

# SPRINGFIELD INDUSTRIAL

## LOT 1 AND OUTLOTS A AND B

BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 14, T13N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, TRIBEDD, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS, OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS SPRINGFIELD INDUSTRIAL, AND WE DO HEREBY GRANT AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK CO AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND AGENTS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEIPT THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT LOT LINES AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LOT LINES OF ALL EXISTING LOTS. THE TERM EXISTING LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER.

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND 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 WIDE STRIP OF LAND ABUTTING ALL OIL-GAS-STREET STREETS AND ALONG ALL STREET FRONTS OF ALL LOTS.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREIN GRANTED.

TRIBEDD, LLC,  
A NEBRASKA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
TITLE \_\_\_\_\_

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF \_\_\_\_\_ )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY \_\_\_\_\_, OF \_\_\_\_\_, NEBRASKA, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN WAS MADE UNDER MY DIRECT SUPERVISION AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT ONCE ALL GRADING HAS BEEN COMPLETED PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS SPRINGFIELD INDUSTRIAL, LOT 1 AND OUTLOTS A AND B, BEING A PLATTING OF THAT PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 14, T13N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 14;

THENCE S02°49'20"E (ASSUMED BEARING) 74.97 FEET ON THE EAST LINE OF THE NW 1/4 OF SAID SECTION 14 TO THE SOUTH RIGHT OF WAY LINE OF FAIRVIEW ROAD AND THE POINT OF BEGINNING;  
THENCE S02°49'20"E 1574.22 FEET CONTINUING ON THE EAST LINE OF THE NW 1/4 OF SAID SECTION 14 TO THE NW CORNER OF LOT 1, SPRINGFIELD BUSINESS PARK, A SUBDIVISION IN SAID SARPY COUNTY;  
THENCE S02°49'04"E 989.44 FEET CONTINUING ON THE EAST LINE OF THE NW 1/4 OF SAID SECTION 14 TO THE SE CORNER THEREOF;  
THENCE S88°42'14"W 622.47 FEET ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 14;  
THENCE N42°32'47"W 126.11 FEET;  
THENCE N42°12'54"W 231.53 FEET;  
THENCE N58°36'43"W 351.73 FEET;  
THENCE N87°10'38"E 1054.68 FEET;  
THENCE N02°49'44"W 609.92 FEET;  
THENCE NORTHWESTERLY ON A 470.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING N05°23'05"W, CHORD DISTANCE OF 41.90 FEET AND ARC DISTANCE OF 41.91 FEET;  
THENCE N07°56'22"W 483.74 FEET;  
THENCE NORTHWESTERLY ON A 530.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING N02°58'05"W, CHORD DISTANCE OF 91.86 FEET AND ARC DISTANCE OF 91.97 FEET;  
THENCE N02°00'12"E 301.47 FEET;  
THENCE S87°10'59"W 1233.59 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF SAID SECTION 14;  
THENCE N02°49'59"W 547.27 FEET ON THE WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF SAID SECTION 14 TO THE SOUTH RIGHT OF WAY LINE OF SAID FAIRVIEW ROAD;  
THENCE S88°52'32"W 1334.49 FEET ON THE SOUTH RIGHT OF WAY LINE OF SAID FAIRVIEW ROAD TO THE POINT OF BEGINNING.  
CONTAINING 29.58 ACRES MORE OR LESS



Survey Type

| CURVE # | PROPERTY LINE | CURVE INFORMATION      |
|---------|---------------|------------------------|
|         | DELTA         | LENGTH TANGENT RADIUS  |
| A       | 15°52'58"     | 146.92' 73.93' 530.00' |
| B       | 20°42'30"     | 169.87' 85.67' 470.00' |
| C       | 08°12'15"     | 67.30' 33.71' 470.00'  |
| D       | 08°11'44"     | 75.81' 37.97' 530.00'  |
| E       | 08°12'15"     | 75.89' 38.01' 530.00'  |
| F       | 08°11'49"     | 67.24' 33.68' 470.00'  |
| G       | 05°06'33"     | 47.29' 23.65' 530.00'  |
| H       | 09°56'34"     | 81.56' 40.88' 470.00'  |
| J       | 15°52'58"     | 130.29' 65.57' 470.00' |
| K       | 01°20'18"     | 12.38' 6.19' 530.00'   |

### SETBACK REQUIREMENTS

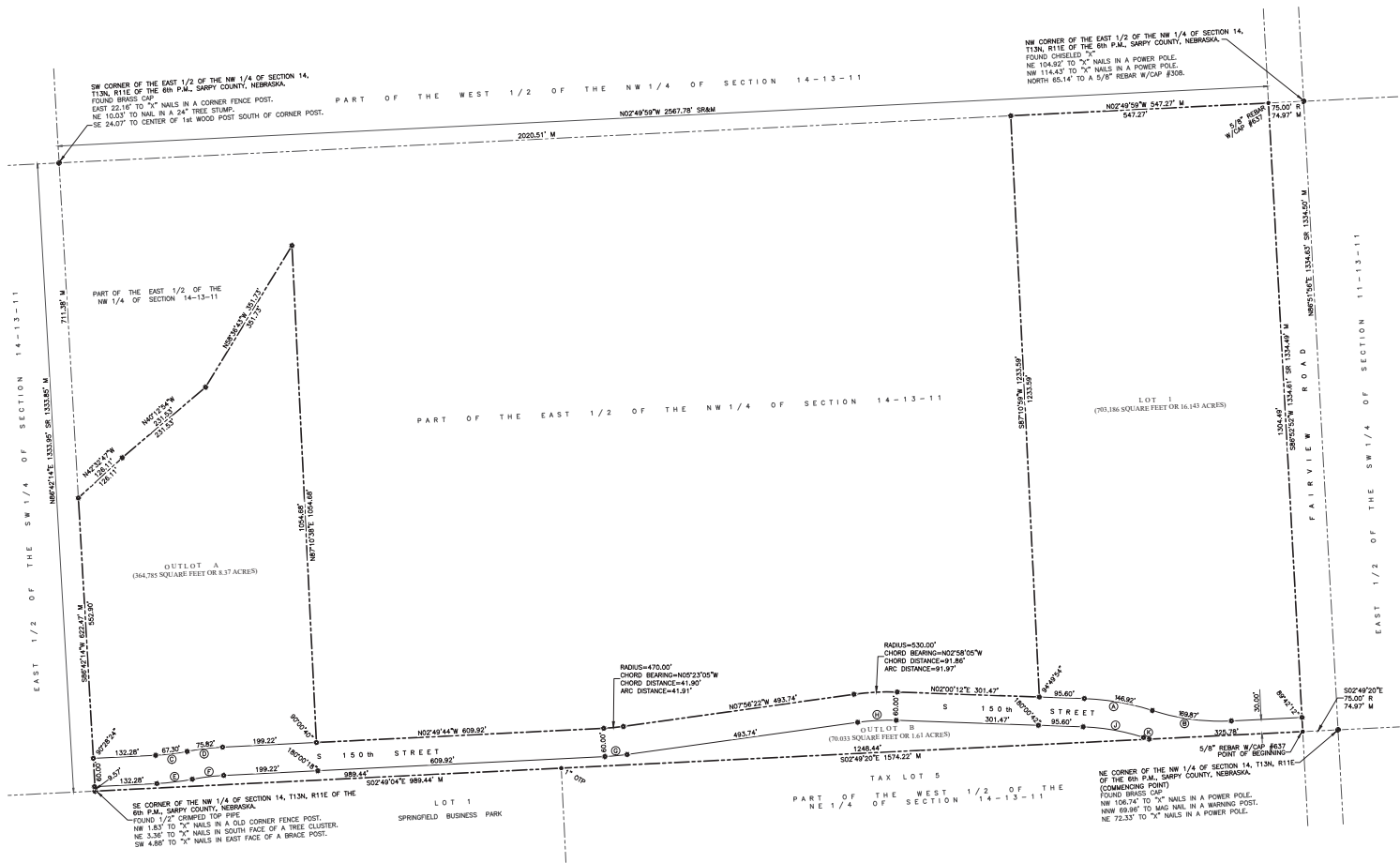
| ZONING | FRONT YARD | SIDE YARD | STREET SIDE YARD | REAR YARD |
|--------|------------|-----------|------------------|-----------|
| LI     | 25'        | 0'        | 25'              | 15'       |

### LEGEND

- CORNERS FOUND
- CORNERS SET
- CORNERS SET (5/8" REBAR W/CAP #693)
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- SR SURVEY RECORD PER SURVEY BY PLUS #637 DATED 06/22/2022
- OTF OPEN TOP PIPE

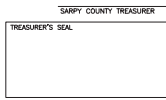
### NOTES

- THERE WILL BE NO DIRECT VEHICULAR ACCESS TO FAIRVIEW ROAD OVER THE NORTH LINE OF LOT 1.
- OUTLOT A WILL PROVIDE DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY SPRINGFIELD INDUSTRIAL.



### 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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.



APPROVAL OF THE SPRINGFIELD CITY PLANNING COMMISSION  
THIS PLAT OF SPRINGFIELD INDUSTRIAL WAS APPROVED BY THE SPRINGFIELD CITY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST: SECRETARY OF PLANNING COMMISSION \_\_\_\_\_ CHAIRPERSON

APPROVAL OF THE SPRINGFIELD CITY COUNCIL  
THIS PLAT OF SPRINGFIELD INDUSTRIAL WAS APPROVED BY THE CITY COUNCIL OF SPRINGFIELD, NEBRASKA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ATTEST: CITY CLERK, BARB HENNINGER \_\_\_\_\_ MAYOR, ROBERT ROSELAND

APPROVAL OF THE SPRINGFIELD CITY ENGINEER  
THIS PLAT OF SPRINGFIELD INDUSTRIAL WAS APPROVED BY THE SPRINGFIELD CITY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

SPRINGFIELD CITY ENGINEER

REVIEW BY SARPY COUNTY PUBLIC WORKS  
THIS PLAT OF SPRINGFIELD INDUSTRIAL WAS REVIEWED BY THE SARPY COUNTY SURVEYING OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.



Job No.: A1570-104A  
Drawn By: RJR  
Reviewed By: JLC  
Date: NOVEMBER 20, 2025  
Book: 25/26  
Pages: 168/17

Sheet Title

SPRINGFIELD, NEBRASKA  
SARPY COUNTY  
FINAL PLAT

Sheet Number

EXHIBIT A