

PLATS IN LANCASTER COUNTY - OUTSIDE 3 MILES

FINAL PLAT DEDICATION

The foregoing plat, known as _____, as described in the surveyor's certificate is made with the free consent and in accordance with the desires of the undersigned, the sole owner(s), and the easements shown thereon are hereby granted in perpetuity to **LANCASTER COUNTY, NEBRASKA, a municipal corporation; Windstream Nebraska, Inc.; Time Warner Cable Midwest, LLC; Black Hills Energy; and Norris Public Power District, their successor, assigns and permittees**; to allow entry for the purpose of construction, reconstruction, repair, operation and maintenance of wires, cables, conduits, fixtures, poles, towers, pipes, and equipment for the distribution of electricity and gas; telephone and cable television; wastewater collectors; storm drains; water mains and all appurtenances thereto, over, upon, or under the easements as shown on the foregoing plat.

The construction or location of any building or structure, excluding fences, over, upon, or under any easement shown thereon shall be prohibited.

Lancaster County, Nebraska, its successors, assigns, and permittees are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon, or under any easement shown thereon.

(When plat includes new public streets) The streets shown thereon are hereby dedicated to the public.

(When plat includes dedicating additional right-of-way) The right-of-way shown thereon is hereby dedicated to the public.

(When plat includes storm drain or drainage easements) The construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, upon, or under any storm drain easements or drainage easement shown thereon.

(When plat includes public access easements) The public access easement(s) shown thereon shall be used for public access and the public is hereby granted the right of such use.

(When plat includes pedestrian way easements) The pedestrian way easement(s) shown thereon shall be used for public access and the public is hereby granted the right of such use.

(Note: when a plat includes both a public access easement and a pedestrian way easement the two may be combined into one statement) The access and pedestrian way easement(s) shown thereon shall be used for public access and the public is hereby granted the right of such use.

(When plat includes relinquishment of access) The right of direct vehicular access to _____ is hereby relinquished.

(When plat includes private roadways) A public access easement is hereby granted over the private road(s) to the Lancaster County, Nebraska, a municipal corporation, its successors,

assigns, and permittees and to the public generally for vehicular and pedestrian purposes. The construction or location of any gate, fence, or other barrier restricting vehicular and pedestrian access over the private roadway shall be prohibited except when necessary to control traffic during the construction, reconstruction, repair, or maintenance of the private roadway.

(When plat includes common access easements) The common access easement shown hereon is for the benefit of the owners of lot ___ and lot ___ and they are hereby granted the right of such use.

(When plat includes a minimum flood corridor) The minimum flood corridor easement shown on the foregoing plat is hereby granted to the City of Lincoln, Nebraska for the purpose of preserving the corridor and the vegetation in the corridor. Encroachments into the corridor, including but not limited to the placement of buildings, fill, or structures are prohibited except as permitted by the City of Lincoln, Nebraska.

**FOR USE IN 'AG PRESERVATION' FINAL PLATS
IN COUNTY ZONING JURISDICTION ONLY
(OUTSIDE OF CITY OF LINCOLN 3 MILE ZONING JURISDICTION)**

The public access, maintenance and utility easement shown hereon shall be for public access and the public is hereby granted the right of such use. All lots and outlots with access to this easement are hereby granted the right to maintain, repair, or rebuild the driveway within this access easement as necessary.

(When an AG Preservation plat is not platting all allowed lots) The Lancaster County Zoning Resolution allows a total of ___ residential lots within the boundary of this subdivision. Only ___ residential lot(s) is(are) being platted at this time with ___ potential lot(s) within the outlot which may be platted in the future.

WITNESS MY HAND this ____ day of _____, _____.

[name(s) of owner(s)]

[Owner(s) to be identified as a single person, husband and wife, (both husband and wife must sign) president of company, trustee, partners, etc.]

Revised: January 31, 2018