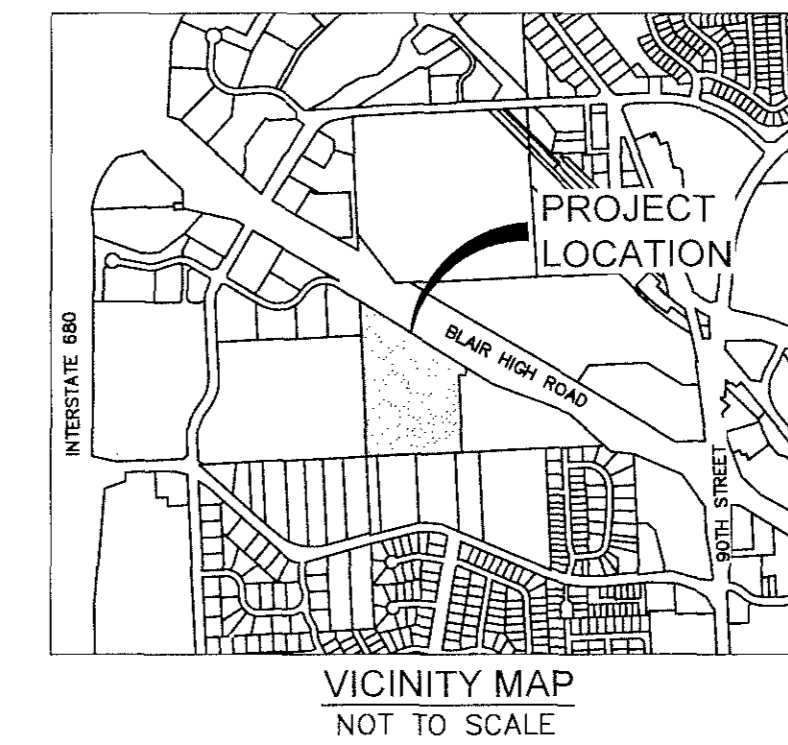


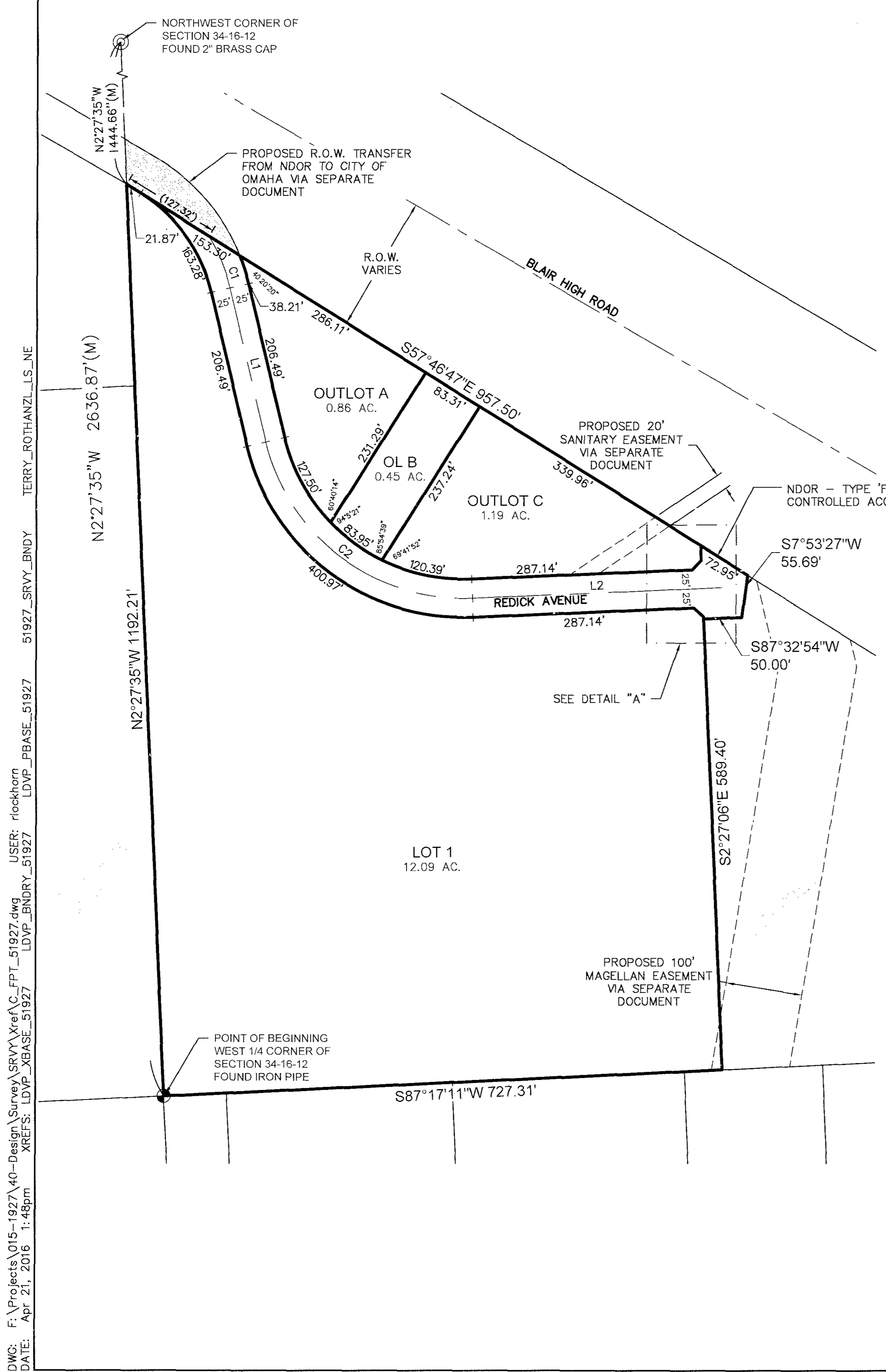
BLAIR COMMONS

LOT 1 AND OUTLOTS A THRU C INCLUSIVE

BEING A PLATTING OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA.



OLSSON ASSOCIATES
 2111 South 67th Street, Suite 200
 Omaha, NE 68108
 TEL: 402.341.1116
 FAX: 402.341.5895
 www.olssonassociates.com

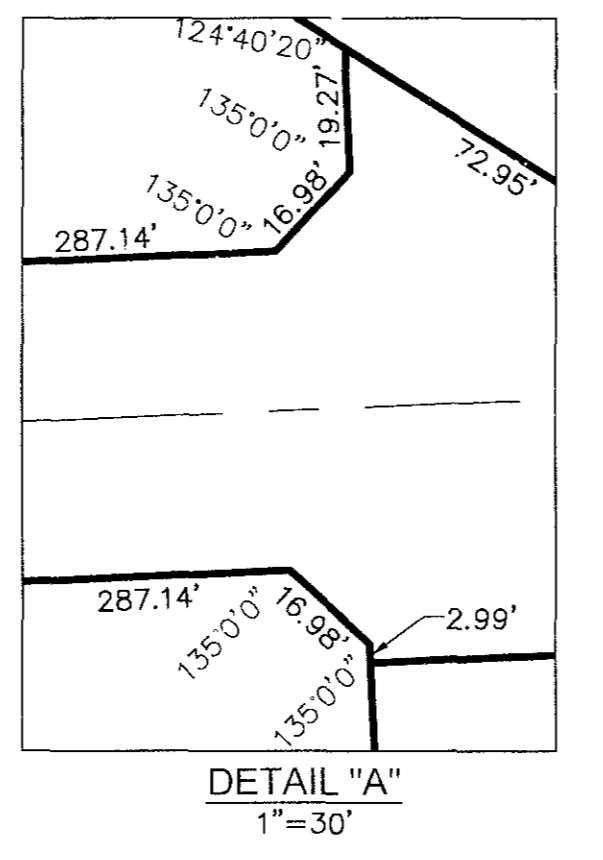


CENTERLINE DATA TABLE

NO.	LENGTH	BEARING
L1	206.45'	S13°13'51"E
L2	324.15'	N87°32'54"E

CURVE DATA TABLE

NO.	LENGTH	RADIUS	CHORD	BEARING
C1	73.39'	235.00'	73.10'	S22°10'40"E
C2	366.41'	265.00'	337.91'	S52°50'29"E



ACKNOWLEDGEMENT OF NOTARIES
 STATE OF NEBRASKA }
 COUNTY OF DOUGLAS } ss
 ON THIS 22ND DAY OF APRIL, 2016, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED NEERAJ AGARWAL, 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.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.
(Signature)
 NOTARY PUBLIC



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

(Signature) DATE 5/21/16
 DOUGLAS COUNTY ENGINEER

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

(Signature) DATE 5-22-16
 CHAIRMAN OF PLANNING BOARD

APPROVAL OF CITY ENGINEER OF OMAHA
 I HEREBY APPROVE THIS PLAT OF BLAIR COMMONS (LOTS NUMBERED AS SHOWN) AS TO THE DESIGN STANDARDS.

(Signature) DATE 5/19/16
 CITY ENGINEER

(Signature) DATE 5/13/16
 CITY ENGINEER

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

(Signature) DATE 5/12/16
 MAYOR

(Signature) CITY CLERK

(Signature)
 PRESIDENT OF CITY COUNCIL

COUNTY TREASURER'S CERTIFICATE
 THIS IS 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.

(Signature) DATE 5-6-16
 COUNTY TREASURER

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, HUDBLAIRGP, LLC, OWNER'S 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 AS SHOWN, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE STREETS AS SHOWN HERON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BLAIR COMMONS (LOTS NUMBERED AS SHOWN), 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 HEREBIN 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 GULF-DIE-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.

IN WITNESS WHEREOF, WE DO SET OUR HANDS
 HUDBLAIRGP, LLC.

NOTES
 NEERAJ AGARWAL
 AUTHORIZED REPRESENTATIVE

1. ALL LOT LINES ARE RADIAL/PERPENDICULAR TO CENTERLINES UNLESS 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 OUTLOTS A THRU C.
5. DIMENSIONS IN PARENTHESIS REPRESENT TIES TO CENTERLINE LOCATION.

LEGAL DESCRIPTION
 THE SOUTHWEST QUARTER OF
 A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER 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 WEST QUARTER CORNER OF SAID SECTION 34; THENCE ON THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 34 ON AN ASSUMED BEARING OF N02°27'35"W, 1192.21 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 133 (BLAIR HIGH ROAD); THENCE S57°46'47"E ALONG SAID RIGHT-OF-WAY LINE, 957.50 FEET; THENCE S07°53'27"W, 55.69 FEET; THENCE S87°32'54"W, 50.00 FEET; THENCE S02°27'06"E, 589.40 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE S87°17'11"W ON SAID SOUTH LINE, 727.31 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 687,211.11 SQ. FT. OR 15.776 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 HEREOIN 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 (LOTS NUMBERED AS SHOWN).

(Signature) DATE 5-12-16
 TERRY ROTHANZL
 NEBRASKA L.S. 607

REV. NO.	DATE	REVISIONS DESCRIPTION

FINAL PLAT
 BLAIR COMMONS
 LOT 1 AND OUTLOTS A THRU C

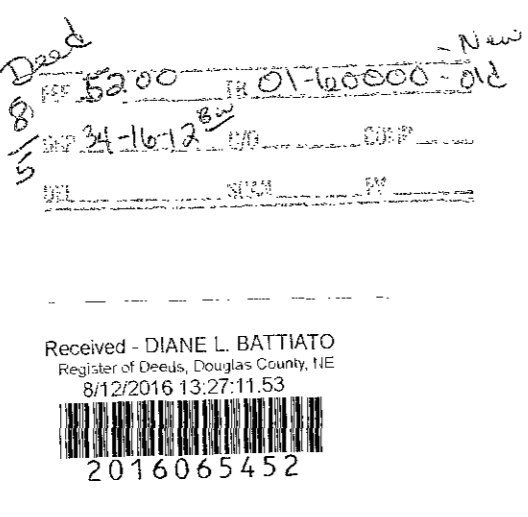
2015

OMAHA, NEBRASKA

Drawn by: _____
 checked by: _____
 approved by: _____
 OAI/QC by: _____
 project no.: 015-1927
 drawing no.: _____
 date: 11.6.15

SHEET
1 OF 1

DWS: F:\projects\015-1927\40-Design\Survey\SRV\Kra\C:\PPT_51927.dwg
 DATE: Apr 21, 2016 1:46pm
 USER: rrothanzl
 LDVP_PBASE_51927
 LDVP_ENDIAN_51927
 TERRY_ROTHANZL_LS_NE
 TERRY_SRVY_BNDY
 51927_SRVY_BNDY



Received: DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 2016065452