

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 WE DO HEREBY RATIFY 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 QC 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, 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 RECEPTION 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 EXTERIOR LOTS, THE TERM EXTERIOR LOT 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 CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES 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 AFORESAID USES OR RIGHTS HEREIN GRANTED.

TRIBEDO, 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 **TRIBEDO, LLC**, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

SETBACK REQUIREMENTS				
ZONING	FRONT YARD	SIDE YARD	STREET SIDE YARD	REAR YARD
LI	25'	0'	25'	15'

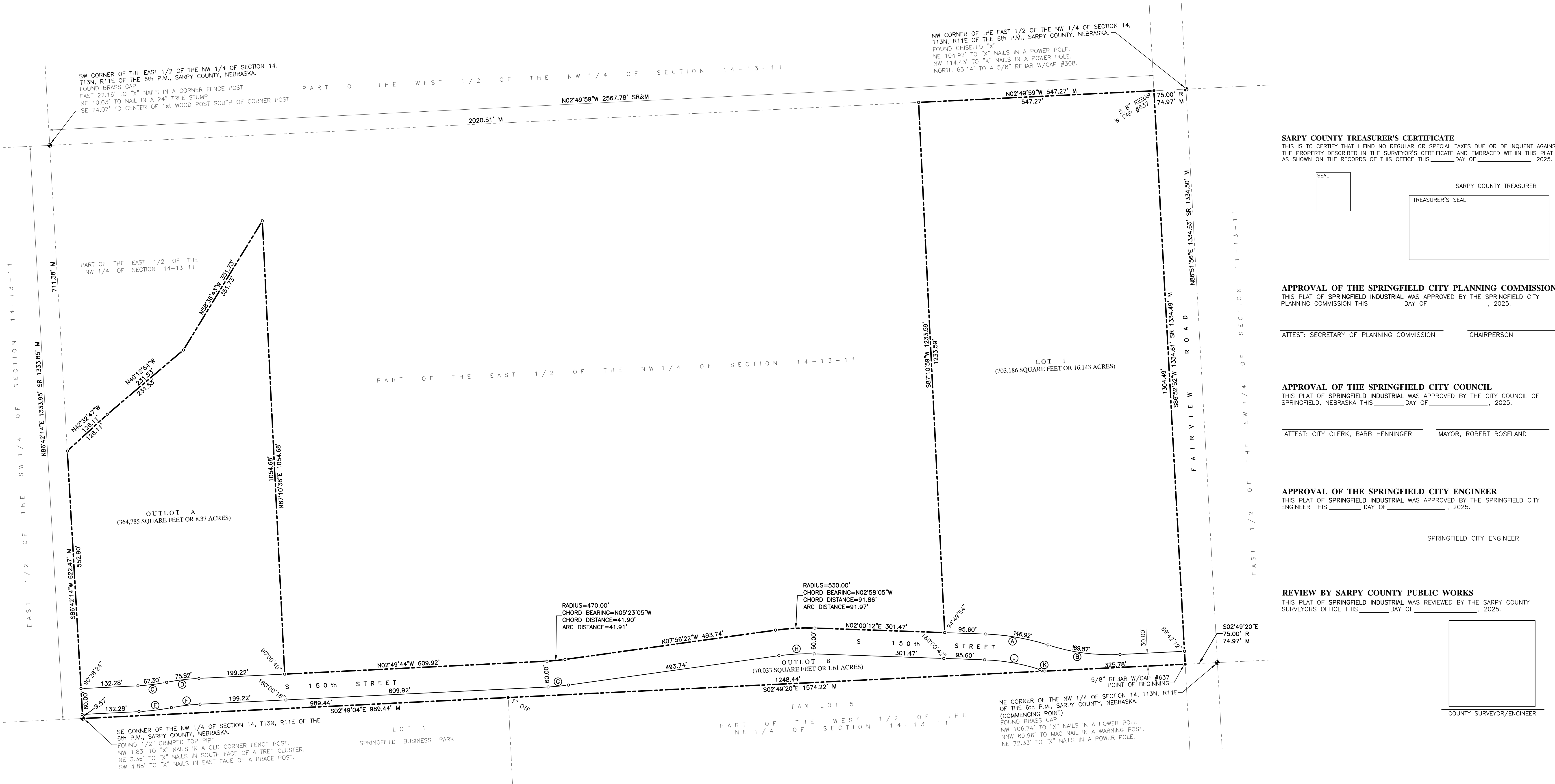
LEGEND

- 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

PROPERTY LINE	CURVE	INFORMATION
CURVE #	DELTA	LENGTH TANGENT RADIUS
A	15°52'58"	146.92' 73.93' 530.00'
B	20°42'30"	169.87' 85.87' 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"	47.26' 23.65' 530.00'
H	09°56'34"	81.56' 40.88' 470.00'
J	15°52'59"	130.29' 65.57' 470.00'
K	01°20'18"	12.38' 6.19' 530.00'

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.



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 S86°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 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 493.74 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 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

NOVEMBER 20, 2025
DATE



JON L. CARRELL
NEBRASKA PLS #693



thompson, dreessen & dornier, inc.
10836 Old Mill Rd
Omaha, NE 68154
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td2co.com
dba: TD2 Engineering & Surveying
NE CA-0199

Survey Type

SPRINGFIELD INDUSTRIAL
LOT 1 AND OUTLOTS A AND B



0' 50' 100'

U.S. SURVEY FEET



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

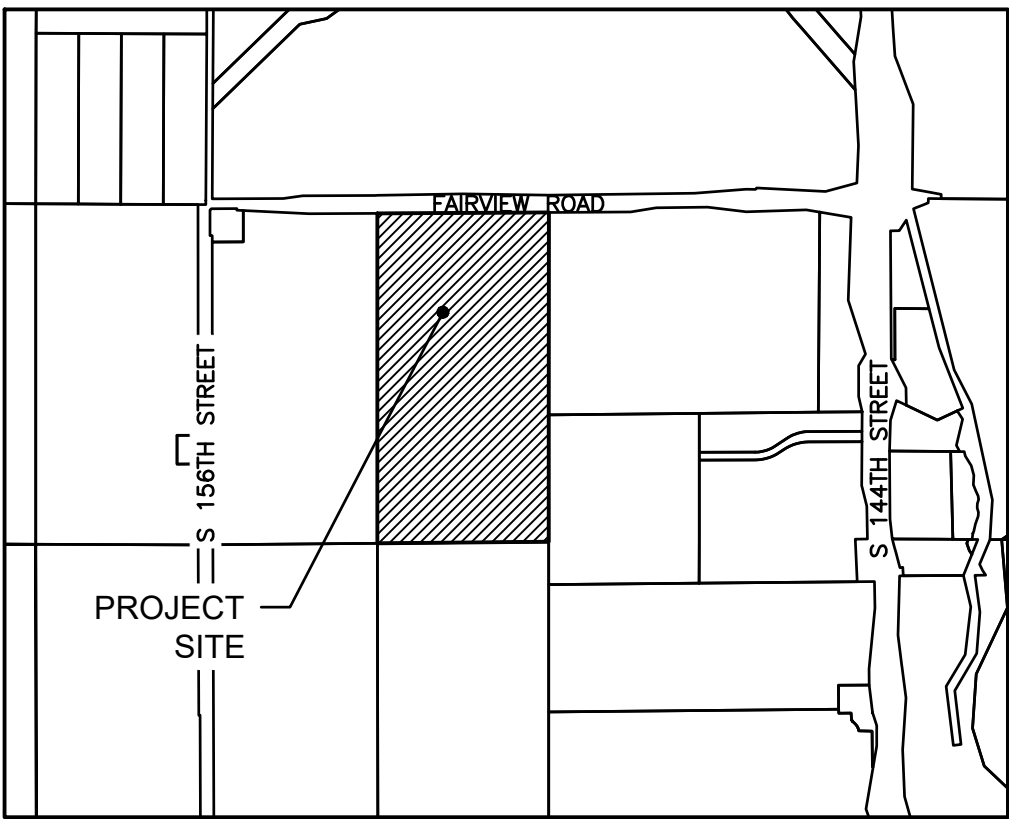
**SPRINGFIELD,
NEBRASKA
SARPY COUNTY
FINAL PLAT**

Sheet Number

EXHIBIT A

SPRINGFIELD INDUSTRIAL

LOT 1 AND OUTLOTS A AND B
SARPY COUNTY, NEBRASKA



VICINITY MAP



LEGAL DESCRIPTION

LOT 1 AND OUTLOTS A AND B, BEING A PLATTING OF THE E 1/2 OF THE NW QUARTER OF SECTION 14, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

ENGINEER

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

TRIBEDO LLC
10404 ESSEX COURT, SUITE 101
ELKHORN, NE 68114

NOTES

- EXISTING ZONING IS AR. PROPOSED ZONING IS LI.
- TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
- PAVEMENT FOR ALL PUBLIC STREETS SHALL BE A MINIMUM OF 25' WIDE, 9-INCH THICK P.C.C. PAVEMENT IN LI AREAS.
- OUTLOT A WILL PROVIDE DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE S.I.D.
- OUTLOT B WILL BE OWNED AND MAINTAINED BY THE SPRINGFIELD INDUSTRIAL BUSINESS OWNERS ASSOCIATION.

LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM SEWER AND DRAINAGE EASEMENT
- PROPOSED PAVING



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10836 Old Mill Rd
Omaha, NE 68154
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dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

Springfield Industrial

Project Location

Fairview Road Between S 144th Street and S 156th Street

Springfield, NE 68059

Client Name

Tribedo LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1	Initial	12-08-25
2	Revised	12-08-25
3	Revised	12-08-25
4	Revised	12-08-25
5	Revised	12-08-25
6	Revised	12-08-25
7	Revised	12-08-25
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17	Revised	12-08-25
18	Revised	12-08-25
19	Revised	12-08-25
20	Revised	12-08-25

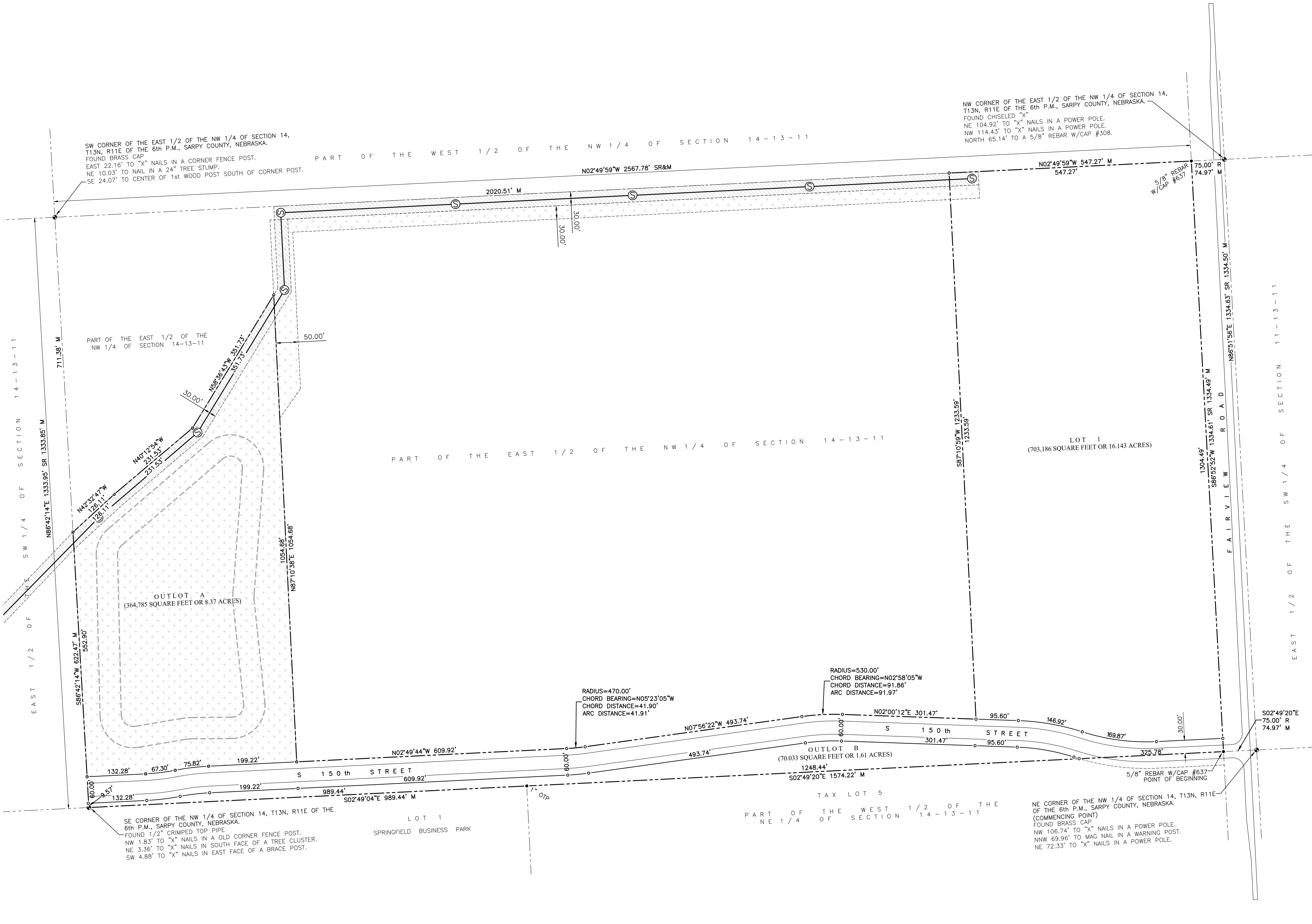
Drawn By: CNC Reviewed By: BPH
Job No.: 1570-104 Date: 12-08-25

Sheet Title

Sanitary Sewer Plan

Sheet Number

Exhibit B



0 50' 100'

LOT 1 AND OUTLOTS A AND B
SARPY COUNTY, NEBRASKA



Springfield
Industrial

Airview Road Between S 144th Street and S 156th Street

tribedo LLC

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Sanitary Sewer Calculations

Exhibit B-1



LOT 1 AND OUTLOTS A AND B; BEING A PLATTING OF THE E 1/2
OF THE NW QUARTER OF SECTION 14, T13N, R11E OF THE 6TH
P.M., SARPY COUNTY, NEBRASKA.

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

TRIBEDO LLC
10404 ESSEX COURT, SUITE 101
ELKHORN, NE 68114

1. EXISTING ZONING IS AR. PROPOSED ZONING IS LI.
2. TYPICAL UTILITY SETBACKS WILL BE DEDICATED WITH THE FINAL PLAT.
3. PAVEMENT FOR ALL PUBLIC STREETS SHALL BE A MINIMUM OF 25' WIDE, 9-INCH THICK P.C.C. PAVEMENT IN LI AREAS.
4. OUTLOT A WILL PROVIDE DRAINAGE SERVICE FOR THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE S.I.D.
5. OUTLOT B WILL BE OWNED AND MAINTAINED BY THE SPRINGFIELD INDUSTRIAL BUSINESS OWNERS ASSOCIATION.

EXISTING SANITARY SEWER
 PROPOSED SANITARY SEWER
 PROPOSED SANITARY SEWER EASEMENT
 PROPOSED STORM SEWER AND DRAINAGE EASEMENT
 PROPOSED PAVING

Notes:
 User input in Blue, Calculated values in Black
 See description tab for details on each column

Assumed d/D =	0.8
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[illegible]

Springfield
Industrial

Fairview Road Between S 144th Street and S 156th Street

Tribedo LLC

Professional Seal

[illegible]

Sanitary Sewer Outfall Plan

Exhibit B-2

SARPY COUNTY, NEBRASKA



LOT 1 AND OUTLOTS A AND B; BEING A PLATTING OF THE E 1/2
OF THE NW QUARTER OF SECTION 14, T13N, R11E OF THE 6TH
P.M., SARPY COUNTY, NEBRASKA.

THOMPSON, DREESSEN & DORNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

TRIBEDO LLC
10404 ESSEX COURT, SUITE 101
ELKHORN, NE 68114

NOTES

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SPRINGFIELD INDUSTRIAL

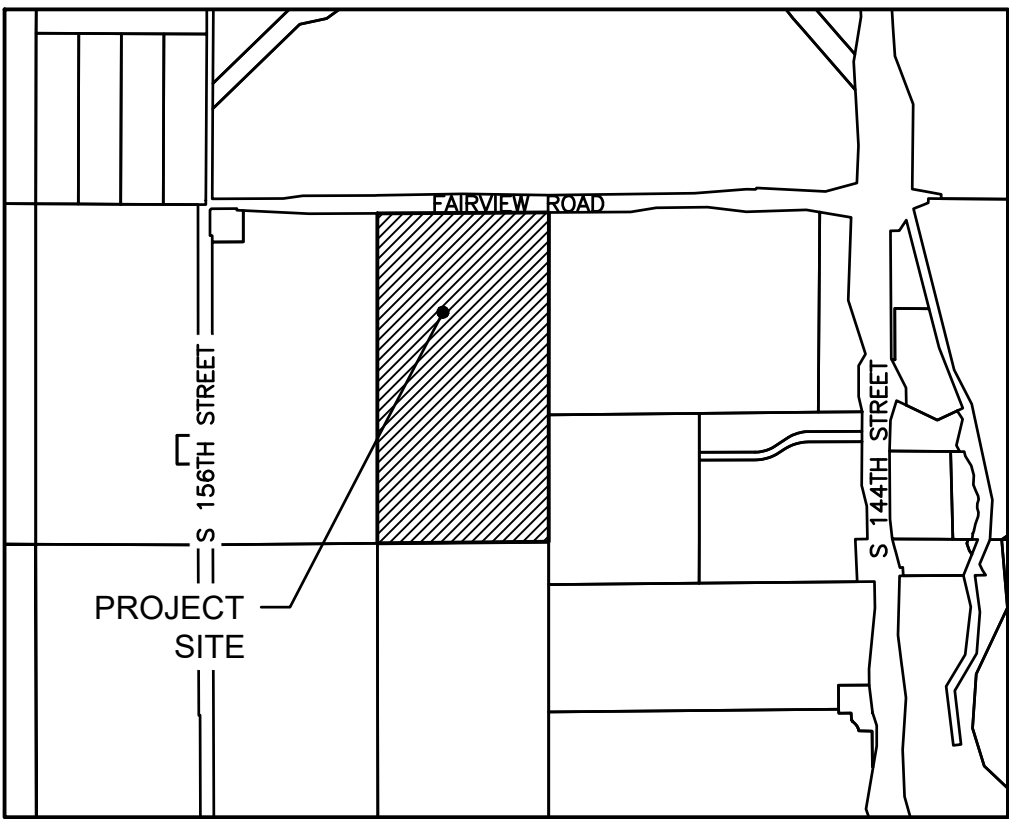
LOT 1 AND OUTLOTS A AND B
SARPY COUNTY, NEBRASKA



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Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

Project Location

Springfield Industrial



VICINITY MAP



LEGAL DESCRIPTION

LOT 1 AND OUTLOTS A AND B, BEING A PLATTING OF THE E 1/2 OF THE NW QUARTER OF SECTION 14, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

ENGINEER

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10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

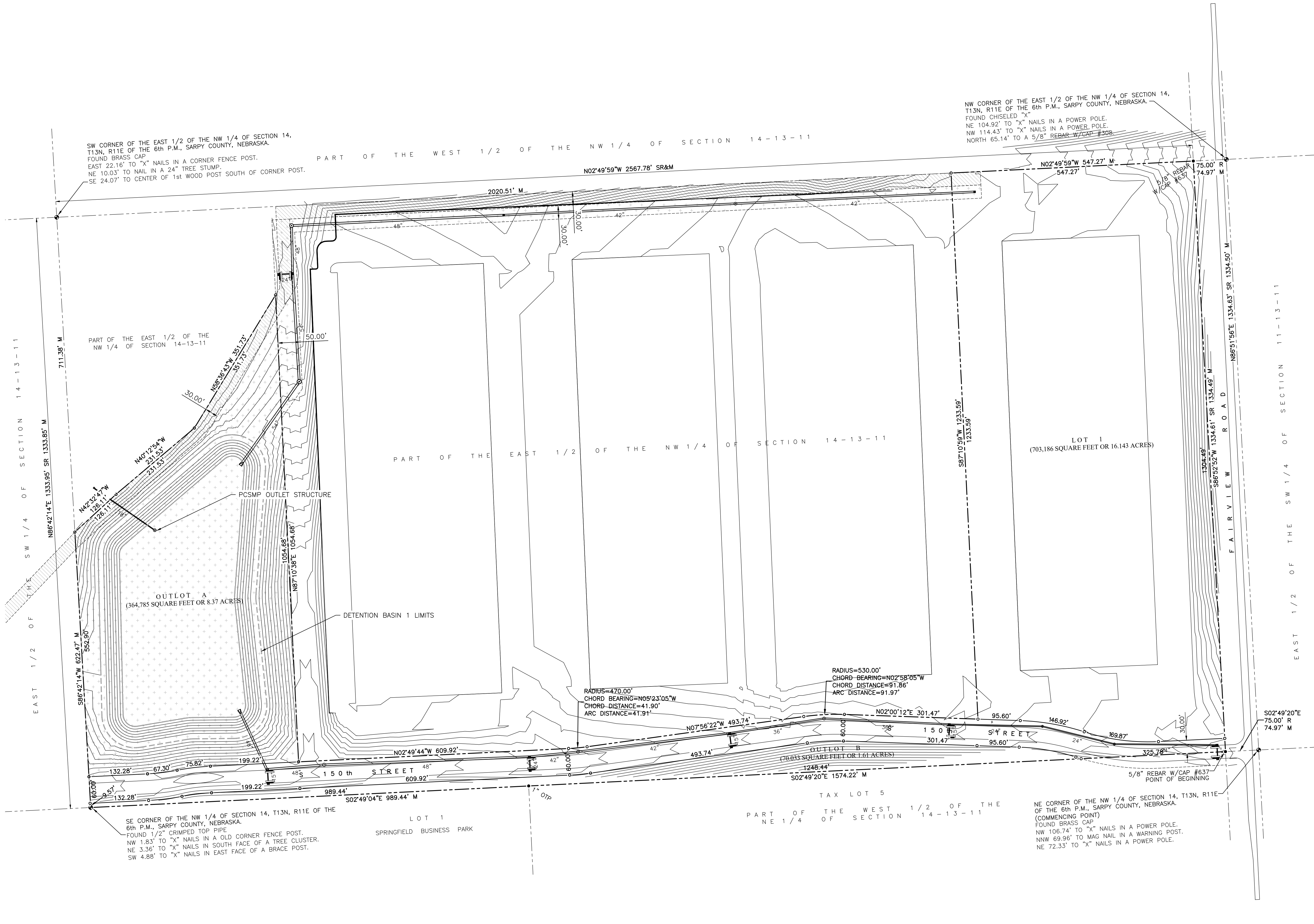
TRIBEDO LLC
10404 ESSEX COURT, SUITE 101
ELKHORN, NE 68114

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LEGEND

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM SEWER AND DRAINAGE EASEMENT
- PROPOSED PAVING
- PROPOSED CONTOURS



0 50' 100'

Revision Dates

No.	Description	MM-DD-YY
1	Initial	12-08-25
2	Revised	12-08-25
3	Revised	12-08-25
4	Revised	12-08-25
5	Revised	12-08-25
6	Revised	12-08-25
7	Revised	12-08-25
8	Revised	12-08-25
9	Revised	12-08-25
10	Revised	12-08-25
11	Revised	12-08-25
12	Revised	12-08-25
13	Revised	12-08-25
14	Revised	12-08-25
15	Revised	12-08-25
16	Revised	12-08-25
17	Revised	12-08-25
18	Revised	12-08-25
19	Revised	12-08-25
20	Revised	12-08-25

Drawn By: CNC Reviewed By: BPH
Job No.: 1570-104 Date: 12-08-25

Sheet Title

Storm Sewer Plan

Sheet Number

Exhibit C

SPRINGFIELD INDUSTRIAL

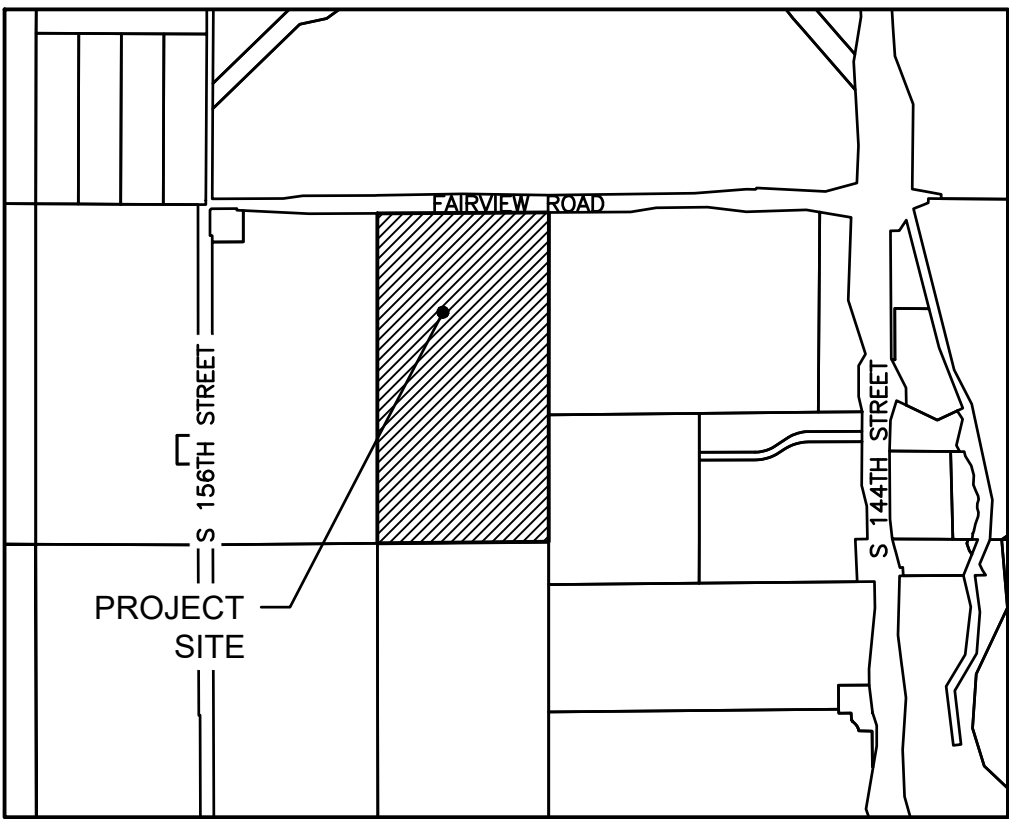
LOT 1 AND OUTLOTS A AND B
SARPY COUNTY, NEBRASKA



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10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

Project Location

Springfield Industrial



VICINITY MAP



LEGAL DESCRIPTION

LOT 1 AND OUTLOTS A AND B, BEING A PLATTING OF THE E 1/2 OF THE NW QUARTER OF SECTION 14, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

ENGINEER

THOMPSON, DREESSEN & DÖRNER
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154
PHONE: 402-330-8860

APPLICANT

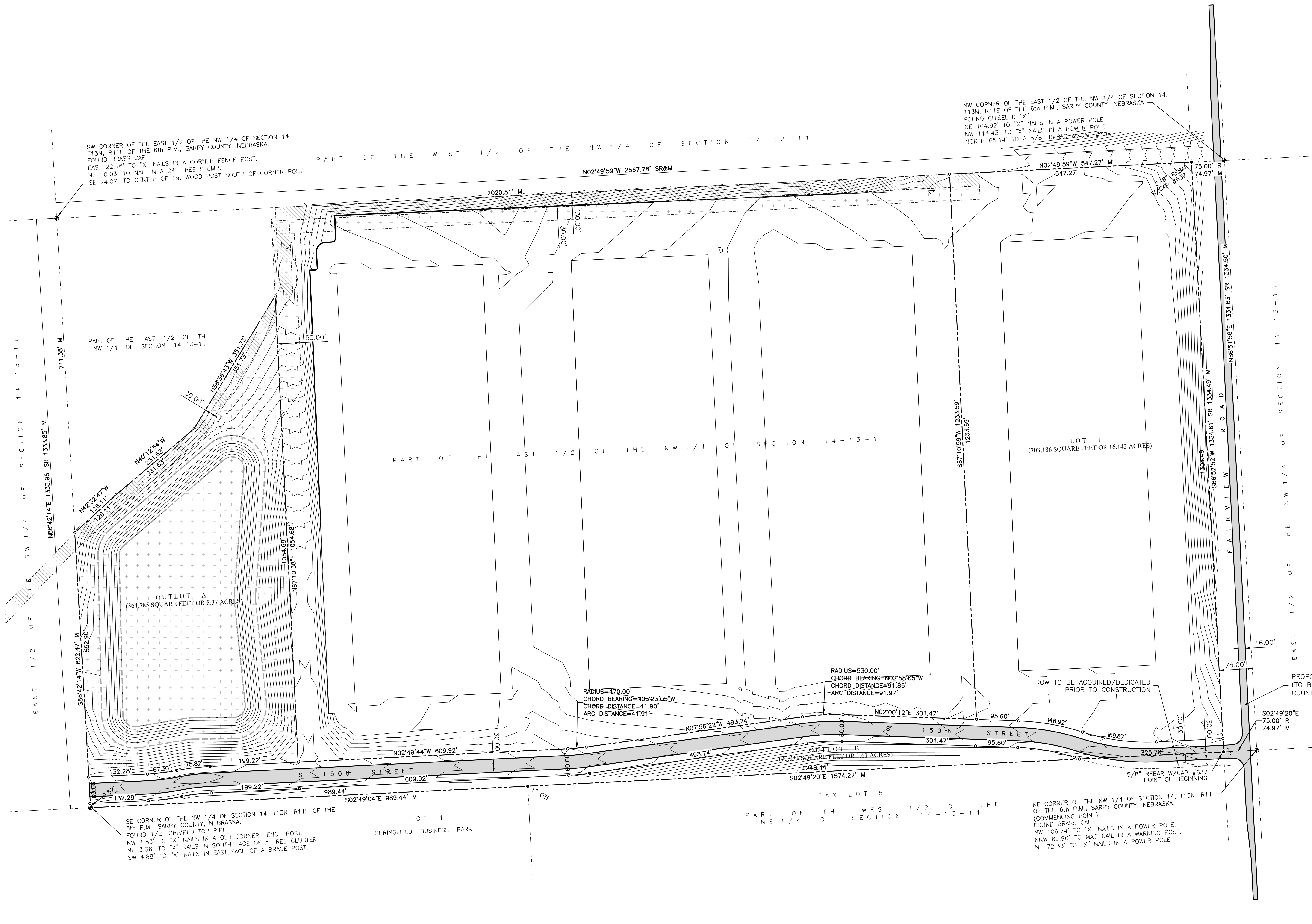
TRIBEDO LLC
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ELKHORN, NE 68114

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LEGEND

- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED STORM SEWER AND DRAINAGE EASEMENT
- PROPOSED PAVING
- PROPOSED CONTOURS



Revision Dates

No.	Description	MM-DD-YY
1	Initial Survey	01-15-25
2	Final Platting	01-15-25
3	As-Built Survey	01-15-25
4	Final Platting	01-15-25
5	As-Built Survey	01-15-25
6	Final Platting	01-15-25
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14	Final Platting	01-15-25
15	As-Built Survey	01-15-25
16	Final Platting	01-15-25
17	As-Built Survey	01-15-25
18	Final Platting	01-15-25
19	As-Built Survey	01-15-25
20	Final Platting	01-15-25

Drawn By: CNC Reviewed By: BPH
Job No.: 1570-104 Date: 12-08-25

Sheet Title

Paving Plan

Sheet Number

Exhibit D



thompson, dreessen & dörner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 www.td2co.com
dba: TD2 Engineering and Surveying
NE CA-0199

Project Name

Springfield Industrial

Project Location

Fairview Road Between S 144th
Street and S 156th Street

Springfield, NE 68114

Client Name

Tribedo LLC

Professional Seal

Revision Dates

No.	Description	MM-DD-YY
1	15	25
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