

# 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, TRIBEDO, 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 HEREAFTER KNOWN AS SPRINGFIELD INDUSTRIAL, AND DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. HEREBY GRANTING TO THE PUBLIC, FOR THE PURPOSES OF PUBLIC USE, THE FOLLOWING EASEMENTS, WHICH SHALL BE GRANTED, SUBJECT TO THE CONDITIONS AND RESTRICTIONS, AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 14, BEING THE POINT OF BEGINNING, 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;

**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 S06°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 N40°12'54"W 231.53 FEET;

THENCE N56°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 47.00 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 493.74 FEET;

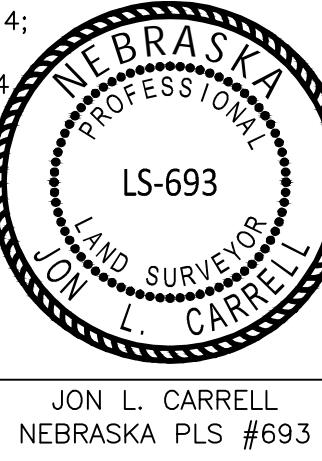
THENCE NORTHWESTERLY ON A 53.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING N02°58'05"W, CHORD DISTANCE OF 91.86 FEET AND ARC DISTANCE OF 91.97 FEET;

THENCE N02°00'12"E 301.47 FEET;

THENCE S87°10'58"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 S86°52'52"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



JON L. CARRELL

NEBRASKA PLS #693

# SPRINGFIELD INDUSTRIAL

## LOT 1 AND OUTLOTS A AND B

thompson, dreessen & dorner, inc.  
10836 Old Mill Rd  
Omaha, NE 68154  
p.402.330.8860 f.402.330.5866  
tdco.com  
dba: TD2 Engineering & Surveying  
NE CA-0199

Survey Type

PROPERTY LINE	CURVE	INFORMATION
CURVE #	DELTA	LENGTH
A	15°52'58"	146.92'
B	20°42'30"	169.87'
C	08°12'15"	67.30'
D	08°11'44"	75.81'
E	08°12'15"	75.89'
F	08°11'49"	67.24'
G	05°06'33"	47.26'
H	09°56'34"	81.56'
J	15°52'59"	130.29'
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	
(5/8" REBAR W/CAP #693)	
R RECORDED DISTANCE	
M MEASURED DISTANCE	
SR SURVEY RECORD PER SURVEY BY PLS #637 DATED 06/22/2022	
OTP OPEN TOP PIPE	

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA

COUNTY OF \_\_\_\_\_

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

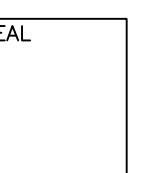
NOVEMBER 20, 2025  
DATE

NOTARY PUBLIC

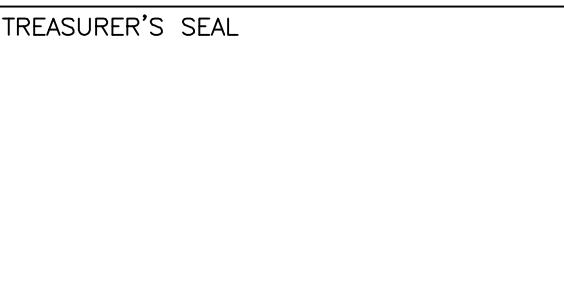
NW CORNER OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 14, T13N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.  
FOUND CHISELED "X" NAILS IN A POWER POLE.  
NE 104.92' TO "X" NAILS IN A POWER POLE.  
NW 114.43' TO "X" NAILS IN A POWER POLE.  
NORTH 65.14' TO A 5/8" REBAR W/CAP #308.

N02°49'59"W 547.27' M  
W/5/8" REBAR W/CAP #357  
75.00' R  
74.97' M

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.

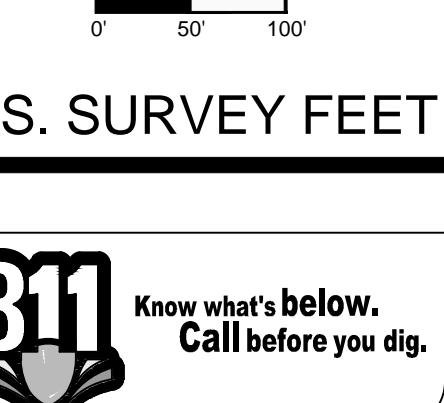


SARPY COUNTY TREASURER



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



Revision Dates

No.	Description	MM-DD-YY
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..	..	..
..	..	..

Job No.: A1570-104A  
Drawn By: RJR  
Reviewed By: JLC  
Date: NOVEMBER 20, 2025  
Book: 25/26  
Pages: 16&17

Sheet Title



COUNTY SURVEYOR/ENGINEER

SPRINGFIELD,  
NEBRASKA  
SARPY COUNTY  
FINAL PLAT

Sheet Number

EXHIBIT A

