2007-25765

PALISADES REPLAT THREE

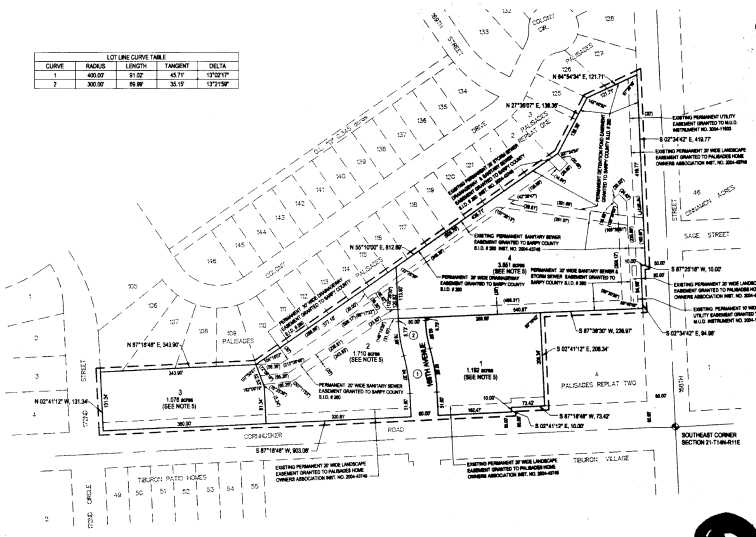
LOTS 1 THRU 4 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 1, 2, 3 AND 5, PALISADES REPLAT TWO, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 21, AND ALSO THE INCLUDED STREET RIGHT-OF-WAY OF 168TH AVENUE; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

COUNTER ____ C.O. ____
VERIFY ____ D.R. ____
PROOF ____
FEES $ ____
CHECK ____
CHG ____ CASH ____
REFUND ____ CREDIT ____
SHORT ____ NCR ____

1 inch = 100 ft.

LOT LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	400.00'	91.02'	45.71'	13°02'17"
2	300.00'	89.99'	45.15'	13°21'59"



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL DIMENSIONS HAVE BEEN COMPUTED FOR ALL LOTS AND STREETS IN PALISADES REPLAT THREE (THE LOTS NUMBERED AS SHOWN) BEING A REPLAT OF ALL OF LOTS 1, 2, 3 AND 5, PALISADES REPLAT TWO, A SUBDIVISION LOCATED IN THE SE1/4 OF SECTION 21, AND ALSO THE INCLUDED STREET RIGHT-OF-WAY OF 168TH AVENUE; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS AN AREA OF 354,170 SQUARE FEET OR 8.131 ACRES, MORE OR LESS.

Timothy J. Conway L.S. 555 — 8-14-07
TIMOTHY J. CONWAY — DATE

NEBRASKA LS555 LAND SURVEYOR TIMOTHY J. CONWAY

DEDICATION

Know all men by these presents that we, William J. Torczon and Darlene M. Torczon, owners of the property described in the Certification of Survey and embraced within the plat has caused said land to be subdivided into lots and streets to be numbered and named as shown, said subdivision to be hereafter known as PALISADES REPLAT THREE (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 dedicate to the public for public use, the streets, avenues and circles, and we do hereby grant easements as shown on this plat. We do further grant a perpetual easement to the Omaha Public Power District, Qwest 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. In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground and any other underground facilities shall also be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with the limitations, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure to comply, including but not limited to relocation costs. No permanent buildings or permanent retaining wall 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 have hereunto set our hands.

William J. Torczon — Darlene M. Torczon

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On this 16 day of August 2007, before me, the undersigned, a Notary Public, in and for said County, personally came William J. Torczon, 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.

WITNESS my hand and Notarial Seal the day and year last above written.

Homer R. Hunt
Notary Public

GENERAL NOTARY-State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 2011

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

On this 16 day of August 2007, before me, the undersigned, a Notary Public in and for said County, personally came Darlene M. Torczon, 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 her voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Homer R. Hunt
Notary Public

GENERAL NOTARY-State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 2011

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 — 8.17.07
Date

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

SARPY COUNTY BOARD OF COMMISSIONERS APPROVAL

This final plat of PALISADES REPLAT THREE (lots numbered as shown) was approved by the County Board of Commissioners.

Chairman, Sarpy County Board of Commissioners — 8-14-07
Date

Teresa K. Hoaglund, County Clerk — 8-14-07
date

SARPY COUNTY PLANNING COMMISSION APPROVAL

This final plat of PALISADES REPLAT THREE (lots numbered as shown) was approved by the County Planning Commission.

Chairman, Sarpy County Planning Commission — 7-17-07
Date

SARPY COUNTY DIRECTOR OF PLANNING & BUILDING APPROVAL

This final plat of PALISADES REPLAT THREE (lots numbered as shown) was approved by the Sarpy County Director of Planning & Building.

Sarpy County Director of Planning & Building — 8-21-07
Date

REVIEW OF SARPY COUNTY SURVEYOR

This plat of PALISADES REPLAT THREE (lots numbered as shown) was reviewed by the Sarpy County Surveyor.

Sarpy County Surveyor — August 17, 2007
Date

THOMAS A. LYNAM SURVEYOR SARPY COUNTY, NEBRASKA

APPROVAL OF SARPY COUNTY REGISTER OF DEEDS

Recorded on this _____ day of _____

Sarpy County Register of Deeds — Date

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (N.R.).

3. ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.

4. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO CORNHUSKER ROAD OR 168TH STREET FROM ANY LOTS ABUTTING SAID STREETS.

5. 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. LOTS 1, 2, 3, AND 5, PALISADES REPLAT TWO, REPLATTED TO LOTS 1 THRU 4 INCLUSIVE, PALISADES REPLAT THREE.

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
330 NORTH 117TH STREET - OMAHA, NE 68154
PHONE: (402) 895-4700 FAX: (402) 895-3599
www.eacg.com

PALISADES REPLAT THREE
SARPY COUNTY, NEBRASKA

FINAL PLAT

No.	Revisions	Date

Proj No: 2004.020.000
Date: 5/22/2007
Designed By: MAH
Drawn By: LSO
Checked By:
Scale: 1" = 100'
Sheet ___ of ___

2007-25765

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