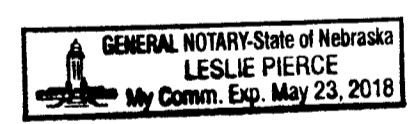
ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF DOUGLAS

ON THIS 9th DAY OF June, 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



SARPY 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.

SARPY COUNTY TREASURER
DATE 6.10.15

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

SARPY COUNTY PLANNING DIRECTOR APPROVAL

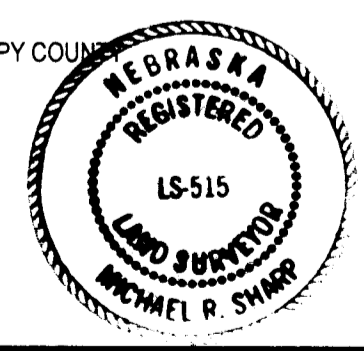
THIS FINAL PLAT OF OUTLAND CROSSING OFFICE PARK (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR.

SARPY COUNTY PLANNING DIRECTOR DATE 6/10/15

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF OUTLAND CROSSING OFFICE PARK WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS 9th DAY OF June, 2015.

COUNTY SURVEYOR / ENGINEER DATE

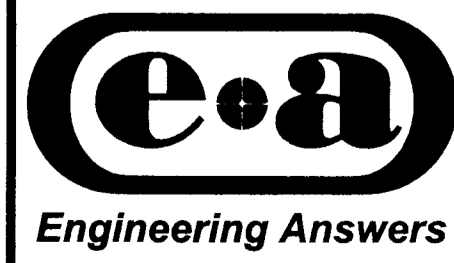


Proj No:	Revisions
P2014.180.001	
Date: 4-7-15	Date Description
Designed By: JMT	Date Description
Drawn By: TRF3	
Scale: 1"=100'	
Sheet: 1 of 1	

ADMINISTRATIVE PLAT

OUTLAND CROSSING OFFICE PARK

SARPY COUNTY, NEBRASKA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

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