

# GOLD COAST HEIGHTS REPLAT 2

## LOTS 1 & 2 INCLUSIVE

A TRACT OF LAND BEING ALL OF LOTS 3 THRU 10, GOLD COAST HEIGHTS, A SUBDIVISION LOCATED IN PART OF THE NE1/4 OF THE SE1/4 OF SECTION 34 AND ALL OF ROSE STREET RIGHT-OF-WAY LOCATED IN SAID PART OF SAID NE1/4 OF THE SE1/4 OF SECTION 34, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, VKB PROPERTIES, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS GOLD COAST HEIGHTS REPLAT 2 (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 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 CITY OF PAPIILLION AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERRECT, 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.

VKB PROPERTIES, LLC

VINCENT BELLINO, MANAGER 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 VINCENT BELLINO OF MANAGER OF VKB PROPERTIES, 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 VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC

### APPROVAL BY PAPIILLION CITY COUNCIL

THIS SUBDIVISION OF GOLD COAST HEIGHTS REPLAT 2 WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PAPIILLION, NEBRASKA.

DAVID P. BLACK, MAYOR DATE

ATTEST  
NICOLE L. BROWN, CITY CLERK

### 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

### 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 GOLD COAST HEIGHTS REPLAT 2 (THE LOTS NUMBERED AS SHOWN). A TRACT OF LAND BEING ALL OF LOTS 3 THRU 10, GOLD COAST HEIGHTS, A SUBDIVISION LOCATED IN PART OF THE NE1/4 OF THE SE1/4 OF SECTION 34 AND ALL OF ROSE STREET RIGHT-OF-WAY LOCATED IN SAID PART OF SAID NE1/4 OF THE SE1/4 OF SECTION 34, 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 SOUTHWEST CORNER OF SAID LOT 6, GOLD COAST HEIGHTS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 158, SOUTHAMPTON, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 34, SAID POINT ALSO BEING ON THE EAST LINE OF LOT 2, BARRINGTON PLACE 3 REPLAT 4, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 34; THENCE N00°00'17"E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOTS 5 AND 6, GOLD COAST HEIGHTS, SAID LINE ALSO BEING SAID EAST LINE OF LOT 2, BARRINGTON PLACE 3 REPLAT 4, A DISTANCE OF 545.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, GOLD COAST HEIGHTS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 2, BARRINGTON PLACE 3 REPLAT 4, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 370; THENCE N88°52'26"E ALONG THE NORTH LINE OF SAID LOTS 3 THRU 5, GOLD COAST HEIGHTS, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 370, A DISTANCE OF 525.23 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, GOLD COAST HEIGHTS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 2, GOLD COAST HEIGHTS REPLAT 1, A SUBDIVISION LOCATED IN SAID SE1/4 OF SECTION 34; THENCE S00°00'06"E ALONG THE EAST LINE OF SAID LOT 3, GOLD COAST HEIGHTS, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 2, GOLD COAST HEIGHTS REPLAT 1, A DISTANCE OF 276.18 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ROSE STREET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ROSE STREET, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 2, GOLD COAST HEIGHTS REPLAT 1 ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 403.65 FEET, A DISTANCE OF 224.87 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S58°06'51"E, A DISTANCE OF 221.97 FEET; (2) THENCE S42°09'17"E, A DISTANCE OF 93.03 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BRISTOL STREET; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOTS 9 AND 10, GOLD COAST HEIGHTS, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF BRISTOL STREET ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 350.00 FEET, A DISTANCE OF 323.28 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S26°24'54"W, A DISTANCE OF 311.91 FEET; (2) THENCE S00°34'54"E, A DISTANCE OF 60.18 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10, GOLD COAST HEIGHTS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 163, SAID SOUTHAMPTON; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOTS 6 THRU 8 AND LOT 10, GOLD COAST HEIGHTS, SAID LINE ALSO BEING THE NORTH LINE OF LOTS 158 THRU 163, SAID SOUTHAMPTON ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE N79°09'41"W, A DISTANCE OF 68.12 FEET; (2) THENCE N52°35'56"W, A DISTANCE OF 211.22 FEET; (3) THENCE N69°08'44"W, A DISTANCE OF 266.15 FEET; (4) THENCE N86°12'16"W, A DISTANCE OF 154.88 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 399,250 SQUARE FEET OR 9.166 ACRES, MORE OR LESS.

BRIAN L. HAVERKAMP LS-787 DATE

### APPROVAL OF PAPIILLION CITY ENGINEER

THIS SUBDIVISION OF GOLD COAST HEIGHTS REPLAT 2 WAS APPROVED BY THE PAPIILLION CITY ENGINEER

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

### APPROVAL OF PAPIILLION PLANNING COMMISSION

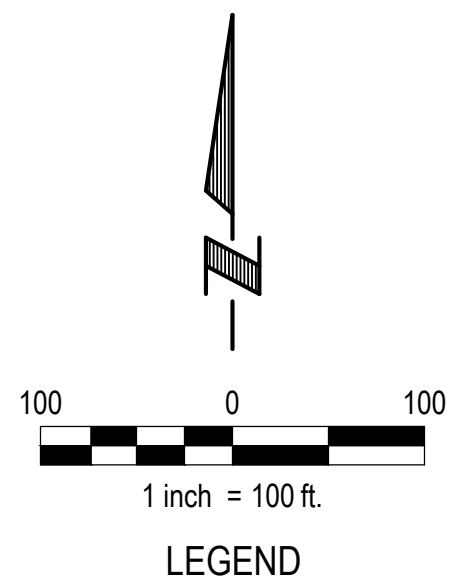
THIS SUBDIVISION OF GOLD COAST HEIGHTS REPLAT 2 WAS APPROVED BY THE PAPIILLION PLANNING COMMISSION.

REBECCA HOCH DATE  
CHAIRPERSON, PAPIILLION PLANNING COMMISSION

### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF GOLD COAST HEIGHTS REPLAT 2 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

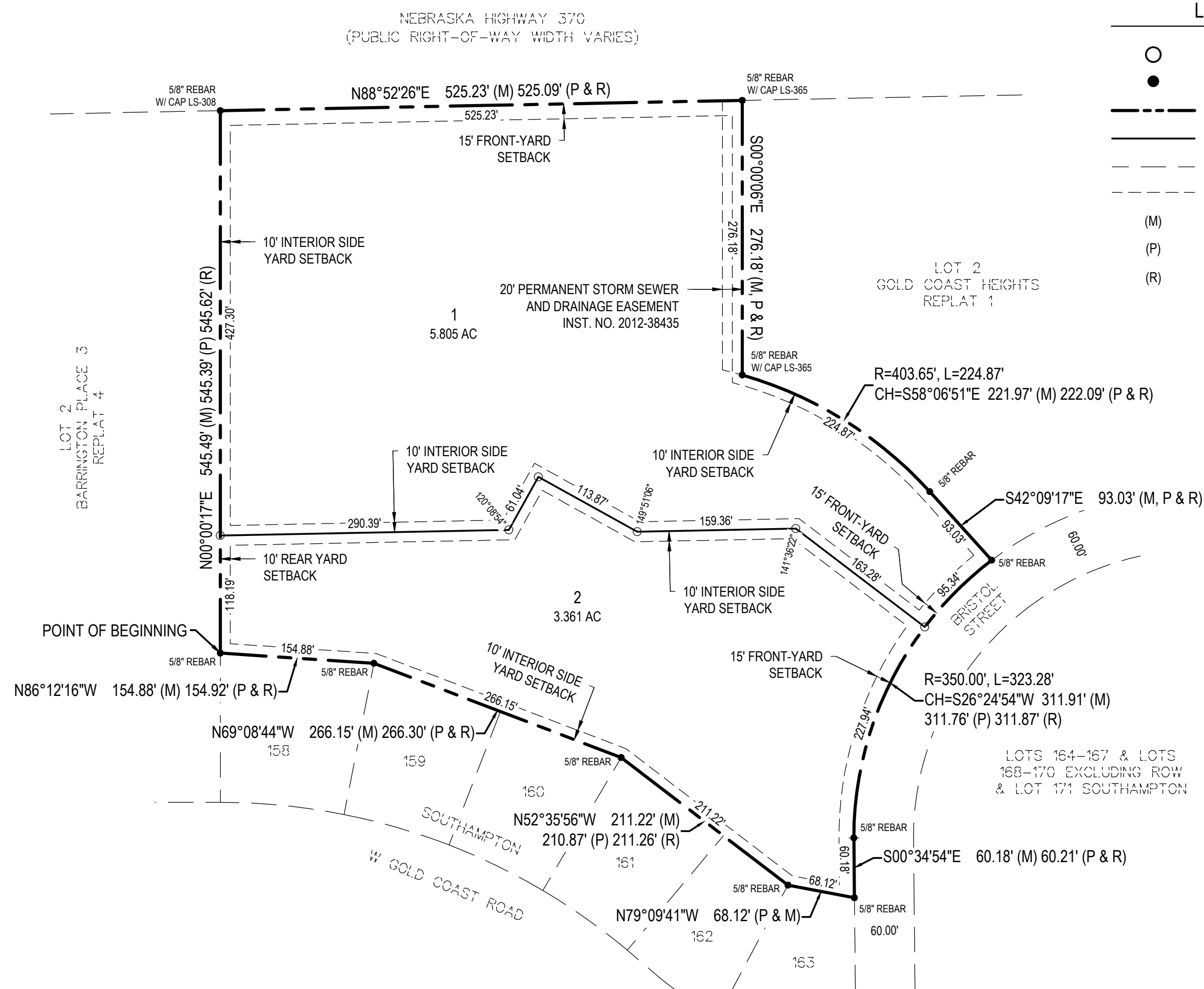
COUNTY SURVEYOR / ENGINEER



### LEGEND

- 5/8" REBAR TO BE SET W/CAP LS-787
- MONUMENTS FOUND AS NOTED
- BOUNDARY LINE
- LOT LINE
- EXIST. PROPERTY LINES
- EASEMENTS
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- (R) RECORDED DISTANCE

SETBACK TYPE	REQUIREMENT
FRONT YARD	15'
SIDE YARD	10'
STREET SIDE YARD	10'
REAR YARD	10'



### NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO NEBRASKA HIGHWAY 370 FROM LOT 1.



Revisions	Description	Date
04/12/2021	REVISED PER CITY COMMENTS	06/10/21

Proj No: P2021.043.001  
Date: 04/12/2021  
Designed By: JRS  
Drawn By: EHN  
Scale: 1" = 100'  
Sheet: 1 of 1