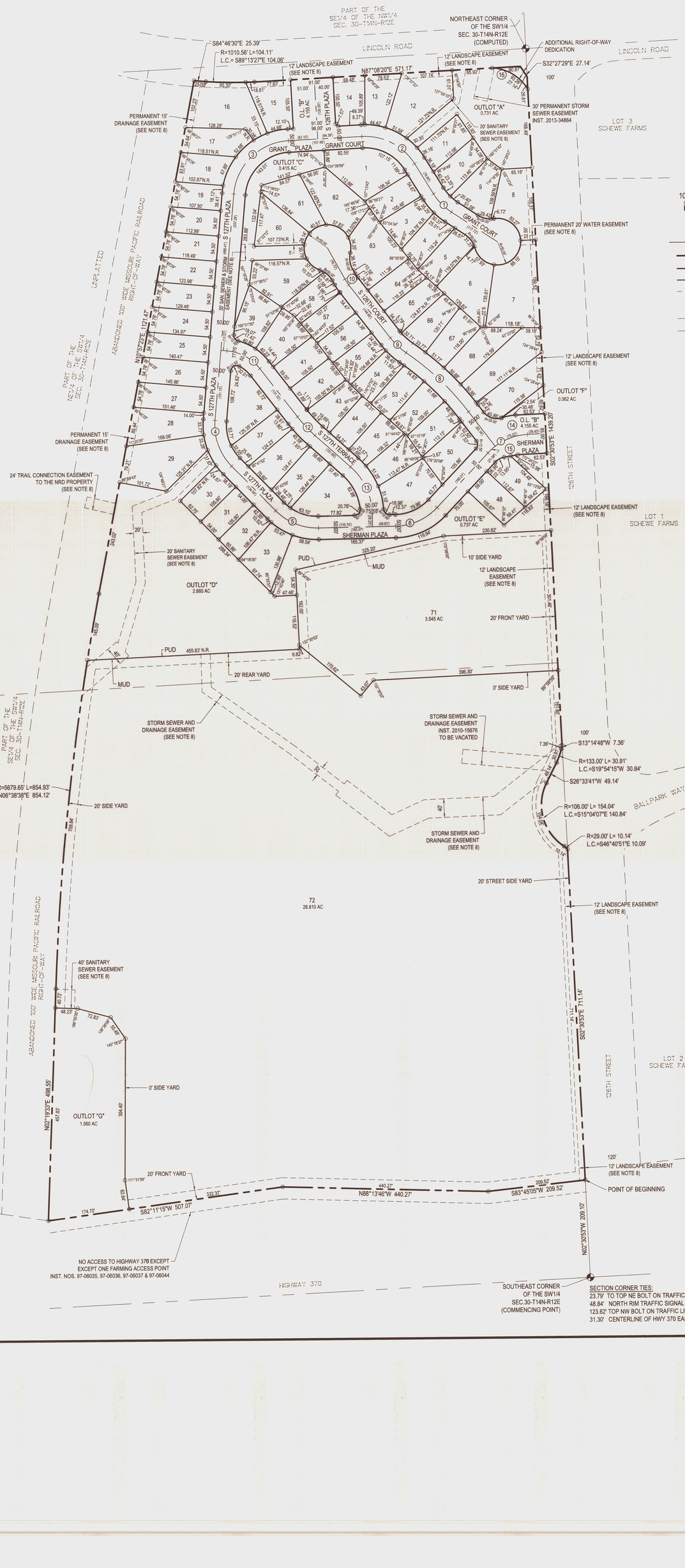
NORTH SHORE COMMERCIAL

LOTS 1 - 72 INCLUSIVE & OUTLOTS "A" - "G" INCLUSIVE

BEING A REPLATTING OF ALL OF LOTS 1 THRU 3, HENRYS' HIGHLANDS REPLAT 1, 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.

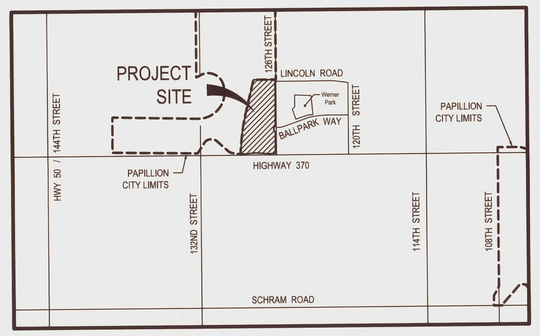


100 0 100

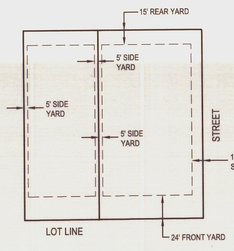
1 inch = 100 ft.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES
- 5/8" REBAR SET WITH CAP #LS-608



VICINITY MAP



R-3 ZONING SETBACK REQUIREMENTS
(SEE NOTE 9 & 10)

CENTER-LINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	125.00'	54.68'	27.79'	25°03'55"
2	125.00'	133.94'	74.21'	61°23'41"
3	125.00'	178.77'	108.55'	81°56'26"
4	125.00'	107.83'	57.53'	49°25'27"
5	125.00'	101.69'	53.85'	46°36'47"
6	125.00'	99.95'	52.82'	45°48'56"
7	125.00'	96.30'	50.68'	44°08'23"
8	586.46'	185.71'	93.64'	18°08'36"
9	150.00'	46.20'	23.28'	17°38'48"
10	100.00'	15.17'	7.60'	8°41'32"
11	100.00'	82.57'	43.81'	47°18'42"
12	300.00'	54.82'	27.48'	10°28'08"
13	138.60'	113.98'	60.44'	47°07'13"

RIGHT OF WAY CURVE TABLE				
Curve	RADIUS	LENGTH	TANGENT	DELTA
14	112.50'	30.48'	15.34'	15°31'31"
15	35.00'	22.33'	11.56'	36°32'51"
16	94.50'	93.26'	50.82'	56°32'34"

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	12,864	19	5,713	37	6,957	55	5,824
2	5,844	20	6,008	38	10,548	56	5,737
3	6,190	21	6,308	39	7,947	57	5,779
4	6,107	22	6,607	40	7,559	58	6,244
5	6,781	23	6,907	41	6,224	59	10,446
6	11,414	24	7,206	42	6,224	60	8,044
7	16,489	25	7,506	43	6,283	61	8,520
8	10,536	26	7,805	44	5,729	62	11,306
9	7,783	27	8,105	45	6,242	63	12,418
10	6,622	28	10,352	46	6,472	64	6,351
11	6,850	29	14,847	47	9,914	65	6,619
12	13,776	30	6,656	48	6,441	66	6,902
13	6,829	31	5,713	49	6,685	67	6,755
14	6,906	32	6,018	50	7,774	68	8,424
15	8,271	33	8,532	51	6,235	69	11,574
16	14,815	34	10,166	52	6,154	70	9,046
17	7,795	35	7,136	53	6,058		
18	6,868	36	7,638	54	5,748		

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 126TH STREET FROM LOTS 7 & 8, LOTS 69 & 70, AND OUTLOTS "A", "E", & "F". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO LINCOLN ROAD FROM LOTS 12 THRU 16 AND OUTLOT "A".
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. ALL DIMENSIONS SHOWN IN PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
5. THE CHAMFER FOR SIDEWALKS ON LOT 14 ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
6. OUTLOT "D" SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. OUTLOT "G" SHALL BE OWNED AND MAINTAINED BY THE BUSINESS ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS, AS A CREEK OR NATURAL DRAINAGE CHANNEL, SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE APPROPRIATE ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY AND MAINTAINING ANY MANDATED LOW IMPACT DEVELOPMENT WATER QUALITY BEST MANAGEMENT PRACTICES SUCH AS DETENTION BASINS, BIO-SWALES, AND RAIN GARDENS WHICH MAY BE PAID FOR BY THE DISTRICT FROM IT'S OPERATING FUND. AS A NATURAL OR MANMADE DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING.
7. OUTLOTS "A", "B", "C", "E" AND "F" SHALL BE OWNED AND MAINTAINED PRIVATELY BY THE DEVELOPER OR HOMEOWNERS ASSOCIATION AND WILL BE RECORDED BY A SEPARATE DOCUMENT. OUTLOT "A" TO BE USED AS A PERMANENT DETENTION BASIN, OUTLOT "B" TO BE USED AS A PRIVATE ROADWAY AND AS A UTILITY EASEMENT, OUTLOT "C" TO BE USED AS OPEN SPACE, OUTLOT "E" TO BE USED AS OPEN SPACE & FOR SIGNAGE, OUTLOT "F" TO BE USED AS OPEN SPACE & FOR SIGNAGE.
8. ALL EASEMENTS THAT ARE NOT LABELED WITH RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
9. HOUSES ON LOTS 34 THRU 38 WILL BE FRONTED ON TO "S 127TH TERRACE". REAR YARD SETBACKS WILL BE MEASURED FROM PROPERTY LINE ON "S 127TH PLAZA".
10. LOTS 12-29 SHALL MAINTAIN A 16' REAR YARD SETBACK.
11. CROSS ACCESS EASEMENT BETWEEN LOT 71 AND LOT 72 WILL BE RECORDED BY A SEPARATE DOCUMENT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, WOODLAND HOMES, INC. AND B.H.I. DEVELOPMENT, INC., BEING THE RESPECTIVE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS NORTH SHORE COMMERCIAL (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK COMMUNICATIONS 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 ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, 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 A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT-FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN-FOOT (16') 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. SAID SIXTEEN-FOOT (16') WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT (8') WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED AND WE DO FURTHER GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND 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-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL CORNER LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE 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.

WOODLAND HOMES, INC.

GERALD L. TORCZON — DATE
PRESIDENT

B.H.I. DEVELOPMENT, INC.

GERALD L. TORCZON — DATE
MEMBER

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS 12 DAY OF July 2017 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GERALD L. TORCZON, PRESIDENT OF WOODLAND HOMES, 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 AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

General Notary - State of Nebraska
DORIS J. NICHOLSON
My Comm. Exp. Jan. 29, 2020

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS 12 DAY OF July 2017 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 AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

General Notary - State of Nebraska
DORIS J. NICHOLSON
My Comm. Exp. Jan. 29, 2020

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF NORTH SHORE COMMERCIAL WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE

THIS 12TH DAY OF JULY 20 17

COUNTY SURVEYOR / ENGINEER

NEBRASKA REGISTERED LS-421 LAND SURVEYOR LOUIS WHISONANT

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AS A TRACT OF LAND BEING ALL OF LOTS 1 THRU 3, HENRYS' HIGHLANDS REPLAT 1, 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW1/4 OF SECTION 30; THENCE N02°30'53"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SW1/4 OF SECTION 30, A DISTANCE OF 209.10 FEET TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 370 AND THE WESTERLY RIGHT-OF-WAY LINE OF 126TH STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 3, HENRYS' HIGHLANDS REPLAT 1, AND ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY NO. 370, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOTS 1 AND 3, HENRYS' HIGHLANDS REPLAT 1 ON THE FOLLOWING THREE (3) COURSES: (1) THENCE S83°45'05"W, 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 507.07 FEET TO A POINT ON THE EASTERLY LINE OF THE ABANDONED MISSOURI PACIFIC RAILROAD 100 FOOT RIGHT-OF-WAY; THENCE ALONG SAID EASTERLY LINE OF THE ABANDONED MISSOURI PACIFIC RAILROAD 100 FOOT RIGHT-OF-WAY ON THE FOLLOWING THREE (3) COURSES: (1) THENCE N02°19'53"E, A DISTANCE OF 488.55 FEET; (2) THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 5679.65 FEET, A DISTANCE OF 854.93 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N06°38'38"E, A DISTANCE OF 854.12 FEET; (3) THENCE N10°57'23"E, A DISTANCE OF 1121.47 FEET; THENCE S84°46'30"E, A DISTANCE OF 25.39 FEET; THENCE EASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 1010.56 FEET, A DISTANCE OF 104.11 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S89°13'27"E, A DISTANCE OF 104.06 FEET; THENCE N87°08'20"E, A DISTANCE OF 571.17 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LINCOLN ROAD AND THE SAID WESTERLY RIGHT-OF-WAY LINE OF 126TH STREET; THENCE S32°27'29"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 126TH STREET, A DISTANCE OF 27.14 FEET TO A POINT ON SAID EAST LINE OF THE SW1/4 OF SECTION 30; THENCE S02°30'53"E ALONG SAID EAST LINE OF THE SW1/4 OF SECTION 30, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 126TH STREET, A DISTANCE OF 1439.20 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 126TH STREET ON THE FOLLOWING FIVE (5) COURSES: (1) THENCE S13°14'48"W, A DISTANCE OF 7.36 FEET; (2) 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; (3) THENCE S26°33'41"W, A DISTANCE OF 49.14 FEET; (4) 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; (5) 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 TO A POINT ON SAID EAST LINE OF THE SW1/4 OF SECTION 30; THENCE S02°30'53"E ALONG SAID EAST LINE OF THE SW1/4 OF SECTION 30, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF 126TH STREET, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 3, HENRYS' HIGHLANDS REPLAT 1 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 711.14 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 2,329,971 SQUARE FEET OR 53.489 ACRES MORE OR LESS.

ERIC A. SCHABEN LS-608 — DATE

STATE OF NEBRASKA REGISTERED LAND SURVEYOR LS-608 ERIC A. SCHABEN

APPROVAL OF PAPILLION CITY ENGINEER

THIS SUBDIVISION OF NORTH SHORE COMMERCIAL WAS APPROVED BY THE PAPILLION CITY ENGINEER THIS 24TH DAY OF July 20 17

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

APPROVAL OF PAPILLION PLANNING COMMISSION

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

DAVID P. BLACK, MAYOR — DATE

ATTEST NICOLE L. BROWN, CITY CLERK

SARPY 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.

SARPY COUNTY TREASURER — DATE

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

FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER
2017-17888
07/27/2017 11:18:51 AM
REGISTER OF DEEDS

COUNTER
VERIFY
PROOF
FEES $ 95.00
CHECK #
CHG CASH
REFUND CREDIT
SHORT NCR

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
LOTS 1-72 INCLUSIVE AND OUTLOTS "A"-"G" INCLUSIVE
PAPILLION, NEBRASKA

FINAL PLAT

Revisions				
No.	Date	Description	Date	Description

Proj No.:	P2014.282.001
Date:	9-15-16
Designed By:	JMT
Drawn By:	TRH
Scale:	1"=100'
Sheet:	1 of 1

K:\Projects\P-ADs\prj\Plat\Final Design\Plat-N-A-F-060.dwg
7/11/2017 2:53 PM
Jeff Stoll

2017-17888