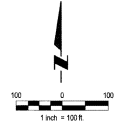


2015-28132

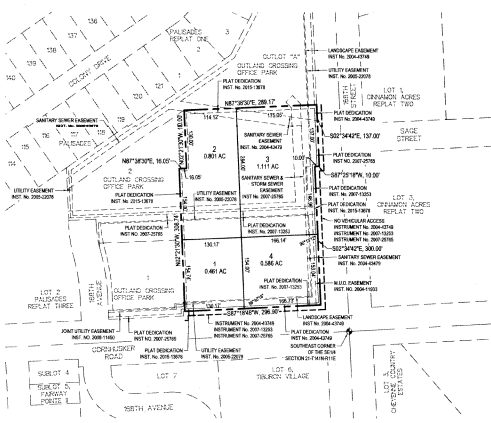
OUTLAND CROSSING OFFICE PARK REPLAT ONE

LOTS 1 THRU 4 INCLUSIVE

A TRACT OF LAND BEING A REPLAT OF LOT 1, 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., SAPPY 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 CONNEXION ROAD FROM LOTS 1 & 4 OR TO 18TH STREET FROM LOTS 1 & 4.
 - AN EXISTING PERMANENT RECIPROCAL VEHICULAR INGRESS AND EGRESS AND PEDESTRIAN EASEMENT IS GRANTED TO THE OWNERS OF LOTS 1 THRU 4 INCLUSIVE. PAULSBADE REPLAT TWO, THEIR GUESTS AND INVITEES OVER ALL OF SAUGO LOTS. THIS INCLUDING PAULSBADE REPLAT TWO, EXCEPT THOSE PARTS OF SAUGO LOTS 1 THRU 4 INCLUSIVE, PAULSBADE REPLAT TWO, WHICH ARE OCCUPIED BY BUILDINGS AS CONSTRUCTED. INSTRUMENT NO. 280-1253, LOT 6, PAULSBADE REPLAT TWO TOGETHER WITH LOTS 1 & 4, PAULSBADE REPLAT THREE, INSTRUMENT NO. 280-1253, LOTS 1 THRU 4 INCLUSIVE AND OUTLOT 'K', OUTLAND CROSSING OFFICE PARK, INSTRUMENT 2015-28132, TOGETHER WITH LOTS 1 THRU 4 INCLUSIVE AND OUTLOT 'K', OUTLAND CROSSING OFFICE PARK, INSTRUMENT 2015-28132, SAUGO LOTS 1 THRU 4 INCLUSIVE AND OUTLOT 'K', 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 EMBOSSED WITHIN THE PLAT HAS CHARGED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AND KNOWN AS SAUGO. SAUGO SUBJECT TO BE REPLATED AS KNOWN AS OUTLAND CROSSING OFFICE PARK REPLAT ONE (LOTS 1 THRU 4 INCLUSIVE) AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE NEARBY PUBLIC DISTRICT, TELEVISION COMMUNICATIONS AND RADIO COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED. THESE EASEMENTS AND AGREES TO DIRECT, 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 SAUGO AND ACROSS A FIVE FOOT WIDE STRIP OF LAND WITHIN ALL FRONT AND SIDE BOUNDARY LOT LINES AN EIGHT FOOT WIDE STRIP OF LAND ALONG THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A STRIP OF LAND OF FIVE FEET OF WIDTH ALONG THE REAR BOUNDARY LINES OF ALL EXTENSION LOTS. THE FRONT EXTERIOR LOTS AS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE SAUGO-DSCRIBED ADDITION. SAUGO NINETEEN FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT WIDE STRIP WITH THE ADJACENT LAND SURVEYED, PLATTED AND RECORDED, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN TELEVISION DISTRICT OF NEBRASKA AND NEBRASKA, INC., THEIR SUCCESSORS AND ASSIGNS TO DIRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, TOWERMATS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES FOR THE TRANSMISSION OF GAS AND WATER OR, THROUGH, UNDER AND ACROSS A FIVE FOOT WIDE STRIP OF LAND ALONG ALL STREETS, AVENUES, AND CIRCLES, WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDING OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, ORNAMENTAL LANDSCAPING AND OTHER PURPOSES THAT DO NOT IN THE END INTERFERE WITH THE AFORESAID USE OF SAUGO 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 SAKAGAWIA

ON THIS 11th DAY OF JUNE 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC AND FOR SAID COUNTY, PERSONALLY CAME CHRIS FALCONE, MANAGING MEMBER OF OUTLAND CROSSING LLC, WHO IS PERSONALLY KNOWN TO ME, THE GENERAL FORM WHOSE NAME IS AFFIXED TO THE SIGNATURE 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.

Chris Falcone
MANAGING MEMBER

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 SURVEYORS CERTIFICATE AND EMBOSSED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: 11-06-15

COUNTY TREASURER

REVIEW BY SAPPY COUNTY PUBLIC WORKS

THIS PLAT OF OUTLAND CROSSING OFFICE PARK REPLAT ONE WAS REVIEWED BY THE SAPPY COUNTY SURVEYORS OFFICE THIS 22 DAY OF September, 2015.

[Signature] 11/24/15
COUNTY SURVEYOR

FILED SAPPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2015-28132
11/16/2015 1:04:17 PM
[Signature]
REGISTRAR OF DEEDS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A SOUND 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 ARE INDICATED IN THIS OUTLAND CROSSING OFFICE PARK REPLAT ONE THE LOTS NUMBERED AS SHOWN IN THE SE1/4 OF THE SE1/4 OF SECTION 21, TOWNSHIP 14 RANGE 11 EAST OF THE 6TH P.M., SAPPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAUGO LOT 1, OUTLAND CROSSING OFFICE PARK, SAUGO POINT ALSO BEING THE POINT OF INTERSECTION OF THE WEST FRONT OF WAY 180' OF 18TH STREET AND THE NORTH FRONT OF WAY LINE OF CONNEXION ROAD, THENCE S81°27'15" W ALONG THE SOUTHWEST CORNER OF SAUGO LOT 1, OUTLAND CROSSING OFFICE PARK, SAUGO LINE ALSO BEING THE NORTH FRONT OF WAY LINE OF CONNEXION ROAD, A DISTANCE OF 260.00 FEET TO THE SOUTHWEST CORNER OF SAUGO LOT 1, OUTLAND CROSSING OFFICE PARK, SAUGO POINT ALSO BEING ON THE EAST LINE OF LOT 1, SAUGO OUTLAND CROSSING OFFICE PARK, THENCE ALONG THE WEST LINE OF SAUGO LOT 1, OUTLAND CROSSING OFFICE PARK, SAUGO LINE ALSO BEING THE EAST LINE OF LOTS 1 AND 2, SAUGO OUTLAND CROSSING OFFICE PARK ON THE FOLLOWING THREE (3) COURSES: (1) THENCE NORTHWEST, A DISTANCE OF 193.50 FEET; (2) THENCE NORTHWEST, A DISTANCE OF 193.50 FEET; (3) THENCE NORTHWEST, A DISTANCE OF 193.50 FEET TO THE NORTHWEST CORNER OF SAUGO LOT 1, OUTLAND CROSSING OFFICE PARK, SAUGO POINT ALSO BEING THE SOUTH LINE OF OUTLOT 'K', SAUGO OUTLAND CROSSING OFFICE PARK, THENCE NORTHWEST ALONG THE NORTH LINE OF SAUGO LOT 1, OUTLAND CROSSING OFFICE PARK, SAUGO LINE ALSO BEING THE SOUTH LINE OF SAUGO LOT 'K', OUTLAND CROSSING OFFICE PARK, A DISTANCE OF 280.17 FEET TO THE NORTHEAST CORNER OF SAUGO LOT 1, OUTLAND CROSSING OFFICE PARK, SAUGO POINT ALSO BEING THE SOUTHWEST CORNER OF SAUGO LOT 'K', OUTLAND CROSSING OFFICE PARK, SAUGO POINT ALSO BEING THE SOUTHWEST CORNER OF SAUGO LOT 'K', OUTLAND CROSSING OFFICE PARK, SAUGO POINT ALSO BEING THE WEST RIGHT OF WAY LINE OF 18TH STREET, THENCE ALONG SAUGO EAST END LOT 1, OUTLAND CROSSING OFFICE PARK, SAUGO LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF 18TH STREET ON THE FOLLOWING THREE (3) COURSES: (1) THENCE S27°34'21" W, A DISTANCE OF 127.00 FEET; (2) THENCE SOUTH, A DISTANCE OF 10.00 FEET; (3) THENCE NORTHWEST, A DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING.

SAUGO TRACT OF LAND CONTAINS 280.00 SQUARE FEET OR 2.800 ACRES, MORE OR LESS.

[Signature] 11-06-2015
JOHN W. COLLEEN, ESQ. DATE

APPROVAL OF THE SAPPY COUNTY BOARD
OF PUBLIC WORKS AND PLANNING COMMISSION
OUTLAND CROSSING OFFICE PARK REPLAT ONE WAS APPROVED BY THE SAPPY COUNTY BOARD
ON 11-05-15
[Signature]
ATTEST:
COUNTY CLERK

APPROVAL OF SAPPY COUNTY PLANNING COMMISSION
THIS SUBDIVISION OF OUTLAND CROSSING OFFICE PARK REPLAT ONE WAS APPROVED BY THE SAPPY COUNTY PLANNING COMMISSION
[Signature] 11/15/15
CHAIRMAN, SAPPY COUNTY PLANNING COMMISSION

APPROVAL OF SAPPY COUNTY PLANNING DIRECTOR
THIS SUBDIVISION OF OUTLAND CROSSING OFFICE PARK REPLAT ONE WAS APPROVED BY THE SAPPY COUNTY PLANNING DIRECTOR
[Signature] 11/15/15
SAPPY COUNTY PLANNING DIRECTOR

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
1300 West Park Blvd. 100 • Omaha, NE 68154
Phone: 402.426.7600
www.eagroup.com

OUTLAND CROSSING OFFICE PARK REPLAT ONE
SAPPY COUNTY, NEBRASKA

FINAL PLAT

No.	Date	Description
1	11/16/2015	Final Plat
2	11/16/2015	Final Plat
3	11/16/2015	Final Plat
4	11/16/2015	Final Plat