

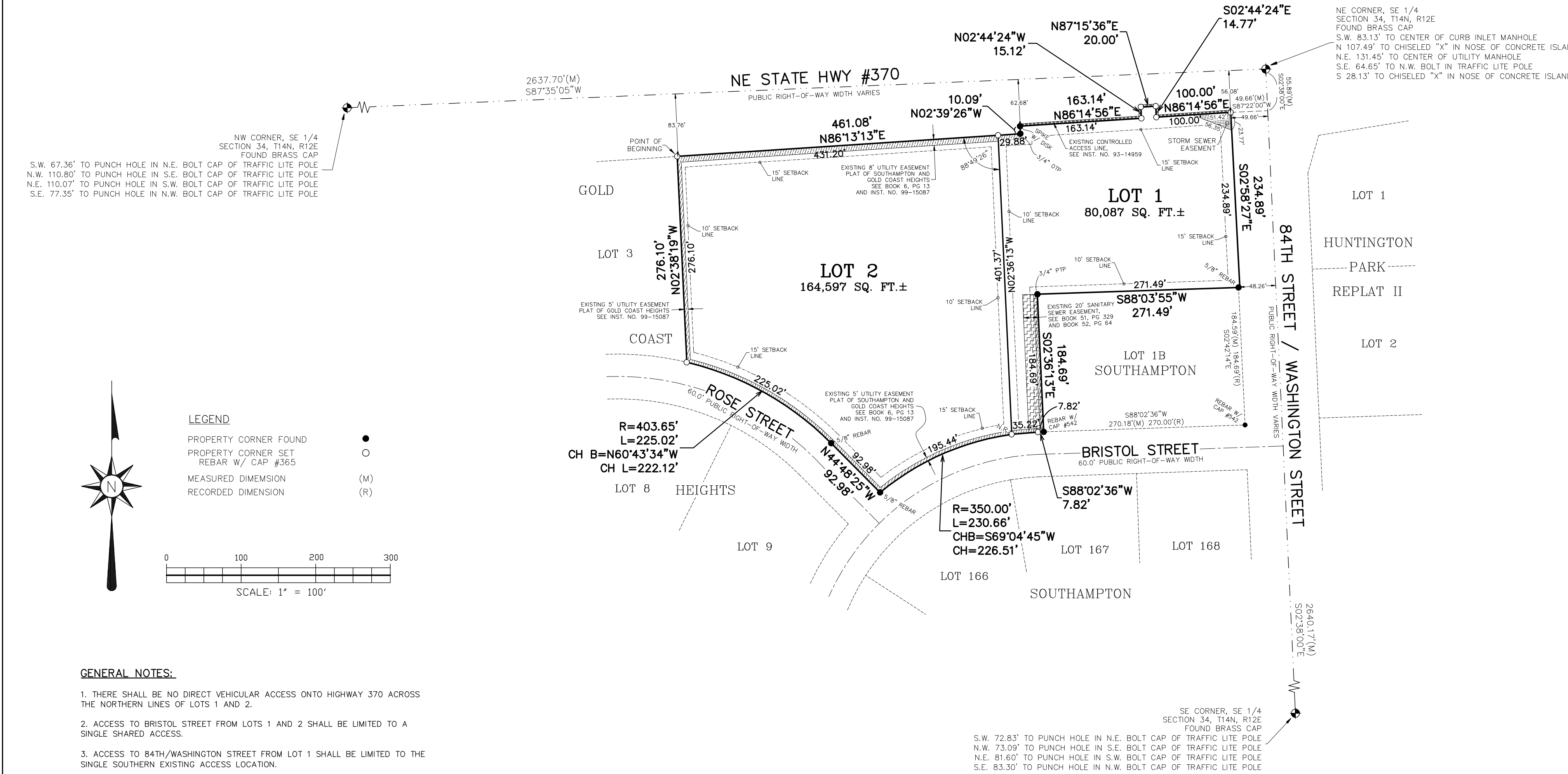
VICINITY MAP
CITY OF PAPILLION

FINAL PLAT

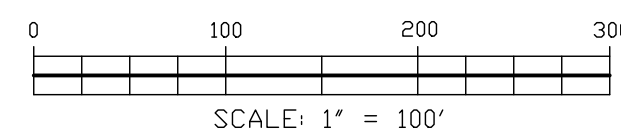
GOLD COAST HEIGHTS REPLAT 1

LOTS 1 AND 2,

BEING A REPLAT OF LOTS 1 AND 2, GOLD COAST HEIGHTS, AN ADDITION TO THE CITY OF PAPILLION, TOGETHER WITH PART OF TAX LOT 10, LYING IN THE SE 1/4 OF SECTION 34, T 14 N, R 12 E, 6TH P.M., ALL IN SARPY COUNTY, NEBRASKA



- LEGEND**
- PROPERTY CORNER FOUND ●
 - PROPERTY CORNER SET ○
 - REBAR W/ CAP #365 ○
 - MEASURED DIMENSION (M)
 - RECORDED DIMENSION (R)



GENERAL NOTES:

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO HIGHWAY 370 ACROSS THE NORTHERN LINES OF LOTS 1 AND 2.
2. ACCESS TO BRISTOL STREET FROM LOTS 1 AND 2 SHALL BE LIMITED TO A SINGLE SHARED ACCESS.
3. ACCESS TO 84TH/WASHINGTON STREET FROM LOT 1 SHALL BE LIMITED TO THE SINGLE SOUTHERN EXISTING ACCESS LOCATION.
4. NOTE THAT THE BUILDINGS ON LOT 2 WILL CONFORM TO THE PROPOSED SETBACKS WHEN THE EASTERNMOST STORAGE SHED IS DEMOLISHED. THIS WILL ALSO BE ADDRESSED IN THE MIXED USE DEVELOPMENT AGREEMENT.

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 LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE, ON THIS _____ DAY OF _____ 20____.

SARPY COUNTY TREASURER _____

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF GOLD COAST HEIGHTS REPLAT 1 (LOTS NUMBERED AS SHOWN), WAS REVIEWED BY THE SARPY COUNTY PUBLIC WORKS OFFICE THIS _____ DAY OF _____ 20____.

COUNTY SURVEYOR/ENGINEER _____

ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS

COUNTER _____ C.E. _____ FILED FOR RECORD _____ AT _____
 VERIFY _____ D.E. _____ INSTRUMENT # _____
 PROOF _____
 FEES \$ _____
 CHARGE \$ _____
 CASH \$ _____ LLOYD J. DOWDING
 REGISTER OF DEEDS, SARPY COUNTY, NE
 CHECK \$ _____

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS WERE FOUND OR SET AT ALL BOUNDARY CORNERS AND THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DESCRIPTION

ALL LOTS ONE (1) AND TWO (2) GOLD COAST HEIGHTS, SARPY COUNTY, NEBRASKA TOGETHER WITH PART OF TAX LOT 10, EXCEPT THAT PORTION CONVEYED TO THE STATE OF NEBRASKA, DEPARTMENT OF ROADS, ALL LYING IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., IN THE CITY OF PAPILLION, IN SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT TWO; THENCE N86°13'13"E (ASSUMED BEARING) FOR 461.08 FEET ALONG THE NORTH LINE OF SAID LOTS ONE AND TWO (ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF NEBRASKA STATE HIGHWAY NO. 370); THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NEBRASKA STATE HIGHWAY NO. 370 FOR THE FOLLOWING SIX (6) COURSES; (1) N02°39'26"W FOR 10.09 FEET; (2) N86°14'56"E FOR 163.14 FEET; (3) N02°44'24"W FOR 15.12 FEET; (4) N87°15'36"E FOR 20.00 FEET; (5) S02°44'24"E FOR 14.77 FEET; (6) N86°14'56"E FOR 100.00 FEET; THENCE S02°58'27"E FOR 234.89 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 84TH STREET; THENCE S88°03'55"W FOR 271.49 FEET ALONG THE NORTH LINE OF LOT 1B, SOUTHAMPTON, AN ADDITION TO SARPY COUNTY, NEBRASKA; THENCE S02°36'13"E FOR 184.69 FEET ALONG THE EAST LINE OF SAID LOT ONE; THENCE S88°02'36"W FOR 7.82 FEET ALONG THE SOUTH LINE OF SAID LOT ONE (ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF BRISTOL STREET); THENCE SOUTHWESTERLY ALONG A 350.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING S89°04'45"W FOR 226.51 FEET) FOR AN ARC LENGTH OF 230.66 FEET ALONG THE SOUTH LINE OF SAID LOT ONE (ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF BRISTOL STREET); THENCE N44°48'25"W FOR 92.98 FEET ALONG THE SOUTH LINE OF SAID LOT ONE (ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF ROSE STREET); THENCE NORTHWESTERLY ALONG A 403.65 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING N60°43'34"W FOR 222.12 FEET) FOR AN ARC LENGTH OF 225.02 FEET ALONG THE SOUTHERLY LINES OF SAID LOTS ONE AND TWO (ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF ROSE STREET); THENCE N02°38'19"W FOR 276.10 FEET ALONG THE WEST LINE OF SAID LOT TWO, TO THE POINT OF BEGINNING.

- TOTAL PARCEL CONTAINS AN AREA OF 244,684 SQ. FT. OR 5.617 ACRES MORE OR LESS.

GARY D. TINKHAM _____ DATE _____
 R.L.S. NO. 365

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, THOMAS DAVID FRIEDMAN AND NEBRASKA CVS PHARMACY, LLC, BEING SOLE OWNERS OF THE LAND EMBRACED WITHIN THIS PLAT AND DEDICATED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN HEREON, SAID SUBDIVISION TO BE KNOWN HEREAFTER AS GOLD COAST HEIGHTS REPLAT 1 (LOTS 1 AND 2) AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED IN THE AREA TO USE THE CITY STREETS, 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 SOUND OF ALL KINDS 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 AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS. AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE CITY OF PAPILLION, 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 THROUGH, AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES. 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 RIGHTS HEREIN GRANTED.

THOMAS DAVID FRIEDMAN _____ DATE _____
 KRISTINE L. DONABEDIAN
 NEBRASKA CVS PHARMACY, LLC. _____ DATE _____

ACKNOWLEDGMENT OF NOTARY:

STATE OF _____)
) SS.
 COUNTY OF _____)
 ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THOMAS DAVID FRIEDMAN, 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/HER VOLUNTARY ACT AND DEED.
 WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC _____

ACKNOWLEDGMENT OF NOTARY:

STATE OF _____)
) SS.
 COUNTY OF _____)
 ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KRISTINE L. DONABEDIAN, OF NEBRASKA CVS PHARMACY, LLC., 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/HER VOLUNTARY ACT AND DEED AS SUCH TRUSTEE OF SAID CORPORATION.
 WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC _____

ACCEPTANCE BY THE CITY OF PAPILLION PLANNING COMMISSION

THIS PLAT OF GOLD COAST HEIGHTS REPLAT 1 WAS APPROVED BY PLANNING COMMISSION, OF THE CITY OF PAPILLION, NEBRASKA, ON THIS _____ DAY OF _____ 20____.

PLANNING COMMISSION CHAIRMAN _____

APPROVAL BY THE PAPILLION CITY COUNCIL

THIS PLAT OF GOLD COAST HEIGHTS REPLAT 1 WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF PAPILLION, NEBRASKA, ON THIS _____ DAY OF _____ 20____, IN ACCORDANCE WITH THE STATE STATUTES OF NEBRASKA.

MAYOR _____ CITY CLERK _____

GOLD COAST HEIGHTS REPLAT 1
LOTS 1 AND 2

BOOK 11-01	 Tinkham Land Surveying, Inc. 9110 NORTH 48TH STREET, SUITE 208 OMAHA, NE 68152-1548 TELEPHONE (402) 451-2088
PAGE 62-78	
PROJECT NO. 110073	
DATE FEBRUARY 16, 2012	