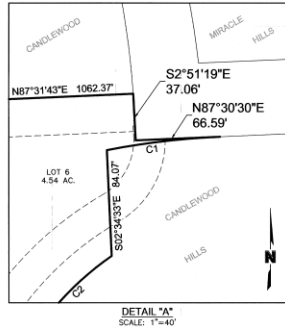
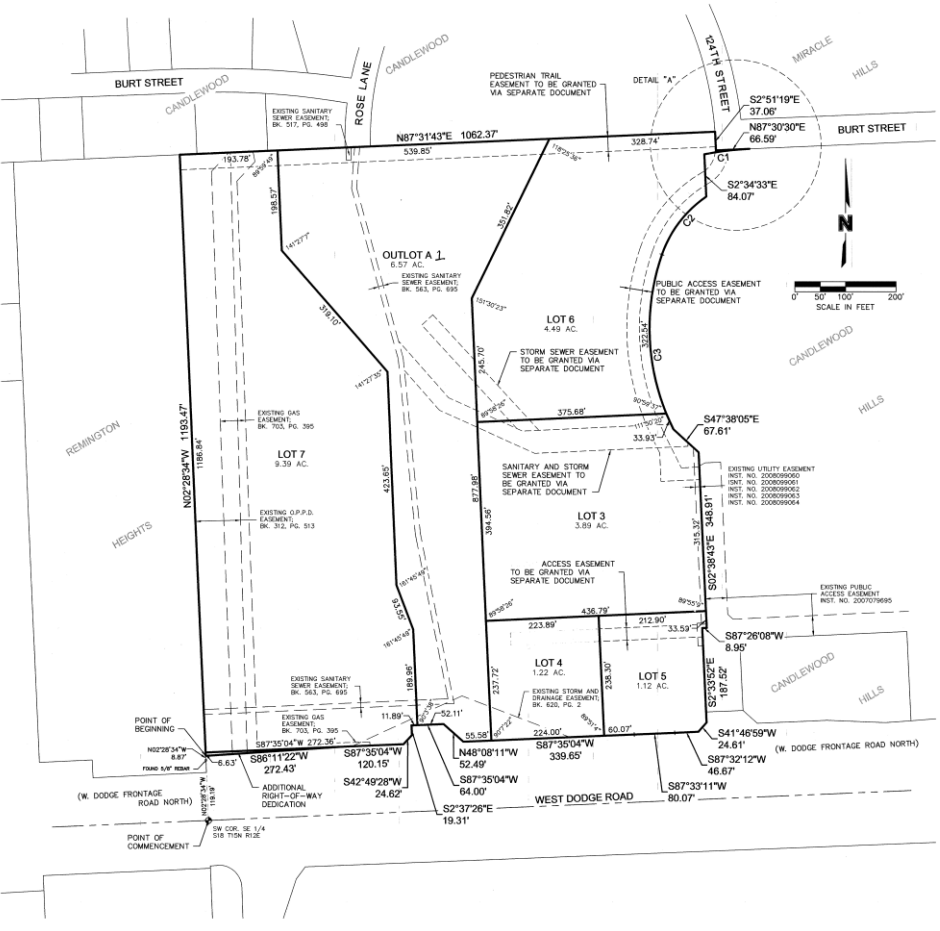


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CANDLEWOOD HILLS LOTS 3 THRU 7 AND OUTLOT A1

BEING A REPLATTING OF CANDLEWOOD HILLS OUTLOT A AND A PART OF MIRACLE HILLS LOT "A", LOT "B" AND LOT "C", RECORDED AND PLATTED SUBDIVISIONS IN DOUGLAS COUNTY NEBRASKA; AND A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL BEING LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST, OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA



LEGEND

- PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT

CURVE TABLE

CURVE #	RADIUS	LENGTH	BEARING	CHORD
C1	599.06'	90.13'	S83°11'52"W	90.05'
C2	230.70'	146.98'	S37°19'18"W	144.51'
C3	447.26'	356.47'	S34°44'40"E	347.11'

NOTES

- ALL INTERNAL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- NO DIRECT ACCESS SHALL BE PERMITTED ONTO WEST DODGE FRONTAGE ROAD NORTH FROM LOTS 4 AND 5.
- NO DIRECT ACCESS SHALL BE PERMITTED ONTO ROSE LANE FROM OUTLOT A.
- A BLANKET DRAINAGE AND STORM SEWER EASEMENT SHALL BE GRANTED OVER THE ENTIRETY OF OUTLOT A.
- ALL OUTLOTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
- OUTLOTS A SHALL BE USED FOR DRAINAGE AND LANDSCAPING GREENSPACE.

SURVEYOR'S CERTIFICATION

I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS 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 CANDLEWOOD HILLS LOTS 3 THRU 7 AND OUTLOT A, A SUBDIVISION AS SURVEYED, PLATTED, AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A REPLATTING OF CANDLEWOOD HILLS OUTLOT "A" AND A PART OF MIRACLE HILLS LOT "A", LOT "B" AND LOT "C", BOTH RECORDED AND PLATTED SUBDIVISIONS IN DOUGLAS COUNTY, NEBRASKA, AND A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4 SE1/4) OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 12 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 18, THENCE N02°28'34"W ON THE WEST LINE OF SAID SOUTHWEST QUARTER, 118.57 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST DODGE ROAD, THENCE CONTINUING N02°28'34"W ON SAID WEST LINE, 8.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON THE WEST LINE OF SAID SOUTHWEST QUARTER, N02°28'34"W, 1193.47 FEET TO THE SOUTH LINE OF CANDLEWOOD, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA; THENCE ON THE SOUTH LINE OF SAID CANDLEWOOD, N87°31'43"E, 1062.37 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 124TH STREET; THENCE ON SAID WESTERLY RIGHT OF WAY LINE, S02°51'19"E, 37.06 FEET TO A POINT INTERSECTING SAID WESTERLY RIGHT OF WAY LINE OF 124TH STREET AND THE SOUTH RIGHT OF WAY LINE OF BURT STREET; THENCE ON SAID SOUTH RIGHT OF WAY LINE, N87°30'30"E, 66.59 FEET; THENCE ON A 599.06 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 90.13 FEET (LONG CHORD BEARS S83°11'52"W, 90.05 FEET); THENCE S02°34'33"E, 84.07 FEET TO A POINT OF CURVATURE; THENCE ON A 230.70 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 146.98 FEET (LONG CHORD BEARS S37°19'18"W, 144.51 FEET); TO A POINT OF COMPOUND CURVATURE; THENCE ON A 447.26 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 356.47 FEET (LONG CHORD BEARS S34°44'40"E, 347.11 FEET); THENCE S47°38'05"E, 67.61 FEET; THENCE S02°38'43"E, 348.91 FEET; THENCE S87°26'08"W, 8.95 FEET; THENCE S02°33'52"E, 187.52 FEET; THENCE S41°46'59"W, 24.61 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST DODGE ROAD; THENCE ON SAID NORTH RIGHT OF WAY LINE FOR THE NEXT 4 COURSES: 1) S87°32'12"W, 46.67 FEET; 2) S87°31'11"W, 80.07 FEET; 3) S87°30'14"W, 338.65 FEET; 4) N48°08'11"W, 52.49 FEET; 5) S87°30'04"W, 64.00 FEET; 6) S02°37'26"E, 19.31 FEET; 7) S42°49'28"W, 24.62 FEET; 8) S87°30'04"W, 120.15 FEET; 9) S86°11'22"W, 272.43 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 26.699 ACRES MORE OR LESS.

TERRY L. ROTHANZL
 NEBRASKA LS-607
 7-15-14

DOUGLAS COUNTY ENGINEER'S REVIEW

THIS PLAT OF CANDLEWOOD HILLS LOTS 3 THRU 7, AND OUTLOT A WAS REVIEWED IN THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.

[Signature]
 DOUGLAS COUNTY ENGINEER

APPROVAL OF CITY PLANNING BOARD

THIS PLAT OF CANDLEWOOD HILLS LOTS 3 THRU 7 AND OUTLOT A WAS APPROVED BY THE CITY PLANNING BOARD.

[Signature]
 CHAIRMAN OF PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

THIS PLAT OF CANDLEWOOD HILLS LOTS 3 THRU 7 AND OUTLOT A WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA, NEBRASKA.

[Signature]
 MATR

[Signature]
 CITY CLERK

[Signature]
 PRESIDENT OF CITY COUNCIL

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF CANDLEWOOD HILLS LOTS 3 THRU 7 AND OUTLOT A AS TO THE DESIGN STANDARDS.

[Signature]
 CITY ENGINEER

COUNTY TREASURER'S CERTIFICATE

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

[Signature]
 COUNTY TREASURER

11-19-14
 DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BLUMANN FAMILY LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID EMBRACING TO BE HEREAFTER KNOWN AS CANDLEWOOD HILLS LOTS 3 THRU 7 AND OUTLOT A, 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 ON OTHER COOPERATION TRANSMITTING COMMUNICATING 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 (8) FIVE-FOOT-WIDE STRIP OF LAND ABUTTING THE FRONT AND BACK BOUNDARY LINES, AN 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 STRIP OF EXTERIOR LOTS BE 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 THEM OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO SET OUR HANDS.
BLUMANN FAMILY LIMITED PARTNERSHIP, a Nebraska Limited Partnership
 BY BLUMANN ADMINISTRATIVE GENERAL PARTNERS, L.L.C., ITS GENERAL PARTNER

[Signature]
 RIV. BLUMANN
 SOLE MEMBER

[Signature]
 FOUR B RANCH, L.L.C.

[Signature]
 ROBERT BATT
 MANAGING MEMBER

[Signature]
 CYNTHIA SCHNEIDER AMENDED AND RESTATED REVOCABLE TRUST OF 2000 (GRANTOR)

[Signature]
 CYNTHIA SCHNEIDER
 TRUSTEE

[Signature]
 SYLVIA COHN AMENDED AND RESTATED REVOCABLE TRUST OF 1999 (GRANTOR)

[Signature]
 SYLVIA COHN
 TRUSTEE

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS
 COUNTY OF DOUGLAS }

ON THIS 10th DAY OF July, 2014, BEFORE ME, A NOTARY PUBLIC, DAILY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT BATT, 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

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS
 COUNTY OF DOUGLAS }

ON THIS 10th DAY OF July, 2014, BEFORE ME, A NOTARY PUBLIC, DAILY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT BATT, 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

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS
 COUNTY OF DOUGLAS }

ON THIS 10th DAY OF July, 2014, BEFORE ME, A NOTARY PUBLIC, DAILY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CYNTHIA SCHNEIDER, 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

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA } SS
 COUNTY OF DOUGLAS }

ON THIS 10th DAY OF July, 2014, BEFORE ME, A NOTARY PUBLIC, DAILY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SYLVIA COHN, 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

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 1111 W. 15th Street, Suite 200
 Omaha, NE 68102
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 FAX: 402.341.1889

REVISIONS

NO.	DATE	REVISION DESCRIPTION

2014

FINAL PLAT

CANDLEWOOD HILLS
 LOTS 3 THRU 7 AND OUTLOT A1

OMAHA, NEBRASKA

drawn by: EDR 1/10
 checked by: EDR 1/10
 approved by: EDR 1/10
 printed on: 07-13-14
 drawing no.: 07-13-14
 date: 07/13/14

SHEET
 1 OF 1