DEED 2016077919
SEP 21 2016 09:42 P 18

G29 #3
BLONDO RIDGES
(L-1-347, OL-A-X)

BLONDO RIDGES

LOTS 1 THRU 347 INCLUSIVE & OUTLOTS "A" THRU "X"

A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE SE1/4, PART OF SW1/4 OF THE SE1/4, PART OF THE NW1/4 OF THE SE1/4, PART OF THE SE1/4 OF THE SW1/4, PART OF THE NE1/4 OF THE SW1/4 AND PART OF THE SE1/4 OF THE NW1/4; ALL LOCATED IN SECTION 08, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES

100 0 100
1 inch = 100 ft.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BLONDO 186, LLC, AND WHISPER ROCK HOLDINGS, LLC., OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE 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 BLONDO RIDGES (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 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, 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 A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT, 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 (5') WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. 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.

BLONDO 186, LLC — WHISPER ROCK HOLDINGS L.L.C.

THOMAS R. FALCONE, MANAGING MEMBER — DATE 3/4/16
JOSHUA P. HENRY, MEMBER — DATE 9-20-16

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 4th DAY OF March 2016 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THOMAS R. FALCONE, A MANAGING MEMBER OF BLONDO 186, 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

GENERAL NOTARY-State of Nebraska LESLIE PIERCE My Comm. Exp. May 23, 2018

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

ON THIS 20th DAY OF September 2016 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JOSHUA P. HENRY, A MEMBER OF WHISPER ROCK HOLDINGS L.L.C., 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

GENERAL NOTARY - State of Nebraska LESLIE FITZGERALD My Comm. Exp. June 3, 2020

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF BLONDO RIDGES (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

CITY ENGINEER — DATE 2/29/16

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE.

CITY ENGINEER — DATE 9.20.16

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 THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN BLONDO RIDGES (LOTS NUMBERED ON SHOWN). A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE SE1/4, PART OF SW1/4 OF THE SE1/4, PART OF THE NW1/4 OF THE SE1/4, PART OF THE SE1/4 OF THE SW1/4, PART OF THE NE1/4 OF THE SW1/4 AND PART OF THE SE1/4 OF THE NW1/4; ALL LOCATED IN SECTION 08, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA. MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SW1/4 OF SECTION 08, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID SE1/4 OF SECTION 08; THENCE S87°09'14"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SW1/4 OF SECTION 08, A DISTANCE OF 1322.45 FEET; THENCE N02°48'05"W ALONG THE EAST LINE OF FAIR MEADOWS - PHASE I AND THE SOUTHERLY EXTENSION THERE OF, SAID LINE ALSO BEING THE EAST LINE OF ELKHORN HIGHLAND RIDGE, A DISTANCE OF 2645.77 FEET TO THE NORTHWEST CORNER OF SAID NE1/4 OF THE SW1/4 OF SECTION 08, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID SE1/4 OF THE NW1/4 OF SECTION 08; THENCE N02°47'40"W ALONG SAID EAST LINE OF ELKHORN HIGHLAND RIDGE, A DISTANCE OF 288.15 FEET; THENCE N87°12'52"E, A DISTANCE OF 70.34 FEET; THENCE S65°09'34"E, A DISTANCE OF 132.30 FEET; THENCE S34°37'24"E, A DISTANCE OF 99.93 FEET; THENCE S21°03'40"E, A DISTANCE OF 149.57 FEET TO A POINT ON THE NORTH LINE OF SAID SW1/4 OF SECTION 08; THENCE N87°14'21"E ALONG SAID NORTH LINE OF SW1/4 OF SECTION 08, A DISTANCE OF 1032.99 FEET TO THE NORTHEAST CORNER OF SAID SW1/4 OF SECTION 08, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SE1/4 OF SECTION 08; THENCE N87°14'21"E ALONG THE NORTH LINE OF SE1/4 OF SECTION 08, A DISTANCE OF 1320.83 FEET TO THE NORTHEAST CORNER OF THE W1/2 OF SAID SE1/4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE E1/2 OF SAID SE1/4; THENCE S02°53'30"E ALONG THE EAST LINE OF SAID W1/2 OF THE SE1/4 OF SECTION 08, SAID LINE ALSO BEING THE WEST LINE OF SAID E1/2 OF THE SE1/4 OF SECTION 08, A DISTANCE OF 1825.92 FEET; THENCE S04°05'56"E, A DISTANCE OF 78.37 FEET; THENCE S09°30'27"E, A DISTANCE OF 77.50 FEET; THENCE S15°15'02"E, A DISTANCE OF 77.50 FEET; THENCE S28°01'26"E, A DISTANCE OF 164.20 FEET; THENCE S31°47'53"E, A DISTANCE OF 106.08 FEET; THENCE S58°12'07"W, A DISTANCE OF 31.17 FEET; THENCE S31°47'53"E, A DISTANCE OF 184.60 FEET; THENCE S77°50'06"E, A DISTANCE OF 140.89 FEET; THENCE S02°50'10"E, A DISTANCE OF 70.68 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF BLONDO STREET; THENCE S87°09'50"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF BLONDO STREET, A DISTANCE OF 346.11 FEET TO A POINT ON SAID EAST LINE OF THE W1/2 OF THE SE1/4 OF SECTION 08, SAID POINT ALSO BEING ON SAID WEST LINE OF SAID E1/2 OF THE SE1/4 OF SECTION 08; THENCE S02°53'30"E ALONG SAID EAST LINE OF THE W1/2 OF THE SE1/4 OF SECTION 08, SAID LINE ALSO BEING SAID WEST LINE OF THE E1/2 OF THE SE1/4 OF SECTION 08, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SE1/4 OF SECTION 08; THENCE S87°09'50"W ALONG SAID SOUTH LINE OF THE SE1/4 OF SECTION 08, A DISTANCE OF 1322.66 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 7,137,234 SQUARE FEET OR 163.848 ACRES, MORE OR LESS.

ERIC A. SCHABEN LS-608 — DATE Feb. 25, 2016

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

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF BLONDO RIDGES (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF OMAHA.

MAYOR — DATE August 9, 2016

ATTEST CITY CLERK

PRESIDENT OF COUNCIL

APPROVAL OF OMAHA CITY PLANNING BOARD

THIS PLAT OF BLONDO RIDGES (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

CHAIRMAN OF CITY PLANNING BOARD — DATE 9-2-15

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 9/20/16

R.O.W. CURVE TABLE

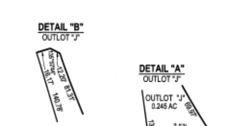
CURVE	RADIUS	LENGTH	TANGENT	DELTA
47	440.85'	189.61'	96.29'	24° 38' 34"
48	516.85'	220.52'	111.96'	24° 26' 44"
49	894.99'	70.71'	35.37'	4° 31' 36"
50	961.99'	69.97'	35.00'	4° 10' 02"
51	212.50'	47.10'	23.65'	12° 41' 58"
52	212.50'	27.65'	13.84'	7° 27' 14"
53	187.50'	41.97'	21.07'	12° 49' 26"
54	187.50'	24.64'	12.34'	7° 31' 41"
55	150.00'	23.88'	11.97'	9° 07' 19"
56	137.50'	52.71'	26.68'	21° 57' 54"
57	137.50'	17.68'	8.85'	7° 22' 07"
58	37.50'	55.67'	34.39'	85° 03' 03"
59	65.00'	78.81'	45.06'	69° 27' 53"
60	137.50'	23.45'	11.76'	9° 46' 24"
61	137.50'	25.05'	12.56'	10° 26' 18"
62	40.00'	38.28'	20.75'	54° 50' 08"
63	42.00'	80.80'	60.23'	110° 13' 31"
64	180.23'	146.26'	77.43'	46° 29' 44"
65	119.77'	97.19'	51.46'	46° 29' 44"

CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	478.85'	250.76'	128.33'	30° 00' 17"
2	928.49'	485.34'	248.35'	29° 56' 58"
3	125.00'	26.60'	13.35'	12° 11' 30"
4	100.00'	50.55'	25.83'	28° 57' 42"
5	150.00'	147.07'	80.05'	56° 10' 31"
6	150.00'	88.73'	45.71'	33° 53' 37"
7	150.00'	146.89'	79.94'	56° 06' 23"
8	200.00'	118.07'	60.81'	33° 49' 29"
9	200.00'	48.94'	24.59'	14° 01' 10"
10	135.00'	179.02'	105.44'	75° 58' 50"
11	150.00'	121.73'	64.44'	46° 29' 44"
12	100.00'	50.04'	25.56'	28° 40' 13"
13	150.00'	75.06'	38.33'	28° 40' 13"
14	300.00'	25.54'	12.78'	4° 52' 38"
15	175.00'	29.64'	14.85'	9° 42' 10"
16	100.00'	49.56'	25.30'	28° 23' 48"
17	100.00'	42.17'	21.40'	24° 09' 33"
18	200.00'	115.93'	59.65'	33° 12' 45"
19	100.00'	31.87'	16.07'	18° 15' 35"
20	100.00'	125.18'	72.29'	71° 43' 29"
21	100.00'	77.93'	41.06'	44° 38' 55"
22	100.00'	50.70'	25.91'	29° 02' 56"
23	100.00'	29.51'	14.86'	16° 54' 36"

CENTER-LINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
24	100.00'	41.11'	20.85'	23° 33' 25"
25	100.00'	48.51'	24.74'	27° 47' 40"
26	100.00'	157.08'	100.00'	90° 00' 00"
27	225.00'	43.00'	21.56'	10° 56' 56"
28	225.00'	176.23'	92.92'	44° 52' 39"
29	100.00'	91.39'	49.16'	52° 21' 41"
30	150.00'	106.32'	55.50'	40° 36' 36"
31	161.60'	84.61'	43.30'	30° 00' 00"
32	225.00'	105.80'	53.90'	26° 56' 30"
33	225.00'	219.08'	119.10'	55° 47' 19"
34	300.00'	161.12'	82.55'	30° 46' 15"
35	200.00'	226.97'	127.47'	65° 01' 20"
36	100.00'	23.93'	12.02'	13° 42' 42"
37	300.00'	42.53'	21.30'	8° 07' 23"
38	300.00'	42.32'	21.20'	8° 04' 59"
39	150.00'	121.73'	64.44'	46° 29' 44"
40	225.00'	134.35'	69.24'	34° 12' 41"
41	125.00'	54.49'	27.69'	24° 58' 40"
42	300.00'	16.08'	8.04'	3° 04' 16"
43	100.00'	16.81'	8.42'	9° 37' 52"
44	300.00'	179.13'	92.32'	34° 12' 41"
45	150.00'	235.38'	149.76'	89° 54' 33"
46	300.00'	68.43'	34.37'	13° 04' 11"
66	100.00'	157.24'	100.16'	90° 05' 27"



DETAIL "B" OUTLOT "J"

DETAIL "A" OUTLOT "J"

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO BLONDO STREET FROM LOTS 1 THRU 12, AND LOTS 335 THRU 346 INCLUSIVE, AND OUTLOTS "E", "H" & "O". THERE SHALL BE NO DIRECT ACCESS TO 186TH STREET FROM LOT 12 OR OUTLOT "E". THERE SHALL BE NO DIRECT ACCESS ONTO 183RD STREET FROM OUTLOTS "I", "H" & "O".
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND A HALF FEET (8.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
5. ALL EASEMENTS THAT ARE NOT LABELED WITH RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
6. A 115' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ALONG BLONDO STREET. THE PURPOSE OF THE EASEMENT IS TO KEEP STRUCTURES, PATIOS, DECKS, SWING SETS, PLAYGROUNDS, POOLS, OR ANY OTHER FACILITIES THAT COULD BE OCCUPIED BY OR SERVE AS A GATHERING PLACE OF PERSON(S), AS FAR AWAY FROM TRAFFIC NOISE OF BLONDO STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.
7. DIMENSIONS WITHIN PARENTHESIS ARE FOR THE LOCATION OF THE CENTERLINE.
8. LOT 347 IS DESIGNATED AS A PUBLIC PARK.
9. OUTLOTS "M" THRU "X" WILL BE USED FOR POST-CONSTRUCTION STORM WATER MANAGEMENT AND THEREFORE ARE NOT BUILDING SITES AND SHALL BE OWNED AND MAINTAINED BY THE DISTRICT AND IT'S SUCCESSORS OR ASSIGNS AFTER ANNEXATION.

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF BLONDO RIDGES (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER — DATE 3/3/16

E & A CONSULTING GROUP, INC.
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Engineering Answers
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BLONDO RIDGES
OMAHA, NEBRASKA

FINAL PLAT

Proj No:	P2014.084.001
Date:	04/06/2015
Designed By:	MAW
Drawn By:	TRH
Scale:	1"=100'
Sheet:	1 of 1