

UTILITY NOTE

THIS DRAWING INCLUDES OBSERVED EVIDENCE OF SERVICES AND UTILITIES EXISTENT AT THE TIME OF SURVEY ONLY. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST. CONTACT "ONE CALL" (1-800-331-5666) PRIOR TO ANY EXCAVATION ON THIS SITE.

BLACK HILLS/ NEBRASKA GAS UTILITY COMPANY EASEMENT NOTE

BLANKET EASEMENT TO BLACK HILLS GAS OVER EAST 1/2 NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 11 EAST. PER BOOK 33, PAGE 141, BOOK 59, PAGE 6 AND INST. #200822514 (TO BE RELEASED)

CONTROL NOTE

- HORIZONTAL DATUM IS BASED ON THE SARPY COUNTY LOW DISTORTION COORDINATE SYSTEM.
- VERTICAL DATUM IS BASED ON NAVD88 (GEOID-12A).

FLOOD ZONE

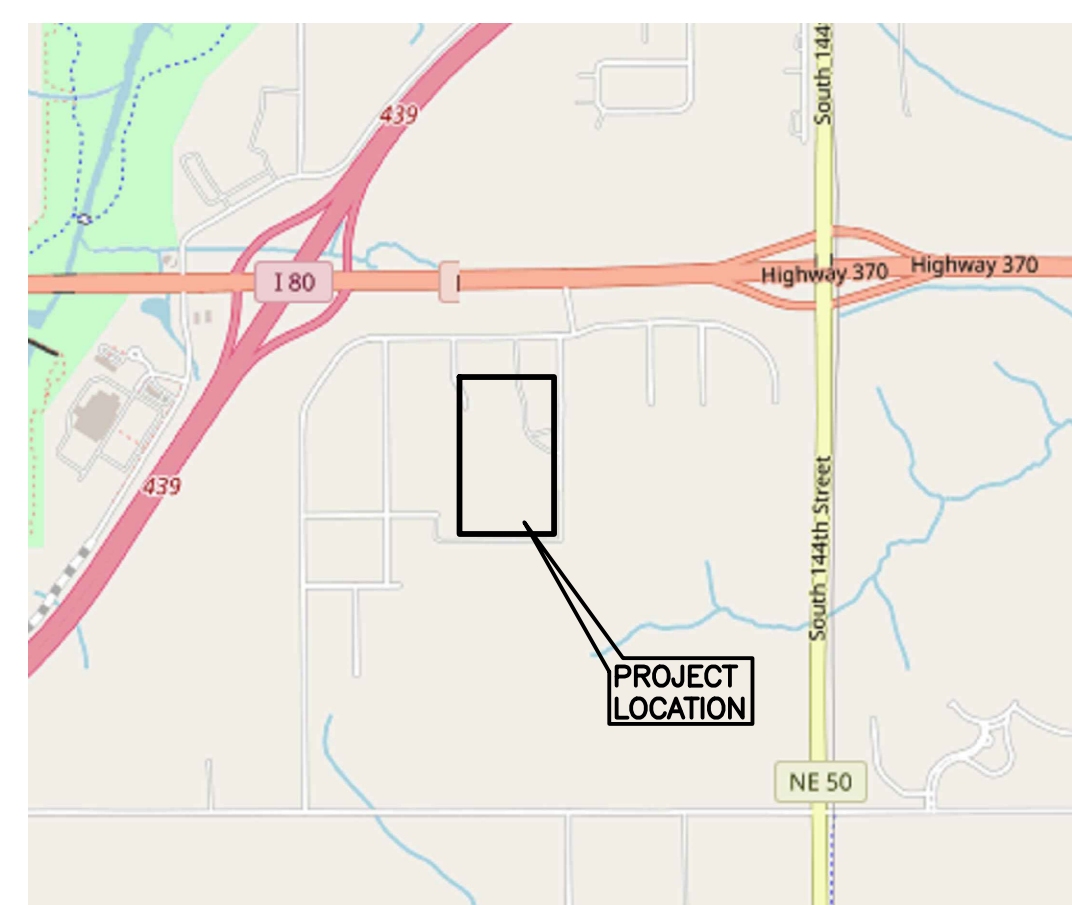
ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), SARPY COUNTY, NEBRASKA. MAP NUMBER 31153C0044H. MAP EFFECTIVE DATE: MAY 3, 2010. COMMUNITY NUMBER: 310190 0044 H

Table with 5 columns: CURVE #, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains data for curves C1 through C4.

CORN'S THIRD ADDITION

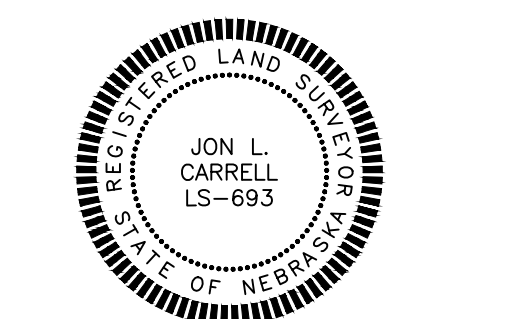
LOT 1 THROUGH 27, INCLUSIVE, BEING A PLATTING OF TAX LOT 10, BEING ALL OF VACATED LOTS 1 THROUGH 29, CORN'S SECOND ADDITION, EXCEPT LOTS 16 THROUGH 18, CORN'S SECOND ADDITION REPLAT 1, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA EXCEPT THAT PORTION CONVEYED TO THE STATE OF NEBRASKA, DEPARTMENT OF ROADS IN WARRANTY DEED-CORPORATION RECORDED NOVEMBER 23, 1999 AS INST. NO. 99-35608; RECORDS OF SARPY COUNTY, NEBRASKA

LOCATED IN: NE 1/4 NW 1/4 SEC. 35, T14N, R11E SE 1/4 NW 1/4 SEC. 35, T14N, R11E



LAMP RYNEARSON

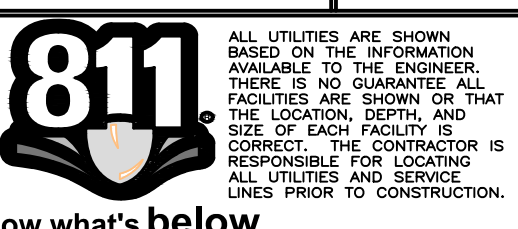
14710 W. DODGE RD, STE. 100 OMAHA, NE 68154 402.496.2498 LampRynearson.com



JON L. CARRELL LS-693

PRELIMINARY PLAT

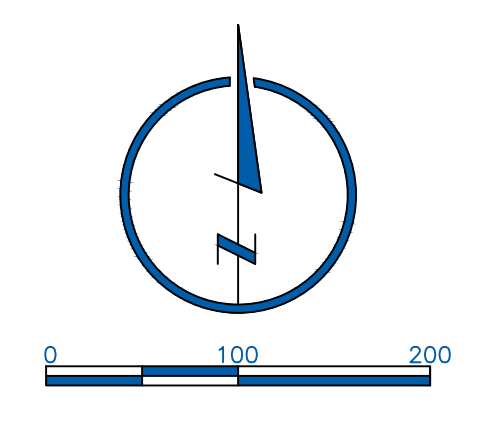
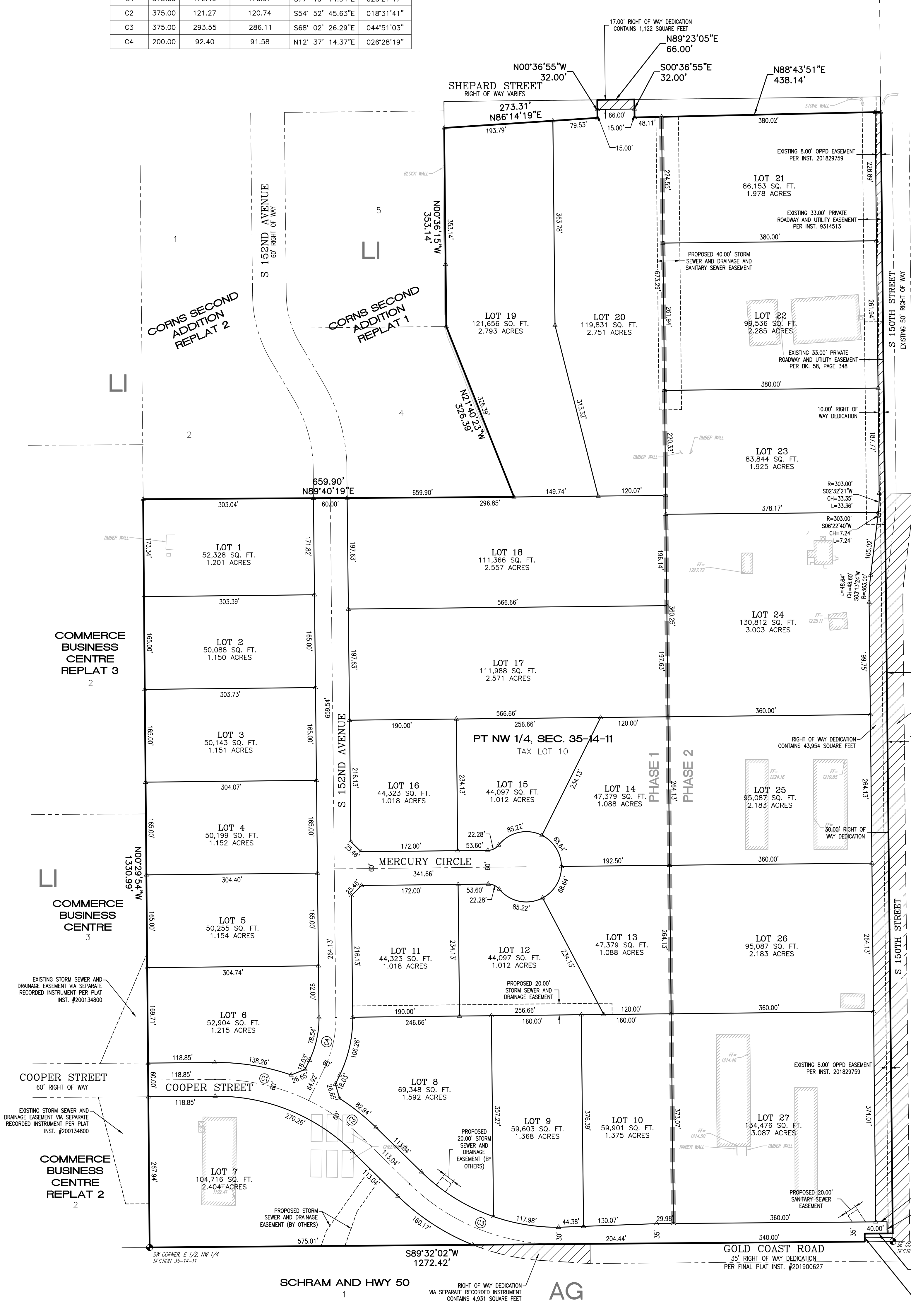
CORN'S THIRD ADDITION (LOTS 1 THROUGH 27, INCLUSIVE) SARPY COUNTY, NEBRASKA



REVISONS 4-21-2020_EAM

DESIGNER / DRAFTER JON CARRELL - EUSE MOLLAK DATE 2-10-2020 PROJECT NUMBER 0118106.01-002 BOOK AND PAGE 18106, 3-11

SHEET 1 OF 1



LEGEND table defining symbols for SECTION LINE, BOUNDARY LINE, LOT LINE, EXISTING LOT LINE, EASEMENT LINE, STREET DEDICATION, BUILDING, SECTION CORNER, CORNERS SET (5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS-693), and PHASE LINE.

LEGAL DESCRIPTION

TAX LOT TEN (10) IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., IN SARPY COUNTY, NEBRASKA.

EXCEPT THAT PORTION CONVEYED TO THE STATE OF NEBRASKA, DEPARTMENT OF ROADS IN WARRANTY DEED-CORPORATION RECORDED NOVEMBER 23, 1999 AS INST. NO. 99-35608, RECORDS OF SARPY COUNTY, NEBRASKA.

ALSO EXCEPT THAT PORTION CONVEYED TO ELEANOR KRAMECK BY DECREE IN CASE NO. C011-1733, IN THE DISTRICT COURT OF SARPY COUNTY, NEBRASKA.

OWNER/ APPLICANT

BHI INVESTMENT COMPANY, A NEBRASKA CORPORATION 444 SOUTH 16TH STREET MALL OMAHA, NEBRASKA 68138

ENGINEER

LAMP RYNEARSON 14710 WEST DODGE ROAD, SUITE 100 OMAHA, NEBRASKA 68154-2027

ZONING

EXISTING: LI - LIMITED INDUSTRIAL
PROPOSED: LI - LIMITED INDUSTRIAL LOTS 1 THROUGH 27 - 47.312 ACRES PUBLIC RIGHT OF WAY - 4.631 ACRES TOTAL AREA - 51.943 ACRES

POWER

OMAHA PUBLIC POWER DISTRICT 444 SOUTH 16TH STREET MALL OMAHA, NE 68102-2247

WATER

CITY OF PAVILLION 9909 PORTAL ROAD PAVILLION, NEBRASKA 68046

GAS

BLACK HILLS ENERGY 501 WEST 6TH STREET PAVILLION, NEBRASKA 68046

NOTES

- 1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. LOT 21 WILL HAVE NO DIRECT VEHICULAR ACCESS TO SHEPARD STREET.
4. LOTS 19 AND 20 SHALL BE RESTRICTED TO A SINGLE SHARED ACCESS POINT TO SHEPARD STREET.
5. ALL CUL-DE-SAC RADI ARE 62.5 FEET UNLESS NOTED OTHERWISE.
6. ALL CUL-DE-SAC THROAT RADI ARE 25 FEET UNLESS NOTED OTHERWISE.
7. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
8. AS PART OF THE FINAL PLAT, A PERPETUAL EASEMENT FOR BURIED POWER AND COMMUNICATIONS WILL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK AND TO ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF THE CITY COUNCIL OF PAVILLION, NEBRASKA, TO PROVIDE A CABLE TELEVISION AND ELECTRONIC COMMUNICATION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO CONSTRUCT AND MAINTAIN BURIED WIRES, CABLES AND CONDUITS, AND RISERS, TRANSFORMERS AND OTHER RELATED FACILITIES; AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS INCLUDING SIGNALS PROVIDED BY CABLE TELEVISION SYSTEMS, AND THE RECEPTION THEREON, OVER, THROUGH, UNDER, AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE FRONT AND SIDE LOT LINES; AN EIGHT FOOT (8') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL INTERIOR LOTS; AND ALL EXTERIOR LOTS THAT ARE ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS; AND A SIXTEEN FOOT (16') WIDE STRIP OF LAND IN EACH LOT ABUTTING THE REAR LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE TERM "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS ABUTTING THE BOUNDARY OF THIS SUBDIVISION. SAID SIXTEEN FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT FOOT (8') WIDE EASEMENT WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED.
9. AS PART OF THE FINAL PLAT, A PERPETUAL EASEMENT FOR WATER AND GAS WILL BE GRANTED TO M.U.D. AND BLACK HILLS ENERGY, 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 (5') WIDE STRIP OF LAND ALONG THE FRONT OF ALL LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THIS EASEMENT, BUT THE SAME MAY BE USED FOR DRIVEWAYS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS HEREIN GRANTED.
10. PROPOSED STORM SEWER AND DRAINAGE EASEMENTS ARE TO CITY OF PAVILLION AND SID VIA SEPARATE RECORDED INSTRUMENTS.

ARTICLE XXVIII LIMITED INDUSTRIAL DISTRICT 205-103. SITE DEVELOPMENT REGULATIONS

Table with 2 columns: REGULATOR, ALL PERMITTED USES. Lists requirements for minimum lot area, width, setbacks, height, coverage, etc.

NOTE 1: STREET SETBACKS ON STREETS DESIGNATED AS ARTERIALS ON THE PAVILLION COMPREHENSIVE PLAN, REQUIRED MINIMUM FRONT AND STREET SIDE YARD SETBACKS ARE THE LARGER OF 25 FEET FROM THE PROPERTY LINE OR 100 FEET FROM THE CENTERLINE OF THE STREET. ON ALL OTHER STREETS, REQUIRED MINIMUM FRONT AND STREET SIDE YARD SETBACKS SHALL BE 15 FEET FOR STREETS WITH CURBS AND GUTTER AND 30 FEET FOR STREETS WITHOUT CURBS AND GUTTER.
NOTE 2: FLEXIBLE FLOOR AREA RATIOS: (A) PLANNED UNIT DEVELOPMENT DISTRICT: THE PLANNING COMMISSION AND CITY COUNCIL MAY INCREASE THE MAXIMUM FLOOR AREA RATIO FOR A DEVELOPMENT IN A PLANNED UNIT DEVELOPMENT DISTRICT. (B) STORAGE (LIMITED ACCESS) USES: THE PLANNING COMMISSION AND CITY COUNCIL MAY, THROUGH THE ISSUANCE OF A SPECIAL USE PERMIT, INCREASE THE MAXIMUM FLOOR AREA RATIO TO 2.0 FOR A STORAGE (LIMITED ACCESS) USE.
NOTE 3: LARGE PROJECT SPECIAL USE PERMIT THE LARGE PROJECT SPECIAL USE PERMIT REQUIREMENT APPLIES TO PROJECTS OF SUFFICIENT SIZE OR SCALE TO REQUIRE PUBLIC COMMENT AND INDIVIDUAL REVIEW BY THE PLANNING COMMISSION AND CITY COUNCIL. PROJECTS THAT MEET OR EXCEED THE LARGE PROJECT SPECIAL USE PERMIT SIZE THRESHOLD SHALL REQUIRE APPROVAL OF A SPECIAL USE PERMIT. FOLLOWING THE PROCEDURES SET FORTH IN § 205-302 OF THIS ORDINANCE, UNLESS THEY ARE LOCATED WITHIN AND INCLUDED WITHIN THE DEVELOPMENT PLANS OF AN MU OR PUD DISTRICT.