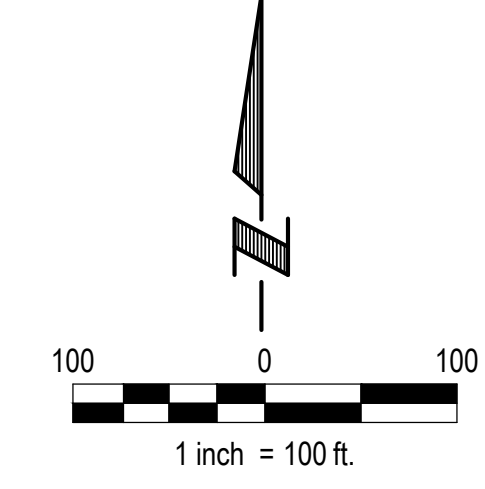


**CENTERLINE CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	300.00'	296.07'	161.35'	56°32'40"
2	300.00'	83.21'	41.87'	15°53'31"
3	300.00'	97.75'	49.31'	18°40'06"
4	350.00'	452.44'	264.05'	74°03'53"
5	300.00'	229.19'	120.52'	43°46'21"
6	150.00'	120.00'	63.42'	45°50'15"

# I-80 LOGISTICS HUB

LOTS 1 THRU 7 & OUTLOTS "A" & "B" INCLUSIVE  
 A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



### LEGEND

- 5/8" REBAR SET W/ CAP LS-787
  - PINS FOUND 5/8" REBAR
  - BOUNDARY LINE
  - LOT LINE
  - RIGHT OF WAY LINE
  - EASEMENTS
  - EXIST. SECTION CORNER
  - EXIST. PROPERTY LINES
  - EXIST. EASEMENTS
- SAID TRACT OF LAND CONTAINS AN AREA OF 6,207,851 SQUARE FEET OR 142,508 ACRES MORE OR LESS
- BRIAN L. HAVERCAMP LS-787      DATE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, TRIBEDO, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS I-80 LOGISTICS HUB (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE SUBDIVISION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FOOT 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; THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERCT, 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 (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CURVE-TO-CURVE STREETS, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN 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 OR RIGHTS HEREIN GRANTED.

TRIBEDO, LLC

ARUN AGARWAL, MANAGING MEMBER      DATE

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
 COUNTY OF SARPY )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME ARUN AGARWAL, MANAGING MEMBER OF TRIBEDO, LLC, 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.

NOTARY PUBLIC

### APPROVAL OF PAVILLON CITY ENGINEER

THIS SUBDIVISION OF I-80 LOGISTICS HUB WAS APPROVED BY THE PAVILLON CITY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JEFFREY L. THOMPSON, PE, CPESC, CFM  
 PAVILLON CITY ENGINEER

### APPROVAL OF PAVILLON PLANNING COMMISSION

THIS SUBDIVISION OF I-80 LOGISTICS HUB WAS APPROVED BY THE PAVILLON PLANNING COMMISSION.

REBECCA HOCH  
 CHAIRPERSON, PAVILLON PLANNING COMMISSION      DATE

### APPROVAL BY PAVILLON CITY COUNCIL

THIS SUBDIVISION OF I-80 LOGISTICS HUB WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PAVILLON, NEBRASKA.

DAVID P. BLACK, MAYOR      DATE

ATTEST:  
 NICOLE L. BROWN, CITY CLERK

### 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.

COUNTY TREASURER      DATE

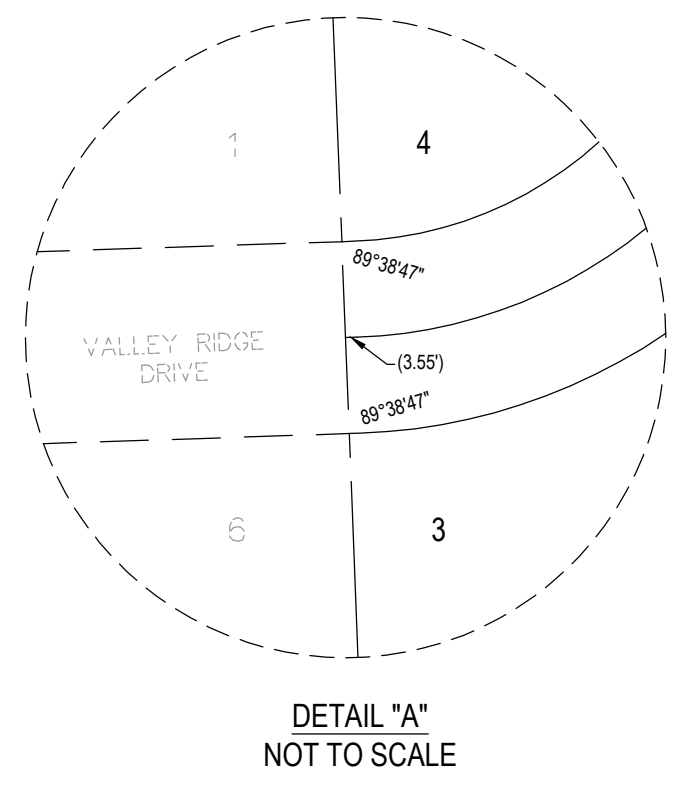
### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF I-80 LOGISTICS HUB WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY SURVEYOR / ENGINEER

### NOTES:

- DIRECT VEHICULAR ACCESS FROM LOT 1 TO CORNHUSKER DRIVE SHALL BE LIMITED TO A SINGLE DRIVEWAY ALIGNED WITH S 134TH STREET. DIRECT VEHICULAR ACCESS TO S 132ND STREET SHALL BE LIMITED TO TWO DRIVEWAY ACCESS POINTS.
- DIRECT VEHICULAR ACCESS FROM LOT 2 TO CORNHUSKER DRIVE SHALL BE LIMITED TO A SINGLE DRIVEWAY ALIGNED WITH OF S 136TH STREET.
- DIRECT VEHICULAR ACCESS FROM LOT 3 TO CORNHUSKER DRIVE SHALL BE LIMITED TO A SINGLE DRIVEWAY. DIRECT VEHICULAR ACCESS FROM LOT 3 TO VALLEY RIDGE DRIVE SHALL BE LIMITED TO A SINGLE DRIVEWAY.
- DIRECT VEHICULAR ACCESS FROM LOT 7 TO S 132ND STREET IS PROHIBITED.
- OUTLOTS "A" AND "B" ARE NATURAL DRAINAGE WAYS CONTAINING JURISDICTIONAL WETLANDS AND WATERS OF THE U.S. A STORM SEWER & DRAINAGEWAY EASEMENT IS GRANTED OVER ALL OF OUTLOTS "A" AND "B". OUTLOTS "A" AND "B" ARE NOT BUILDABLE AND SHALL BE OWNED AND MAINTAINED BY THE SANITARY IMPROVEMENT DISTRICT.
- ALL EASEMENTS THAT ARE NOT LABELED WITH A BOOK AND PAGE NUMBER OR INSTRUMENT NUMBER IS FOR REFERENCE ONLY AND WILL NOT BE REDEDICATED.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.



**E & A CONSULTING GROUP, INC.**  
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**E & A CONSULTING GROUP, INC.**  
 Engineering Answers

**I-80 LOGISTICS HUB**  
 LOTS 1 THRU 7 & OUTLOTS "A" & "B"  
 PAVILLON, NEBRASKA

**FINAL PLAT**

Revisions	Date	Description

Proj No: P2017.470.001  
 Date: 08/13/2018  
 Designed By: JRS  
 Drawn By: ECL  
 Scale: 1" = 100'  
 Sheet: 1 of 1