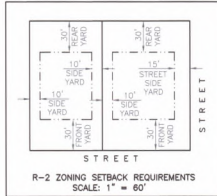


FOUNDERS RIDGE

LOTS 144 THRU 207, INCLUSIVE AND OUTLOT D

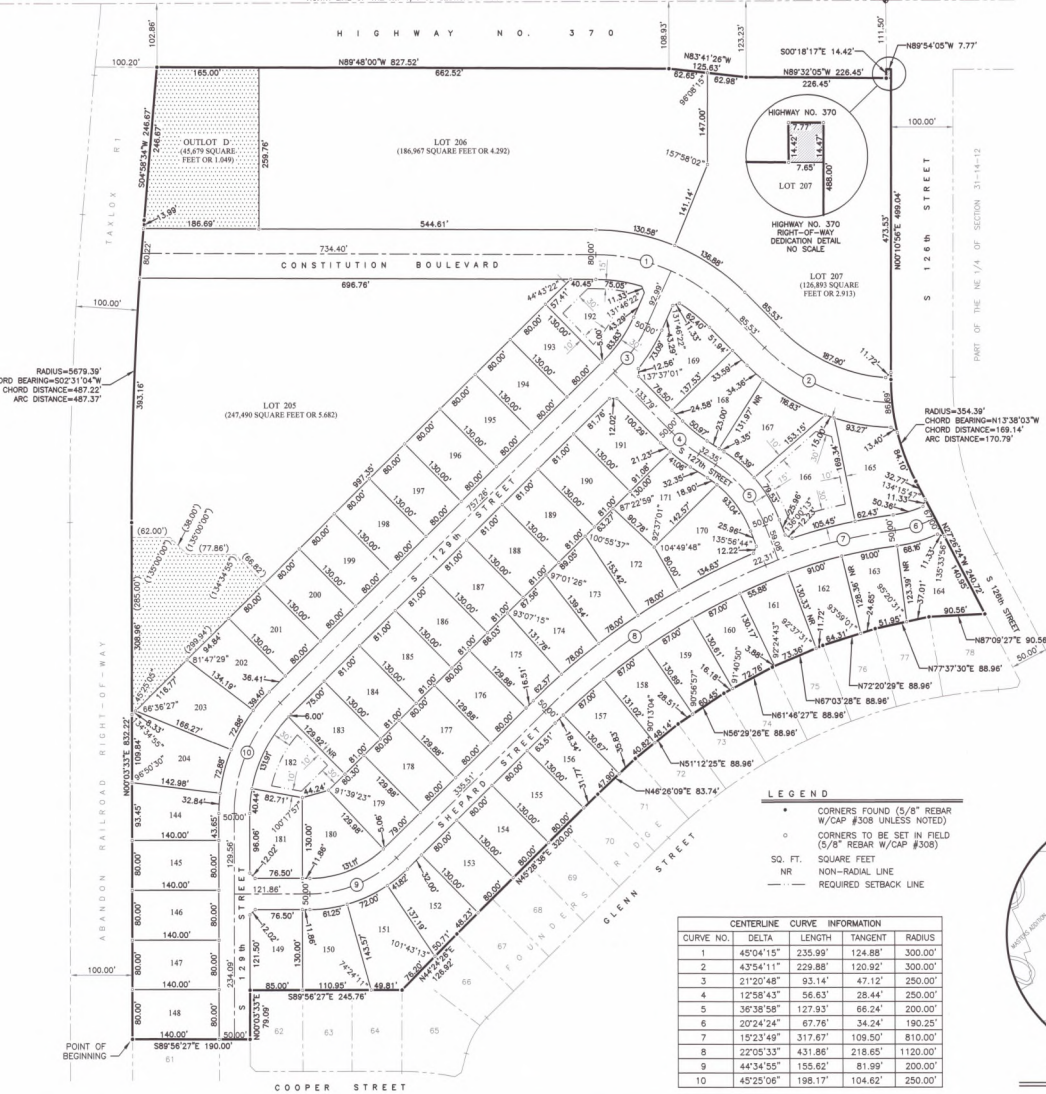
BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NW 1/4 LYING EAST OF THE ABANDONED MISSOURI PACIFIC RAILROAD, TOGETHER WITH TAX LOT 1A IN THE WEST 1/2 OF THE NE 1/4, ALL IN SECTION 31, T14N, R12E OF THE 6th P.M., SARY COUNTY, NEBRASKA.



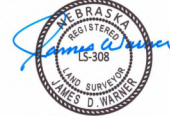
LOT	AREAS	LOT	AREAS	LOT	AREAS	LOT	AREAS
144	11,928 SQ. FT.	160	10,694 SQ. FT.	176	10,390 SQ. FT.	192	12,652 SQ. FT.
145	11,600 SQ. FT.	161	10,342 SQ. FT.	177	10,390 SQ. FT.	193	10,400 SQ. FT.
146	11,600 SQ. FT.	162	10,822 SQ. FT.	178	10,390 SQ. FT.	194	10,400 SQ. FT.
147	11,600 SQ. FT.	163	10,354 SQ. FT.	179	10,674 SQ. FT.	195	10,400 SQ. FT.
148	11,600 SQ. FT.	164	12,967 SQ. FT.	180	12,395 SQ. FT.	196	10,400 SQ. FT.
149	11,014 SQ. FT.	165	15,581 SQ. FT.	181	11,621 SQ. FT.	197	10,400 SQ. FT.
150	12,241 SQ. FT.	166	18,024 SQ. FT.	182	11,306 SQ. FT.	198	10,400 SQ. FT.
151	14,253 SQ. FT.	167	12,683 SQ. FT.	183	10,530 SQ. FT.	199	10,400 SQ. FT.
152	11,329 SQ. FT.	168	11,311 SQ. FT.	184	10,530 SQ. FT.	200	10,400 SQ. FT.
153	10,400 SQ. FT.	169	13,619 SQ. FT.	185	11,530 SQ. FT.	201	10,400 SQ. FT.
154	10,400 SQ. FT.	170	14,889 SQ. FT.	186	10,530 SQ. FT.	202	11,147 SQ. FT.
155	11,400 SQ. FT.	171	12,301 SQ. FT.	187	10,530 SQ. FT.	203	13,626 SQ. FT.
156	10,518 SQ. FT.	172	12,348 SQ. FT.	188	10,530 SQ. FT.	204	14,459 SQ. FT.
157	10,681 SQ. FT.	173	11,210 SQ. FT.	189	11,530 SQ. FT.		
158	10,687 SQ. FT.	174	11,163 SQ. FT.	190	10,530 SQ. FT.		
159	10,690 SQ. FT.	175	10,748 SQ. FT.	191	11,704 SQ. FT.		

- NOTES**
- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
 - CHAMFER ANGLES ARE 135°/00'00" UNLESS NOTED.
 - ALL ANGLES ARE 90°/00'00" UNLESS NOTED.
 - OUTLOT D WILL BE USED FOR SEWER AND A WATER QUALITY BASIN. OUTLOT D WILL BE OWNED AND MAINTAINED BY THE SANITARY AND IMPROVEMENT DISTRICT NO. 333 OF SARY COUNTY, NEBRASKA UNTIL SUCH TIME AS THE SANITARY AND IMPROVEMENT DISTRICT IS ANNEXED BY THE CITY OF PAVILLION. PRIOR TO ANNEXATION, OWNERSHIP SHALL BE TRANSFERRED TO THE BUSINESS OWNER'S ASSOCIATION.

POST CONSTRUCTION STORMWATER MANAGEMENT
 PLAN MAINTENANCE AGREEMENT RECORDED AS INSTRUMENT NO. 2019-17196 OF THE SARY COUNTY RECORDS.
 NW CORNER OF THE NE 1/4 OF SECTION 31, T14N, R12E OF THE 6th P.M., SARY COUNTY, NEBRASKA. FOUNDING 27 BRASS CAP STAMPED RLS #692.
 NE 54.49' TO BOTTOM OF #1 OF STATION 120 (S.C.)
 NW 59.18' TO BOTTOM OF FIRST #1 OF STATION 119 (S.C.)
 NORTH 31.31' TO SOUTH EDGE OF EAST BOUND DRIVING LINES.



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF PAVILLION TO INSURE THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS WITHIN SAID SUBDIVISION TO BE KNOWN AS FOUNDERS RIDGE, LOTS 144 THRU 207, INCLUSIVE, AND OUTLOT D, BEING A PLATTING OF PART OF THE EAST 1/2 OF THE NW 1/4 LYING EAST OF THE ABANDONED MISSOURI PACIFIC RAILROAD, TOGETHER WITH TAX LOT 1A IN THE WEST 1/2 OF THE NE 1/4, ALL IN SECTION 31, T14N, R12E OF THE 6th P.M., SARY COUNTY, NEBRASKA. ALL MORE PARTICULARLY BEGINNING AT THE NW CORNER OF LOT #1, FOUNDERS RIDGE, A SUBDIVISION IN SAID SARY COUNTY, SAID CORNER BEING ON THE EAST LINE OF SAID ABANDONED RAILROAD.
 THENCE NORTHWESTERLY ON THE NORTHERLY LINES OF LOTS 61 THRU 78, SAID FOUNDERS RIDGE ON THE FOLLOWING DESCRIBED THIRTEEN COURSES: THENCE S89°36'27"E 190.00 FEET; THENCE N00°03'33"E 79.08 FEET; THENCE S89°56'27"E 245.76 FEET; THENCE N44°24'26"E 126.92 FEET; THENCE N42°28'38"E 320.00 FEET; THENCE N86°28'59"E 83.74 FEET; THENCE N11°22'E 88.86 FEET; THENCE N56°29'28"E 88.96 FEET; THENCE N01°44'22"E 88.96 FEET; THENCE N67°03'28"E 88.96 FEET; THENCE N72°20'28"E 88.96 FEET; THENCE N07°37'30"E 88.96 FEET; THENCE N87°09'27"E 90.56 FEET TO THE WEST LINE OF SOUTH 126th STREET;
 THENCE N27°28'24"E 240.72 FEET ON THE WEST LINE OF SOUTH 126th STREET;
 THENCE NORTHWESTERLY ON THE WEST LINE OF SOUTH 126th STREET ON A 354.39 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N13°38'03"W, CHORD DISTANCE 169.14 FEET, AN ARC DISTANCE OF 170.79 FEET;
 THENCE N07°10'58"E 499.04 FEET ON THE WEST LINE OF SOUTH 126th STREET TO THE SOUTH LINE OF HIGHWAY 370;
 THENCE N85°45'09"E 7.77 FEET ON THE SOUTH LINE OF HIGHWAY 370;
 THENCE S00°18'17"E 14.42 FEET ON THE SOUTH LINE OF HIGHWAY 370;
 THENCE N85°41'20"W 126.63 FEET ON THE SOUTH LINE OF HIGHWAY 370;
 THENCE N89°48'00"W 827.52 FEET ON THE SOUTH LINE OF HIGHWAY 370 TO THE EAST LINE OF SAID ABANDONED RAILROAD;
 THENCE S04°58'14"W 246.67 FEET ON THE EAST LINE OF SAID ABANDONED RAILROAD TO THE EAST LINE OF SAID ABANDONED RAILROAD ON A 5679.39 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S02°10'4"W, CHORD DISTANCE 487.22 FEET, AN ARC DISTANCE OF 487.37 FEET;
 THENCE S00°03'33"W 83.22 FEET ON THE EAST LINE OF SAID ABANDONED RAILROAD TO THE POINT OF BEGINNING.
 CONTAINING 35.999 ACRES
 DATE: JULY 15, 2022
 JAMES D. WARNER
 NEBRASKA RLS 308



DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, FOUNDERS RIDGE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS AND PREMIER BANK, BEING THE MORTGAGE HOLDERS 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 OUTLOT D TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS FOUNDERS RIDGE, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, AND WE DO FURTHER DEDICATE A PERPETUAL EASEMENT TO THE MUNICIPAL POWER DISTRICT, CENTURY LINK 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 DIRECT, PERFORM, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUTS 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 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 LOT LINES OF ALL EXTERIOR LOTS. THE TERMINAL OUTER LOT IS HEREBY 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. PERPETUAL EASEMENTS ARE HEREBY GRANTED TO THE CITY OF PAVILLION AND BACK HILL NEBRASKA GAS UTILTY, LLC, THEIR SUCCESSORS AND ASSIGNS, TO DIRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES 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 STREETS.
 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 INTRUDE OR INTERFERE WITH ABOVE SAID WAYS OR RIGHTS HEREIN GRANTED.

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF SARY)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF December, 2022 BY DENNY VAN MOOLEGHEM, PRESIDENT OF FOUNDERS RIDGE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.
 DENNY VAN MOOLEGHEM, PRESIDENT
 TODD CLEVENGER, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF SARY)
 THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF December, 2022 BY TODD CLEVENGER, EXECUTIVE VICE PRESIDENT OF PREMIER BANK ON BEHALF OF SAID BANK.
 TODD CLEVENGER, EXECUTIVE VICE PRESIDENT

SARY COUNTY TREASURER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THIS 15 DAY OF December, 2022.
 SARY COUNTY TREASURER

TREASURER'S STAMP
 TAXES ASSESSED AND LEVIED FOR THE CURRENT YEAR AND PAID IN FULL, INCLUDING DELINQUENT TAXES, IN FULL WITHIN THE PRESCRIBED PERIOD OF THIS YEAR.

APPROVAL BY PAVILLION CITY PLANNING COMMISSION
 THIS PLAT OF FOUNDERS RIDGE WAS APPROVED BY THE PAVILLION CITY PLANNING COMMISSION OF THE CITY OF PAVILLION, NEBRASKA ON THIS 15 DAY OF December, 2022.
 REBECCA HOCH, CHAIRPERSON

APPROVAL OF PAVILLION CITY COUNCIL
 THIS PLAT OF FOUNDERS RIDGE WAS APPROVED AND ACCEPTED BY THE PAVILLION CITY COUNCIL OF THE CITY OF PAVILLION, NEBRASKA ON THIS 15 DAY OF December, 2022, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.
 AMBER FORTES, DEPUTY CITY CLERK
 DAVID P. BLACK, MAYOR

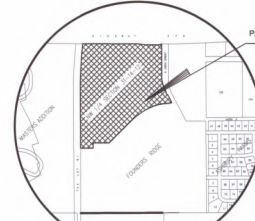
APPROVAL BY PAVILLION CITY ENGINEER
 THIS PLAT OF FOUNDERS RIDGE WAS APPROVED BY THE PAVILLION CITY ENGINEER OF THE CITY OF PAVILLION, NEBRASKA ON THIS 15 DAY OF December, 2022.
 ALEX EVANGELIS, PAVILLION CITY ENGINEER

REVIEW BY THE SARY COUNTY PUBLIC WORKS
 THIS PLAT OF FOUNDERS RIDGE WAS REVIEWED BY THE SARY COUNTY SURVEYOR'S OFFICE ON THIS 15 DAY OF December, 2022.
 MICHAEL R. SULLIVAN, SURVEYOR
 COUNTY SURVEYOR ENGINEER

- LEGEND**
- CORNERS FOUND (5/8" REBAR W/CAP #308 UNLESS NOTED)
 - CORNERS TO BE SET IN FIELD (5/8" REBAR W/CAP #308)
 - SQ. FT. SQUARE FEET
 - NR NON-RADIAL LINE
 - REQUIRED SETBACK LINE

CENTERLINE CURVE INFORMATION

CURVE NO.	DELTA	LENGTH	TANGENT	RADIUS
1	45°04'15"	235.99'	124.88'	300.00'
2	43°54'11"	229.88'	120.92'	300.00'
3	21°20'48"	93.14'	47.12'	250.00'
4	12°58'43"	56.63'	28.44'	250.00'
5	39°38'50"	127.93'	66.24'	200.00'
6	20°24'24"	87.76'	34.24'	190.25'
7	19°23'49"	317.67'	109.50'	810.00'
8	22°05'33"	431.86'	218.65'	1120.00'
9	44°34'55"	155.62'	81.99'	200.00'
10	45°25'06"	198.17'	104.62'	250.00'



TD2
 engineering & surveying

thompson, dresseen & dornier, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

FOUNDERS RIDGE
 LOTS 144 thru 207, INCLUSIVE AND OUTLOT D



Revision Dates

No.	Description	MM-DD-YY

Job No.: A245-192A
 Drawn By: RJR
 Reviewed By: JDW
 Date: JULY 15, 2022
 Book:
 Page:

CITY OF PAVILLION
 FINAL PLAT

Sheet Number

SHEET 1 OF 1

2022-30622