

# 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 OF THE SW1/4 OF THE SE1/4, PART OF THE NW1/4 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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BLONDO, 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 RECESSION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND REAR BOUNDARY 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 TEN EXTERIOR LOTS IS HEREBY 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 SURVIVED, PLATTED AND RECORDED UNDER THE ABOVE DESCRIBED ADDITION, SAID 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 PIPELINES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE-FOOT (5') WIDE STRIP OF LAND ABUTTING ALL OUT-TO-SIDE 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 HEREBY GRANTED.

BLONDO, LLC  
 THOMAS R. FALCONE  
 MANAGING MEMBER

WHISPER ROCK HOLDINGS, LLC  
 JOSHUA P. HENRY  
 MEMBER

9-20-16

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS

ON THIS 14th DAY OF September 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME THOMAS R. FALCONE, A MANAGING MEMBER OF BLONDO, 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.

*Thomas R. Falcone*  
 THOMAS R. FALCONE  
 NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS

ON THIS 14th 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, 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.

*Joshua P. Henry*  
 JOSHUA P. HENRY  
 NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
 COUNTY OF DOUGLAS

ON THIS 14th 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, 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.

*Joshua P. Henry*  
 JOSHUA P. HENRY  
 NOTARY PUBLIC

APPROVAL OF CITY ENGINEER OF OMAHA

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

*John J. [Signature]*  
 JOHN J. [Name]  
 CITY ENGINEER

DATE: 9/20/16

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 65 OF THE OMAHA MUNICIPAL CODE.

*[Signature]*  
 CITY ENGINEER

DATE: 9-20-16

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
47	440.82	168.61	96.29	24° 38' 34"
48	518.85	220.52	111.99	24° 28' 42"
49	894.99	70.71	35.37	4° 31' 36"
50	981.99	69.97	35.00	4° 10' 02"
51	212.50	47.10	23.66	12° 41' 58"
52	212.50	27.69	13.64	7° 27' 14"
53	197.50	41.97	21.07	12° 49' 20"
54	197.50	24.64	12.34	7° 31' 41"
55	190.00	23.88	11.97	9° 07' 18"
56	137.50	52.71	26.68	21° 57' 54"
57	137.50	17.68	8.88	7° 22' 07"
58	37.50	55.67	34.39	85° 03' 03"
59	65.00	78.81	45.08	69° 27' 53"
60	137.50	23.69	11.78	9° 42' 24"
61	137.50	25.48	12.68	10° 28' 18"
62	40.00	38.29	20.79	54° 52' 03"
63	42.00	30.80	16.23	110° 13' 31"
64	160.23	146.20	77.43	46° 29' 44"
65	119.77	97.19	51.45	46° 29' 44"

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	478.69	250.79	126.53	30° 09' 17"
2	478.69	465.34	248.59	29° 58' 59"
3	125.00	26.87	13.39	12° 11' 30"
4	100.00	20.85	10.28	8° 57' 42"
5	150.00	147.07	89.05	56° 10' 31"
6	150.00	88.73	59.19	45° 18' 21"
7	150.00	146.89	79.94	56° 09' 23"
8	200.00	118.07	69.81	33° 49' 29"
9	200.00	48.54	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	25.58	28° 40' 13"
13	150.00	75.00	38.33	28° 40' 13"
14	300.00	25.54	12.78	4° 52' 38"
15	175.00	28.64	14.69	9° 42' 10"
16	100.00	48.59	25.50	28° 40' 13"
17	100.00	42.17	21.40	24° 09' 23"
18	200.00	115.93	59.69	33° 12' 45"
19	100.00	31.87	16.07	18° 18' 39"
20	100.00	125.19	72.29	71° 43' 29"
21	100.00	77.83	41.06	44° 38' 55"
22	100.00	50.70	25.91	29° 02' 56"
23	100.00	29.51	14.86	16° 54' 38"

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
24	100.00	41.11	20.85	23° 59' 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	92.82	44° 52' 39"
29	100.00	91.39	49.18	52° 21' 41"
30	150.00	106.32	55.50	40° 36' 30"
31	161.80	84.81	43.30	30° 30' 00"
32	225.00	165.80	93.90	26° 56' 30"
33	225.00	219.08	119.10	55° 47' 19"
34	300.00	161.12	82.59	30° 49' 15"
35	200.00	206.97	127.47	65° 01' 20"
36	100.00	23.93	12.02	13° 42' 42"
37	300.00	42.53	21.20	8° 07' 23"
38	300.00	42.32	21.20	81° 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' 49"
42	300.00	16.69	8.04	3° 04' 16"
43	100.00	16.81	8.42	9° 57' 52"
44	300.00	173.13	92.32	34° 12' 41"
45	150.00	235.38	149.76	88° 54' 33"
46	300.00	68.43	34.37	13° 04' 21"
47	100.00	157.24	100.16	90° 02' 27"

NOTES:

- 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" & "I". THERE SHALL BE NO DIRECT ACCESS TO 183RD STREET FROM LOTS 14 OR OUTLOT "E". THERE SHALL BE NO DIRECT ACCESS ONTO 183RD STREET FROM OUTLOTS "H", "H" & "I".
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS OTHERWISE.
- THE CHAMBERS FOR SEWER GAS ON CORNER LOTS ARE SET AT EIGHT AND HALF FEET (8.5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO GAS MAINS SHALL BE RIGHT-OF-WAY LINES HAVE 90° ANGLES.
- ALL EASEMENTS THAT ARE NOT LABELED WITH RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
- A 115' NOISE ATTENUATION EASEMENT IS HEREBY GRANTED AS INDICATED ABOVE 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 SERVED AS A GATHERING PLACE OF PERSONS, AS FAR AWAY FROM TRAFFIC NOISE OF BLONDO STREET AS THE PLAT WILL ALLOW. CONSTRUCTION OF SUCH FACILITIES WITHIN THE EASEMENT SHALL BE PROHIBITED.
- DIMENSIONS WITHIN PARENTHESIS ARE FOR THE LOCATION OF THE CENTERLINE.
- LOT 347 IS DESIGNATED AS A PUBLIC PARK.
- 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 ITS SUCCESSORS OR ASSIGNS AFTER ANEXATION.

REVIEW OF DOUGLAS COUNTY ENGINEER

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

*[Signature]*  
 DOUGLAS COUNTY ENGINEER

DATE: 3/31/16



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

BLONDO RIDGES  
 OMAHA, NEBRASKA

FINAL PLAT

Rev.	Date	Description
1	09/20/16	Issue
2	09/20/16	Revised
3	09/20/16	Revised
4	09/20/16	Revised
5	09/20/16	Revised
6	09/20/16	Revised
7	09/20/16	Revised
8	09/20/16	Revised
9	09/20/16	Revised
10	09/20/16	Revised
11	09/20/16	Revised
12	09/20/16	Revised
13	09/20/16	Revised
14	09/20/16	Revised
15	09/20/16	Revised
16	09/20/16	Revised
17	09/20/16	Revised
18	09/20/16	Revised
19	09/20/16	Revised
20	09/20/16	Revised
21	09/20/16	Revised
22	09/20/16	Revised
23	09/20/16	Revised