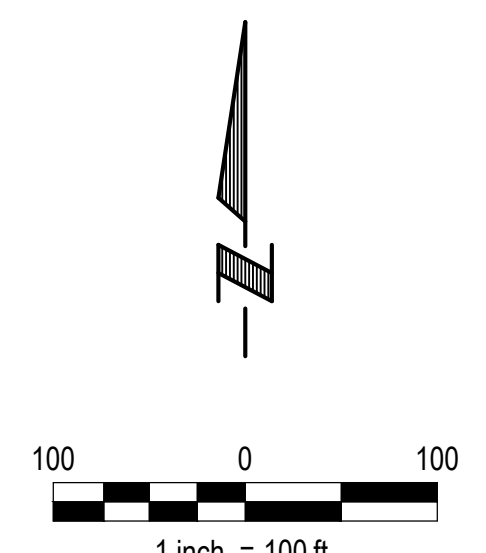
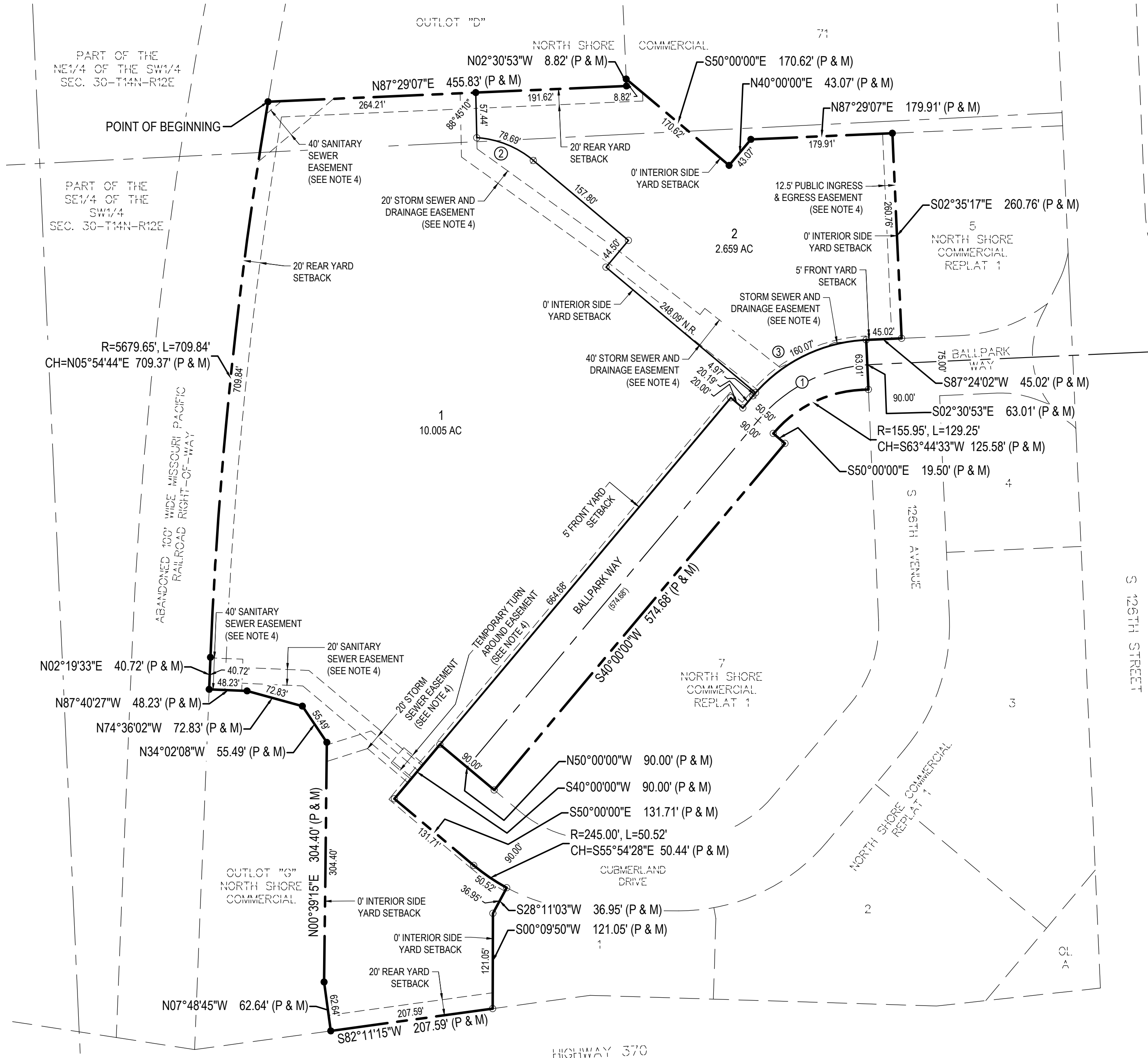


# NORTH SHORE COMMERCIAL REPLAT 2

LOTS 1 AND 2 INCLUSIVE

BEING A REPLATTING OF ALL OF LOT 6 AND OUTLOT "B", NORTH SHORE COMMERCIAL REPLAT 1, A SUBDIVISION LOCATED IN PART OF THE SW1/4 OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



**LEGEND**

- 5/8" REBAR SET W/CAP LS-608 MONUMENTS FOUND (5/8" REBAR) W/CAP LS-608
- BOUNDARY LINE
- - - RIGHT OF WAY LINE
- LOT LINE
- - - EASEMENTS
- ⊕ EXIST. SECTION CORNER
- - - EXIST. SECTION LINES
- - - EXIST. PROPERTY LINES
- SETBACK LINE
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE

**MU ZONING SETBACK TABLE (LOTS 1 AND 2)**

FRONT YARD	5'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	20'
REAR YARD	20'

**CENTERLINE CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	200.00'	165.46'	87.80'	47°24'02"

**LOT LINE CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
2	124.50'	78.69'	N68°06'22"W	77.38'

**RIGHT-OF-WAY CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
3	199.13'	165.04'	S63°44'33"W	160.35'

- NOTES:**
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO HIGHWAY 370 FROM LOT 1.
  - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  - ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
  - ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, BHI 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, STREETS AND ANGLE POINTS IN NORTH SHORE COMMERCIAL REPLAT 2 (THE LOTS NUMBERED AS SHOWN), A TRACT OF LAND BEING ALL OF LOT 6 AND OUTLOT "B", NORTH SHORE COMMERCIAL REPLAT 1, A SUBDIVISION LOCATED IN PART OF THE SW1/4 OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 CITY OF PAVILLION 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 THEM OR LATER INTERFERE WITH THE AFORESAID OR RIGHTS HEREIN GRANTED.

BHI DEVELOPMENT, INC.

GERALD L. TORCZON, MEMBER DATE

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GERALD L. TORCZON, MEMBER OF BHI 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 \_\_\_\_\_

**APPROVAL BY PAVILLION CITY COUNCIL**

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

DAVID P. BLACK, MAYOR DATE

ATTEST:  
NICOLE L. BROWN, CITY CLERK

**APPROVAL OF PAVILLION PLANNING COMMISSION**

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

REBECCA HOCH DATE  
CHAIRPERSON, PAVILLION PLANNING COMMISSION

**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

**APPROVAL OF PAVILLION CITY ENGINEER**

THIS SUBDIVISION OF NORTH SHORE COMMERCIAL REPLAT 2 WAS APPROVED BY THE PAVILLION CITY ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

**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 2 (THE LOTS NUMBERED AS SHOWN), A TRACT OF LAND BEING ALL OF LOT 6 AND OUTLOT "B", NORTH SHORE COMMERCIAL REPLAT 1, A SUBDIVISION LOCATED IN PART OF THE SW1/4 OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, NORTH SHORE COMMERCIAL REPLAT 1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF OUTLOT "D", NORTH SHORE COMMERCIAL. A SUBDIVISION LOCATED IN SAID SW1/4 OF SECTION 30, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 6, NORTH SHORE COMMERCIAL REPLAT 1, SAID LINE ALSO BEING THE SOUTHERLY LINE OF LOT 71 AND OUTLOT "D", SAID NORTH SHORE COMMERCIAL ON THE FOLLOWING FIVE (5) DESCRIBED COURSES: (1) THENCE N87°29'07"E (ASSUMED BEARING), 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 170.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, NORTH SHORE COMMERCIAL REPLAT 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 5, SAID NORTH SHORE COMMERCIAL REPLAT 1; THENCE S02°35'17"E ALONG THE EASTERLY LINE OF SAID LOT 6, NORTH SHORE COMMERCIAL REPLAT 1, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 5, NORTH SHORE COMMERCIAL REPLAT 1, A DISTANCE OF 260.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, NORTH SHORE COMMERCIAL REPLAT 1, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BALLPARK WAY; THENCE S87°24'02"W ALONG SAID EASTERLY LINE OF SAID LOT 6, NORTH SHORE COMMERCIAL REPLAT 1, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF BALLPARK WAY, A DISTANCE OF 45.02 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "B", NORTH SHORE COMMERCIAL REPLAT 1, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF BALLPARK WAY AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 126TH AVENUE; THENCE S02°30'53"E ALONG THE EASTERLY LINE OF SAID OUTLOT "B", NORTH SHORE COMMERCIAL REPLAT 1, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH 126TH AVENUE, A DISTANCE OF 63.01 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "B", NORTH SHORE COMMERCIAL REPLAT 1, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 7, SAID NORTH SHORE COMMERCIAL REPLAT 1; THENCE ALONG THE SOUTHERLY LINE OF SAID OUTLOT "B", NORTH SHORE COMMERCIAL REPLAT 1, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 7, NORTH SHORE COMMERCIAL REPLAT 1 ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE S87°29'07"W, A DISTANCE OF 8.24 FEET; (2) THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 155.95 FEET, A DISTANCE OF 129.25 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S83°44'33"W, A DISTANCE OF 125.58 FEET; (3) THENCE S50°00'00"E, A DISTANCE OF 19.50 FEET; (4) THENCE S40°00'00"W, A DISTANCE OF 574.68 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "B", NORTH SHORE COMMERCIAL REPLAT 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 7, NORTH SHORE COMMERCIAL REPLAT 1, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF CUMBERLAND DRIVE; THENCE N50°00'00"W ALONG THE WESTERLY LINE OF SAID OUTLOT "B", NORTH SHORE COMMERCIAL REPLAT 1, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF CUMBERLAND DRIVE, A DISTANCE OF 90.00 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "B", SAID POINT ALSO BEING ON SAID EASTERLY LINE OF LOT 6, NORTH SHORE COMMERCIAL REPLAT 1; THENCE S40°00'00"W ALONG SAID EASTERLY LINE OF LOT 6, NORTH SHORE COMMERCIAL REPLAT 1, A DISTANCE OF 90.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CUMBERLAND DRIVE; THENCE ALONG SAID EASTERLY LINE OF LOT 6, NORTH SHORE COMMERCIAL REPLAT 1, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF CUMBERLAND DRIVE ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE S50°00'00"E, A DISTANCE OF 131.71 FEET; (2) THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 245.00 FEET, A DISTANCE OF 50.52 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S55°54'28"E, A DISTANCE OF 50.44 FEET TO THE NORTHWEST CORNER OF LOT 1, SAID NORTH SHORE COMMERCIAL REPLAT 1; THENCE ALONG SAID EASTERLY LINE OF LOT 6, NORTH SHORE COMMERCIAL REPLAT 1, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 6, NORTH SHORE COMMERCIAL REPLAT 1 ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE S28°11'03"W, A DISTANCE OF 36.95 FEET; (2) THENCE S00°09'50"W, A DISTANCE OF 121.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, NORTH SHORE COMMERCIAL REPLAT 1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1, NORTH SHORE COMMERCIAL REPLAT 1, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 370; THENCE S82°11'15"W ALONG THE SOUTHERLY LINE OF SAID LOT 6, NORTH SHORE COMMERCIAL REPLAT 1, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 370, A DISTANCE OF 207.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, NORTH SHORE COMMERCIAL REPLAT 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF OUTLOT "G", SAID NORTH SHORE COMMERCIAL; THENCE ALONG THE WESTERLY LINE OF SAID LOT 6, NORTH SHORE COMMERCIAL REPLAT 1, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID OUTLOT "G", NORTH SHORE COMMERCIAL ON THE FOLLOWING FIVE (5) 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 N04°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 LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF THE MISSOURI PACIFIC RAILROAD; THENCE ALONG SAID WESTERLY LINE OF SAID LOT 6, NORTH SHORE COMMERCIAL REPLAT 1, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF THE MISSOURI PACIFIC RAILROAD ON THE FOLLOWING TWO (2) 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 5,679.65 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 POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 512,614 SQUARE FEET OR 14.064 ACRES, MORE OR LESS.

ERIC A. SCHABEN, LS-608 DATE

REVISIONS

Date	Description
05/17/2021	JRS
	BNH
	1" = 100'
	1 of 1

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF NORTH SHORE COMMERCIAL REPLAT 2 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR / ENGINEER \_\_\_\_\_

**E & A CONSULTING GROUP, INC.**  
Engineering • Planning • Environmental & Field Services

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**E & A CONSULTING GROUP, INC.**  
Engineering Answers

**NORTH SHORE COMMERCIAL REPLAT 2**  
LOTS 1 AND 2 INCLUSIVE  
PAVILLION, NEBRASKA

**FINAL PLAT**

Proj No: P2014.202.010  
Date: 05/17/2021  
Designed By: JRS  
Drawn By: BNH  
Scale: 1" = 100'  
Sheet: 1 of 1

5/16/2021 2:27 PM K:\Projects\2014\202\010\Plat\Final\Design\Final\2014.202.010.dwg  
Jeff Sull