

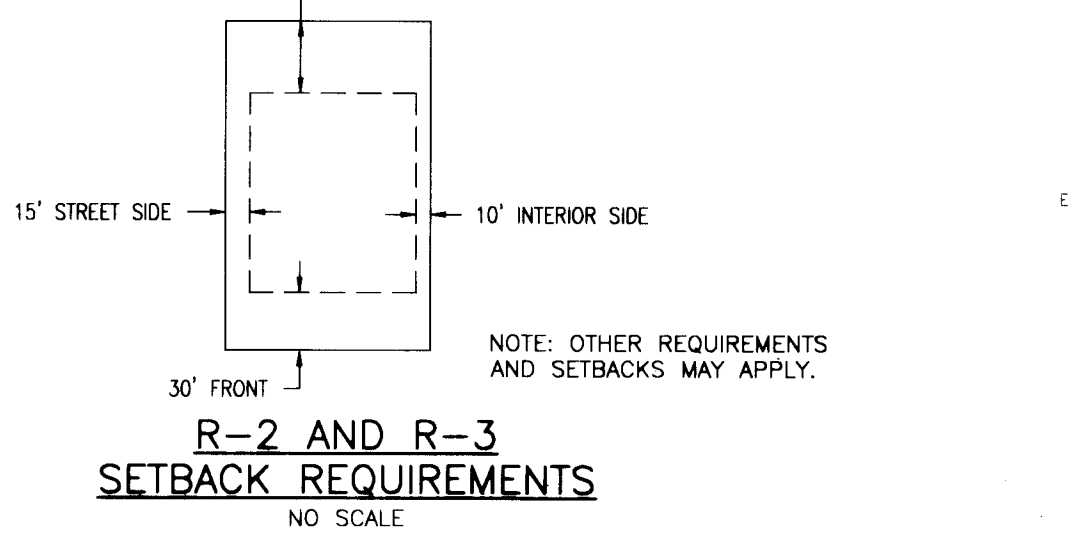
| PARCEL AREA TABLE |           |
|-------------------|-----------|
| PARCEL #          | AREA (SF) |
| 1                 | 144482    |
| 2                 | 160059    |
| 3                 | 7991      |
| 4                 | 7930      |
| 5                 | 9211      |
| 6                 | 7995      |
| 7                 | 7995      |
| 8                 | 7995      |
| 9                 | 7995      |
| 10                | 8645      |
| 11                | 8645      |
| 12                | 7995      |
| 13                | 7995      |
| 14                | 8062      |
| 15                | 8295      |
| 16                | 8386      |
| 17                | 8126      |
| 18                | 9632      |
| 19                | 9431      |
| 20                | 9761      |
| 21                | 9702      |
| 22                | 9598      |
| 23                | 9908      |
| 24                | 9883      |
| 25                | 10176     |
| 26                | 10304     |
| 27                | 10123     |
| 28                | 9937      |
| 29                | 9750      |
| 30                | 11789     |
| 31                | 12201     |
| 32                | 8416      |
| 33                | 10862     |

**CITY OF PAVILLION ZONING MIXED USE (MU)**

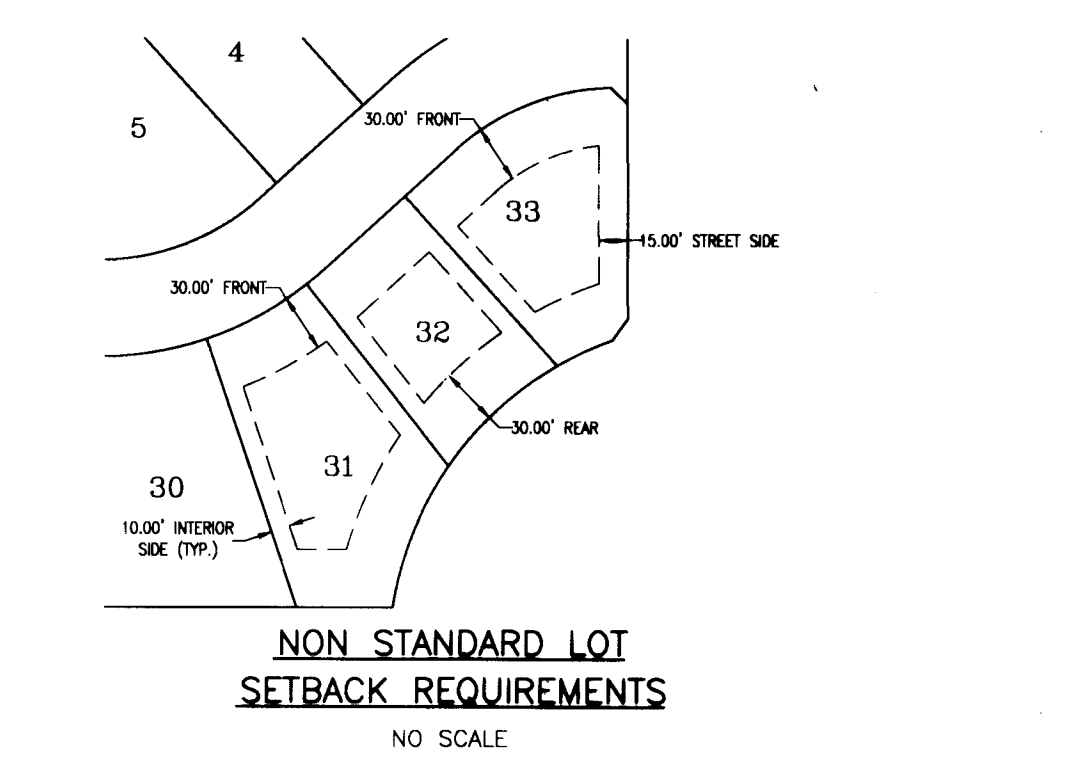
PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS OR OTHER AUTHORIZATION, ALL PROJECTS IN THE MU DISTRICT SHALL RECEIVE APPROVAL BY THE CITY COUNCIL THROUGH THE ADOPTION OF A MIXED-USE DEVELOPMENT AGREEMENT. AT THE DISCRETION OF THE PLANNING DIRECTOR, INDIVIDUAL PROJECTS WITHIN AN MU DISTRICT MAY BE APPROVED THROUGH THE ISSUANCE OF SPECIAL USE PERMIT PRIOR TO THE ADOPTION OF A MIXED-USE DEVELOPMENT AGREEMENT. THE ADOPTION OF A MIXED-USE DEVELOPMENT AGREEMENT SHALL BE BY RESOLUTION.

IT IS ANTICIPATED THAT THE MU SETBACKS TO FOLLOW THE CC ZONING SETBACKS AS SHOWN BELOW. HOWEVER, SUCH SETBACKS ARE PRELIMINARY AND WILL BE FINALIZED AS PART OF THE MIXED USE DEVELOPMENT AGREEMENT.

FRONT YARD = 15'  
SIDE YARD = 10'  
INTERIOR SIDE YARD = 10'  
REAR YARD = 10'



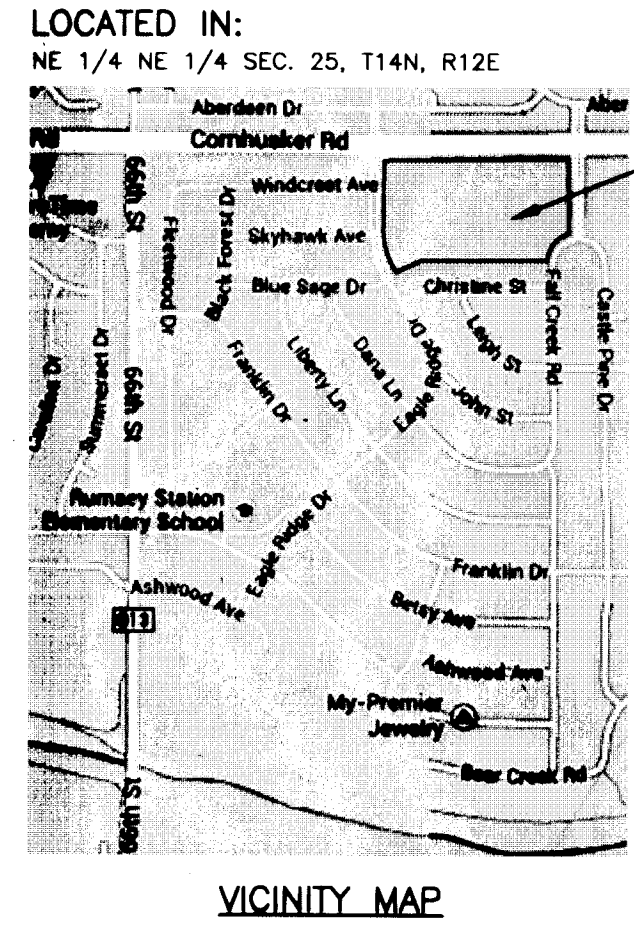
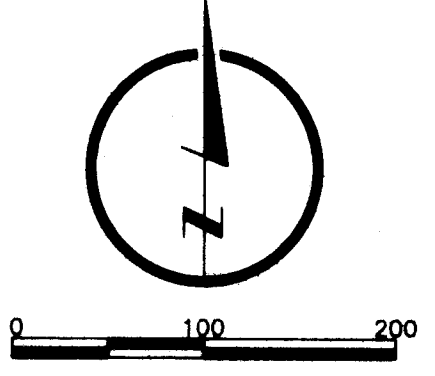
- NOTES**
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
  - ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
  - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (NR).
  - DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
  - LOTS 1 AND 2 WILL HAVE ONE SHARED RIGHT OUT VEHICULAR ACCESS TO CORNHUSKER ROAD.
  - LOTS 18, 19 AND OUTLOT A WILL HAVE NO DIRECT VEHICULAR ACCESS TO EAGLE RIDGE DRIVE.
  - LOTS 31, 32 AND 33 WILL HAVE NO DIRECT VEHICULAR ACCESS TO FALL CREEK ROAD.
  - NO VEHICULAR ACCESS ACROSS OUTLOT A SHALL BE PERMITTED.
  - ADDITIONAL ACCESS RESTRICTIONS WILL BE DETAILED WITHIN THE SUBDIVISION AGREEMENT.
  - ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
  - ALL PROPOSED EASEMENTS WILL BE RECORDED VIA SEPARATE RECORDED INSTRUMENTS.



# EAGLE RIDGE VILLAGE

LOTS 1 THROUGH 33, INCLUSIVE AND OUTLOT A, BEING A REPLATTING OF LOT 383, EAGLE RIDGE, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, EXCEPT THAT PART DEEDED TO SARPY COUNTY, NEBRASKA AS CONTAINED IN WARRANTY DEED, FILED MARCH 3, 2000, AS INSTRUMENT NO. 2000-04920, SARPY COUNTY, NEBRASKA.

- LEGEND**
- SECTION LINE
  - BOUNDARY LINE
  - LOT LINE
  - EXISTING LOT LINE
  - EASEMENT LINE
  - CORNER SET, 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED LS-566, (UNLESS NOTED OTHERWISE)



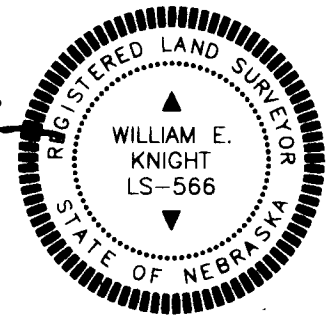
LOCATED IN:  
NE 1/4 NE 1/4 SEC. 25, T14N, R12E

FILED SARPY COUNTY NEBRASKA  
INSTRUMENT NUMBER  
2016-07866  
04/13/2016 1:51:10 PM  
REGISTER OF DEEDS

## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS EAGLE RIDGE VILLAGE, LOTS 1 THROUGH 33, INCLUSIVE AND OUTLOT A, BEING A REPLATTING OF LOT 383, EAGLE RIDGE, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN SARPY COUNTY, NEBRASKA, EXCEPT THAT PART DEEDED TO SARPY COUNTY, NEBRASKA AS CONTAINED IN WARRANTY DEED, FILED MARCH 3, 2000, AS INSTRUMENT NO. 2000-04920, SARPY COUNTY, NEBRASKA.

CONTAINS 15.167 ACRES  
WILLIAM E. KNIGHT, L.S.-566  
DATE 3-30-2016



## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, EAGLE RIDGE DEVELOPMENT COMPANY, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS EAGLE RIDGE VILLAGE, LOTS 1 THROUGH 33, INCLUSIVE AND OUTLOT A; DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND WE DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AS SHOWN HEREON AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN HEREON FOR THE STATED PURPOSE, FOR INGRESS AND EGRESS IN CONNECTION WITH THE INSPECTION, OPERATION, MAINTENANCE, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTEE, AND TO THE GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT PASS, NOR BE CONSTRUED TO PASS, TO THE GRANTEE IN FEE SIMPLE INTEREST OR TITLE OF THE EASEMENT AREAS. ANY VARIANCE OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

## GRANTS OF EASEMENTS

FOR POWER AND COMMUNICATIONS  
WE DO HEREBY GRANT A PERPETUAL EASEMENT 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 ERRECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, CROSSARMS, DOWN GUYS AND ANCHORS, WIRES, 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 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 LOT LINES OF ALL INTERIOR LOTS, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS, NOR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR DRIVEWAYS, SIDEWALKS, FENCES, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

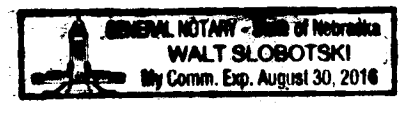
FOR DRAINAGE AND STORM SEWERS AND SANITARY SEWERS  
WE DO HEREBY GRANT THE PERPETUAL STORM SEWER EASEMENTS, THE PERPETUAL SANITARY SEWER EASEMENTS, AND THE PERPETUAL DRAINAGE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SAID UTILITIES TO THE CITY OF PAVILLION, NEBRASKA, AND SANITARY AND IMPROVEMENT DISTRICT #143. NO PERMANENT STRUCTURES, TREES, RETAINING WALLS, LOOSE ROCK WALLS NOR ANY GRADING, FILL OR FILL MATERIAL OR EMBANKMENT WORK 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 USES OR RIGHTS HEREIN GRANTED.

EAGLE RIDGE DEVELOPMENT COMPANY, OWNER

MICHAEL F. ROGERS  
PRESIDENT

## ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF Douglas  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF April 2016  
BY MICHAEL F. ROGERS, PRESIDENT OF EAGLE RIDGE DEVELOPMENT COMPANY, ON BEHALF OF THE COMPANY.  
SIGNATURE OF NOTARY PUBLIC



## COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS 7 DAY OF April 2016.

TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR ARE NEITHER DUE NOR PAID. TREASURERS CERTIFICATION IS ONLY VALID UNTIL DECEMBER 30th OF THIS YEAR.

## REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF EAGLE RIDGE VILLAGE, LOTS 1 THROUGH 33, INCLUSIVE AND OUTLOT A, WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS 31 DAY OF March 2016.

SARPY COUNTY SURVEYOR/ENGINEER



## CITY ENGINEER'S CERTIFICATE

THIS PLAT OF EAGLE RIDGE VILLAGE, LOTS 1 THROUGH 33, INCLUSIVE AND OUTLOT A, WAS APPROVED AND ACCEPTED BY THE CITY ENGINEER OF PAVILLION, NEBRASKA ON THIS 8th DAY OF April 2016.

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

## APPROVAL OF PAVILLION PLANNING COMMISSION

THIS PLAT OF EAGLE RIDGE VILLAGE, LOTS 1 THROUGH 33, INCLUSIVE AND OUTLOT A, WAS APPROVED AND ACCEPTED BY THE PAVILLION PLANNING COMMISSION ON THIS 11 DAY OF April 2016.

MICHAEL MALLORY  
CHAIRMAN, PAVILLION PLANNING COMMISSION

## APPROVAL OF PAVILLION CITY COUNCIL

THIS PLAT OF EAGLE RIDGE VILLAGE, LOTS 1 THROUGH 33, INCLUSIVE AND OUTLOT A, WAS APPROVED BY THE CITY COUNCIL OF PAVILLION, NEBRASKA ON THIS 12th DAY OF April 2016.

DAVID J. BLACK  
MAYOR  
ATTESTED BY ELIZABETH BUTLER  
CITY CLERK



| drawn by    | reference    |
|-------------|--------------|
| EAM         | #1702P-100   |
| designed by |              |
| reviewed by |              |
| WEK         |              |
| name        | #7020101.dwg |
| revision    |              |

14710 West Dodge Road, Suite 100  
Omaha, Nebraska 68154-2027  
www.LRA-inc.com

LAMP RYNEARSON & ASSOCIATES  
EAGLE RIDGE VILLAGE (LOTS 1 THROUGH 33, INCLUSIVE AND OUTLOT A)  
SARPY COUNTY, NEBRASKA

FINAL PLAT

job number-tasks  
0187020.06-003  
book page  
date 3-30-16  
sheet 1 of 1

2016-07866