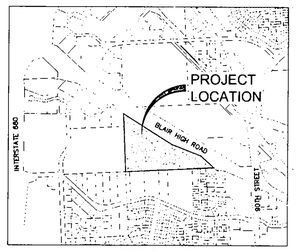
DEED Inst. # 2018030050, Pg: 1 of 1 Rec Date: 04/23/2018 11:28:03.843
Fee Received: $64.00 By: MJ
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

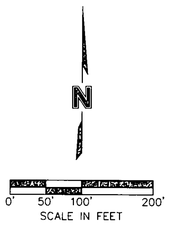
BLAIR COMMONS REPLAT 1

LOTS 1 THRU 3 AND OUTLOT A

BEING A REPLATTING OF BLAIR COMMONS LOT 1 AND A PLATTING OF A TRACT OF LAND IN THE SOUTHERN HALF OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA.



VICINITY MAP
NOT TO SCALE



LEGEND

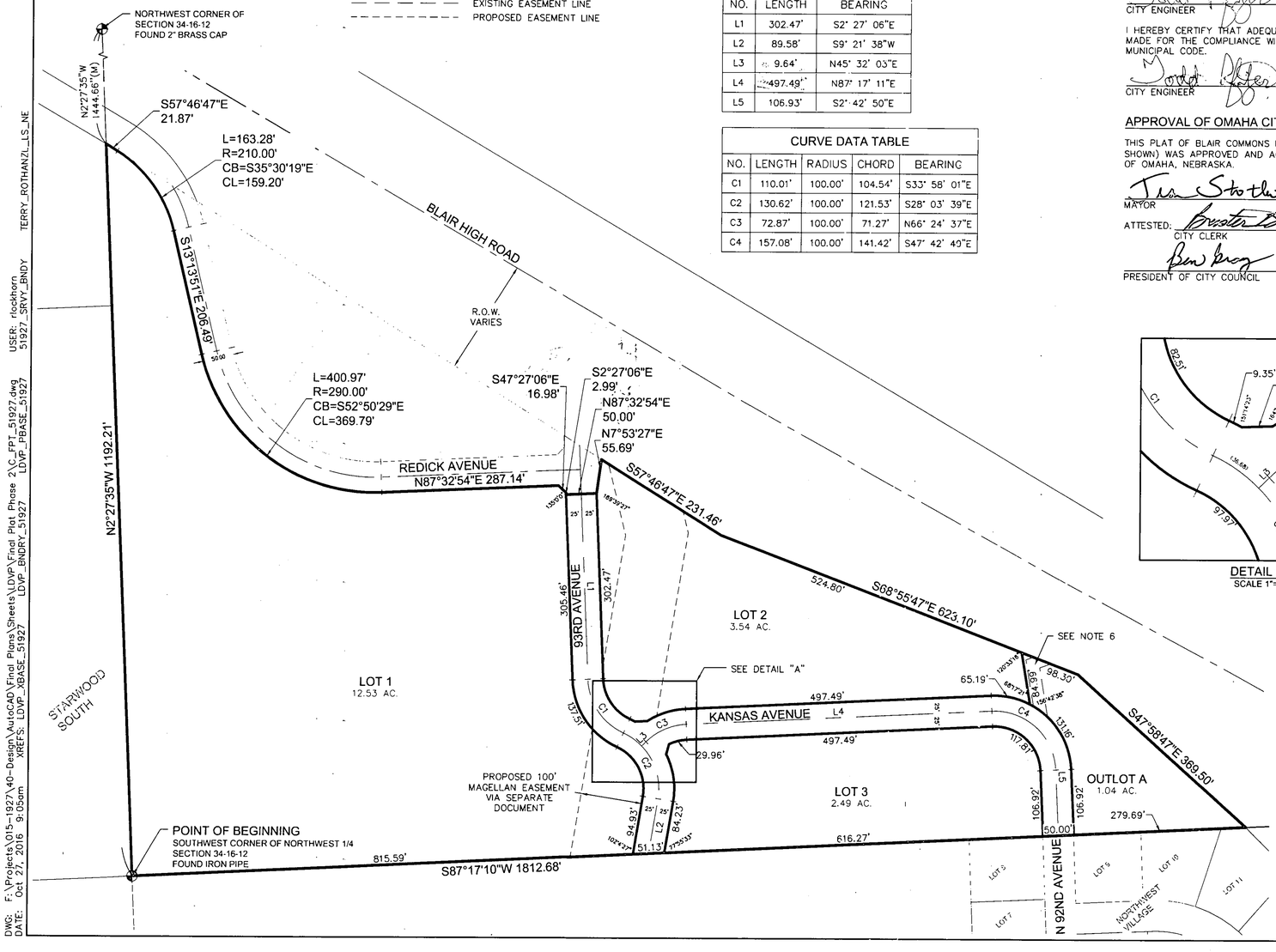
- EXISTING PROPERTY LINE
- EXISTING SECTION LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

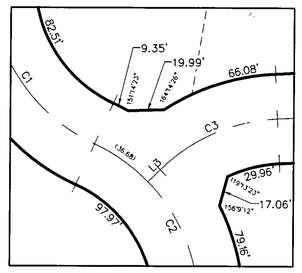
NOTES

1. ALL LOT LINES ARE RADIAL/PERPENDICULAR TO CENTERLINES UNLESS OTHERWISE INDICATED AS NON-RADIAL (NR).
2. ALL INTERIOR ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ANGLES SHOWN ADJACENT TO CURVES ARE MEASURED TO CHORD LINE OF SAID CURVE.
4. NO DIRECT ACCESS SHALL BE PERMITTED ONTO BLAIR HIGH ROAD FROM LOT 2 AND OUTLOT A.
5. DIMENSIONS IN PARENTHESIS REPRESENT TIES TO CENTERLINE LOCATION.
6. PERMANENT STORM SEWER AND SANITARY EASEMENT CONTAINED IN THE INSTRUMENT FILED SEPTEMBER 24, 1998, IN BOOK 1264, PAGE 347.

CENTERLINE DATA TABLE		
NO.	LENGTH	BEARING
L1	302.47'	S2° 27' 06"E
L2	89.58'	S9° 21' 38"W
L3	9.64'	N45° 32' 03"E
L4	497.49'	N87° 17' 11"E
L5	106.93'	S2° 42' 50"E

CURVE DATA TABLE				
NO.	LENGTH	RADIUS	CHORD	BEARING
C1	110.01'	100.00'	104.54'	S33° 58' 01"E
C2	130.62'	100.00'	121.53'	S28° 03' 39"E
C3	72.87'	100.00'	71.27'	N66° 24' 37"E
C4	157.08'	100.00'	141.42'	S47° 42' 40"E





DETAIL "A"
SCALE 1"=40'

DOUGLAS COUNTY ENGINEER'S REVIEW

THIS PLAT OF BLAIR COMMONS REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

DOUGLAS COUNTY ENGINEER — DATE

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF BLAIR COMMONS REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY PLANNING BOARD.

CHAIRMAN OF PLANNING BOARD — 8-3-16 DATE

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF BLAIR COMMONS REPLAT 1 (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

CITY ENGINEER — DATE

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

CITY ENGINEER — 11/23/18 DATE

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF BLAIR COMMONS REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA.

MAYOR — 12/20/2016 DATE

ATTESTED: CITY CLERK

PRESIDENT OF CITY COUNCIL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, HUDBLAIRGP, L.L.C. AND BHRHUD, L.P., OWNER'S OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATION AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AS SHOWN, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BLAIR COMMONS REPLAT 1, AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. PERPETUAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED 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 SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A (5') FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN (8') EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 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. SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN (8') EIGHT FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. 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 USES OR RIGHTS HEREIN GRANTED, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, 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 ON, THROUGH, UNDER AND ACROSS A (5') FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL CORNER LOTS. 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.

IN WITNESS HEREOF, WE DO SET OUR HANDS

HUDBLAIRGP, L.L.C.

NEERAJ AGARWAL
AUTHORIZED REPRESENTATIVE

IN WITNESS HEREOF, WE DO SET OUR HANDS

BHRHUD, L.P.

NEERAJ AGARWAL
AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

ON THIS 9th DAY OF NOVEMBER 2016, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NEERAJ AGARWAL, AUTHORIZED REPRESENTATIVE OF HUDBLAIRGP, L.L.C., WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GENERAL NOTARY State of Nebraska
STEPHANIE L RADER
My Comm. Exp. Jan 3, 2021

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

NOTARY PUBLIC

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

ON THIS 9th DAY OF NOVEMBER 2016, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NEERAJ AGARWAL, AUTHORIZED REPRESENTATIVE OF BHRHUD, L.P., WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GENERAL NOTARY State of Nebraska
STEPHANIE L RADER
My Comm. Exp. Jan 3, 2021

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

NOTARY PUBLIC

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER (S1/2 NW1/4) OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 34; THENCE ON THE WEST LINE OF SAID NORTHWEST QUARTER (NW1/4) OF SECTION 34 ON AN ASSUMED BEARING OF N02°27'35"W, 1192.21 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF REDICK AVENUE; THENCE CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF REDICK AVENUE FOR THE FOLLOWING NINE (9) COURSES; (1) S57°46'47"E, 21.87 FEET TO A POINT OF CURVATURE; (2) ON A 210.00 FOOT RADIUS CURVE TO RIGHT, AN ARC LENGTH OF 163.28 FEET (LONG CHORD BEARS S35°30'19"E, 159.20 FEET); (3) S13°13'51"E, 206.49 FEET TO A POINT OF CURVATURE; (4) ON A 290.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 400.97 FEET (LONG CHORD BEARS S52°50'29"E, 369.79 FEET); (5) N87°32'54"E, 287.14 FEET; (6) S47°27'06"E, 16.98 FEET; (7) S02°27'06"E, 2.99 FEET; (8) N87°32'54"E, 50.00 FEET; (9) N07°53'27"E, 55.69 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 133 (BLAIR HIGH ROAD); THENCE SOUTHEASTERLY ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 133 (BLAIR HIGH ROAD) FOR THE FOLLOWING THREE (3) COURSES; (1) S57°46'47"E, 231.46 FEET; (2) S68°55'47"E, 623.10 FEET; (3) S47°58'47"E, 369.50 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW1/4); THENCE ON SAID SOUTH LINE, 1812.68 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 926,676.31 SQ. FT. OR 21.274 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, TERRY ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS BLAIR COMMONS REPLAT 1 (LOTS NUMBERED AS SHOWN).

NEBRASKA REGISTERED LS-607 LAND SURVEYOR TERRY L. ROTHANZL

TERRY ROTHANZL — 10-27-16 DATE
NEBRASKA L.S. 607

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER — 12-20-16 DATE 4/23/18

COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBR.

OLSSON ASSOCIATES
2111 South 67th Street, Suite 200
Omaha, NE 68106
TEL 402.341.1116
FAX 402.341.5895
www.olssonassociates.com

REV NO.	DATE	REVISIONS DESCRIPTION

FINAL PLAT

BLAIR COMMONS REPLAT 1

2016

OMAHA, NEBRASKA

drawn by: RML
checked by: KRH
approved by: KRH
QA/QC by:
project no 015-1927
drawing no.:
date:

SHEET 1 of 1

DWG: F:\Projects\015-1927\40-Design\AutoCAD\Final Plans\Sheets\LDVP\Final Plat Phase 2\C_FPT_51927.dwg
DATE: Oct 27, 2016 9:05am XREFS: LDVP_XBASE_51927 LDVP_PBASE_51927 LDVP_BNDRY_51927
USER: rlockhorn 51927_SRVY_BNDY TERRY_ROTHANZL_LS_NE