NORTH SHORE COMMERCIAL REPLAT 1

LOTS 1 THRU 7 INCLUSIVE & OUTLOTS "A" & "B"

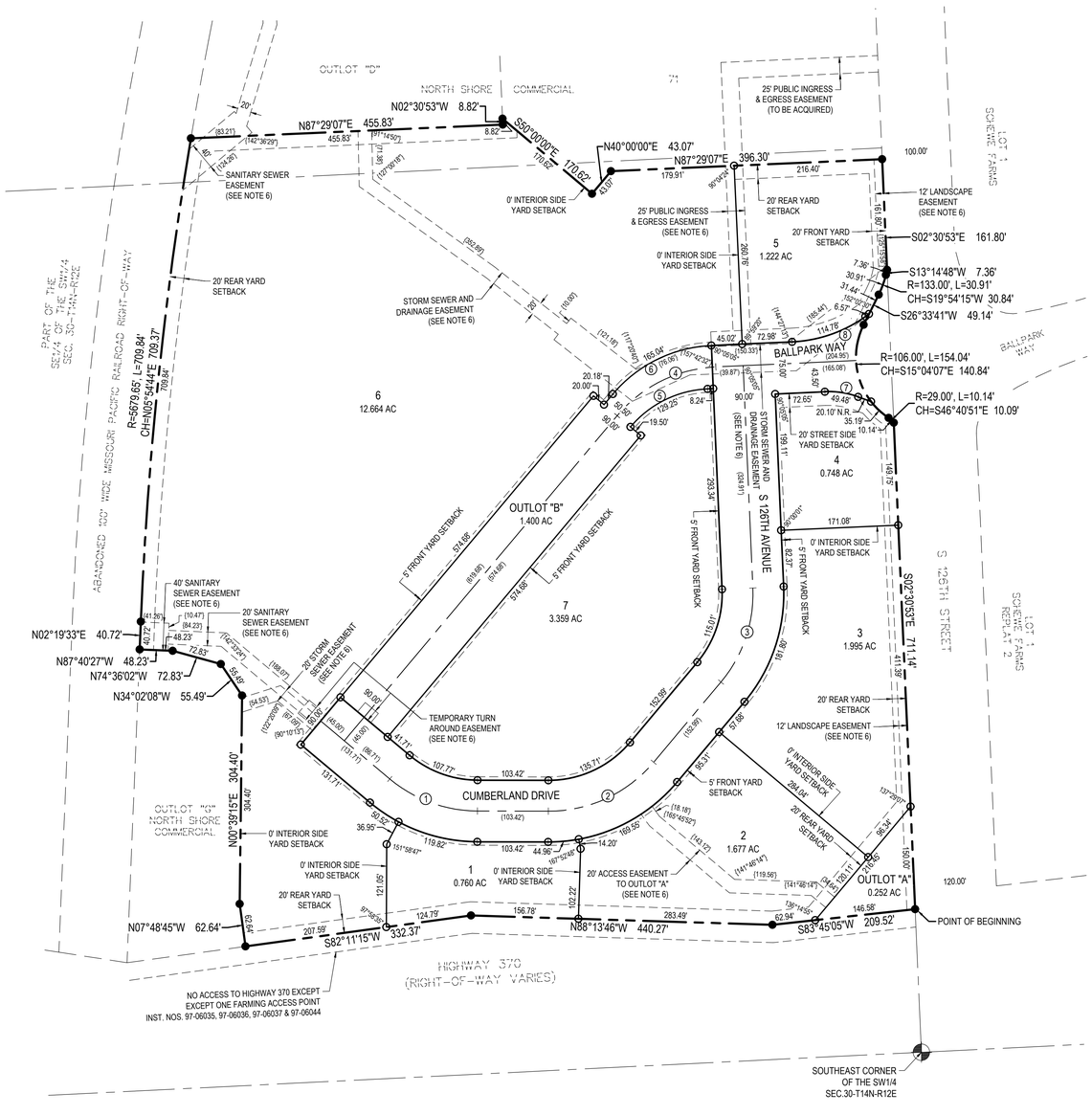
BEING A REPLATTING OF LOT 72, NORTH SHORE COMMERCIAL, A SUBDIVISION LOCATED IN THE SW1/4 OF SECTION 30, TOGETHER WITH PART OF NE1/4 OF THE SW1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 30, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

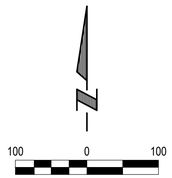
CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	200.00'	139.05'	72.47'	39°50'10"
2	200.00'	175.11'	93.61'	50°09'50"
3	200.00'	148.40'	77.81'	42°30'53"
4	200.00'	165.46'	87.80'	47°24'02"

LOT CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
5	155.95'	129.25'	68.60'	47°29'07"
6	199.13'	165.04'	87.59'	47°29'07"

RIGHT-OF-WAY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
7	125.00'	49.48'	25.07'	22°40'55"
8	200.00'	114.78'	59.02'	32°52'51"

MU ZONING SETBACK TABLE	
FRONT YARD	20'
S 126TH AVENUE / CUMBERLAND DRIVE & OUTLOT "B" FRONT YARD	5'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	20'
REAR YARD	20'





LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- 5/8" REBAR SET W/ CAP LS-608
- PINS FOUND 5/8" REBAR W/ CAP LS-608

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, B.H.I. DEVELOPMENT, INC.; 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 NORTH SHORE COMMERCIAL REPLAT 1 (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER 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 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 (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC 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.

B.H.I. DEVELOPMENT, INC.

GERALD L. TORCZON, 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 GERALD L. TORCZON, MEMBER OF B.H.I. DEVELOPMENT, INC., 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

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

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HIGHWAY 370 FROM LOTS 1, 2, 6 AND OUTLOT "A". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 126TH STREET FROM LOTS 3, 4, 5 AND OUTLOT "A".
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
5. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND HALF FEET (8.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
6. ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
7. A GREEN SPACE EASEMENT SHALL BE GRANTED OVER ALL OF OUTLOT "A". OUTLOT "A" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER OR THE BUSINESS ASSOCATION.
8. OUTLOT "B" SHALL BE DESIGNATED AS FUTURE RIGHT-OF-WAY. OUTLOT "B" SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THAT RIGHT-OF-WAY IS DEDICATED.
9. ALL DIMENSIONS SHOWN WITH BRACKETS ARE FOR THE LOCATION OF THE EASEMENTS.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN NORTH SHORE COMMERCIAL REPLAT 1 (THE LOTS NUMBERED AS SHOWN). BEING A REPLATTING OF LOT 72, NORTH SHORE COMMERCIAL, A SUBDIVISION LOCATED IN PART OF NE1/4 OF THE SW1/4 AND THE SE1/4 OF THE SW1/4 OF SECTION 30, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 72, NORTH SHORE COMMERCIAL, SAID POINT ALSO BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 126TH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 370; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT 72, NORTH SHORE COMMERCIAL, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 370 ON THE FOLLOWING (3) THREE DESCRIBED COURSES; (1) THENCE S83°45'05"W (ASSUMED BEARING), A DISTANCE OF 209.52 FEET; (2) THENCE N88°13'46"W, A DISTANCE OF 440.27 FEET; (3) THENCE S82°11'15"W, A DISTANCE OF 332.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT 72, NORTH SHORE COMMERCIAL, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF OUTLOT "G", SAID NORTH SHORE COMMERCIAL; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 72, NORTH SHORE COMMERCIAL, SAID LINE ALSO BEING ALONG BEING THE EASTERLY LINE OF SAID OUTLOT "G", NORTH SHORE COMMERCIAL ON THE FOLLOWING (5) FIVE DESCRIBED COURSES; (1) THENCE N07°48'45"W, A DISTANCE OF 62.64 FEET; (2) THENCE N00°39'15"E, A DISTANCE OF 304.40 FEET; (3) THENCE N34°02'08"W, A DISTANCE OF 55.49 FEET; (4) THENCE N74°36'02"W, A DISTANCE OF 72.83 FEET; (5) THENCE N87°40'27"W, A DISTANCE OF 48.23 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "G", NORTH SHORE COMMERCIAL, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE MISSOURI PACIFIC RAILROAD; THENCE NORTHERLY ALONG SAID WEST LINE OF LOT 72, NORTH SHORE COMMERCIAL, SAID LINE ALSO BEING SAID EAST LINE OF MISSOURI PACIFIC RAILROAD ON THE FOLLOWING (2) TWO DESCRIBED COURSES; (1) THENCE N02°19'33"E, A DISTANCE OF 40.72 FEET; (2) THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 5679.65 FEET, A DISTANCE OF 709.84 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N05°54'44"E, A DISTANCE OF 709.37 FEET TO THE NORTHWEST CORNER OF SAID LOT 72, NORTH SHORE COMMERCIAL, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF OUTLOT "D", NORTH SHORE COMMERCIAL; THENCE ALONG THE NORTH LINE OF SAID LOT 72, NORTH SHORE COMMERCIAL, SAID LINE ALSO BEING THE SOUTH LINE OF SAID OUTLOT "D", NORTH SHORE COMMERCIAL, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 71, SAID NORTH SHORE COMMERCIAL ON THE FOLLOWING (5) FIVE DESCRIBED COURSES; (1) THENCE N87°29'07"E, A DISTANCE OF 455.83 FEET; (2) THENCE N02°30'53"W, A DISTANCE OF 8.82 FEET; (3) THENCE S50°00'00"E, A DISTANCE OF 170.62 FEET; (4) THENCE N40°00'00"E, A DISTANCE OF 43.07 FEET; (5) THENCE N87°29'07"E, A DISTANCE OF 396.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 72, NORTH SHORE COMMERCIAL, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 71, NORTH SHORE COMMERCIAL, SAID POINT ALSO BEING ON SAID WESTERLY RIGHT-OF-WAY LINE OF 126TH STREET; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 72, NORTH SHORE COMMERCIAL, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 126TH STREET ON THE FOLLOWING (7) SEVEN DESCRIBED COURSES; (1) THENCE S02°30'53"E, A DISTANCE OF 161.80 FEET; (2) THENCE S13°14'48"W, A DISTANCE OF 7.36 FEET; (3) THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 133.00 FEET, A DISTANCE OF 30.91 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S19°54'15"W, A DISTANCE OF 30.84 FEET; (4) THENCE S26°33'41"W, A DISTANCE OF 49.14 FEET; (5) THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 106.00 FEET, A DISTANCE OF 154.04 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S15°04'07"E, A DISTANCE OF 140.84 FEET; (6) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 29.00 FEET, A DISTANCE OF 10.14 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S46°40'51"E, A DISTANCE OF 10.09 FEET; (7) THENCE S02°30'53"E, A DISTANCE OF 711.14 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,167,845 SQUARE FEET OR 26.810 ACRES, MORE OR LESS.

ERIC A. SCHABEN LS-608 DATE

APPROVAL OF PAPILLION PLANNING COMMISSION

THIS SUBDIVISION OF NORTH SHORE COMMERCIAL REPLAT 1 WAS APPROVED BY THE PAPILLION PLANNING COMMISSION.

REBECCA HOCH DATE
CHAIRPERSON, PAPILLION PLANNING COMMISSION

APPROVAL BY PAPILLION CITY COUNCIL

THIS SUBDIVISION OF NORTH SHORE COMMERCIAL REPLAT 1 WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PAPILLION, NEBRASKA.

DAVID P. BLACK, MAYOR DATE

ATTEST_____
NICOLE L. BROWN, CITY CLERK

APPROVAL OF PAPILLION CITY ENGINEER

THIS SUBDIVISION OF NORTH SHORE COMMERCIAL REPLAT 1 WAS APPROVED BY THE PAPILLION CITY ENGINEER THIS _____DAY OF _____20___.

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

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF NORTH SHORE COMMERCIAL REPLAT 1 WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____ 20_____.

COUNTY SURVEYOR / ENGINEER

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eacg.com

E & A CONSULTING GROUP, INC.
Engineering Answers

NORTH SHORE COMMERCIAL REPLAT 1
LOTS 1 THRU 7 INCLUSIVE & OUTLOTS "A" & "B"
PAPILLION, NEBRASKA

FINAL PLAT

Revisions		
	Date	Description
1	04/08/19	REVISED PER CITY COMMENT
2	07/08/19	REVISED PER CITY COMMENT

Proj No:	P2014.200.005
Date:	03/11/2019
Designed By:	JRS
Drawn By:	ECL
Scale:	1" = 100'
Sheet:	1 of 1

K:\Projects\2014\200\pd01\Plat\Final Design\FP-RP1-LAYOUT-000.dwg
7/8/2019 2:23 PM
Jeff Soll