DEED 2017044901

JUN 12 2017 09:30 P 8

Deed 5/8A -New
FEE 52.00 FB 01-60000-016
BKP ____ C/O ____ COMP ____
SCAN ____ FV ____

Received - DIANE L. RATTIATO
Register of Deeds, Douglas County, NE
6/12/2017 09:30:00.00
2017044901

# BENNINGTON PARK WEST

## LOTS 1 THRU 80, INCLUSIVE AND OUTLOTS A, B AND C

**BEING A PLATTING OF PART OF THE SE 1/4 OF THE NW 1/4 TOGETHER WITH PART OF THE NE 1/4 OF THE NW 1/4 TOGETHER WITH PART OF THE NW 1/4 OF THE NE 1/4 TOGETHER WITH PART OF THE SW 1/4 OF THE NE 1/4 TOGETHER WITH PART OF THE NW 1/4 OF THE SE 1/4 , ALL IN SECTION 10, T16N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA**

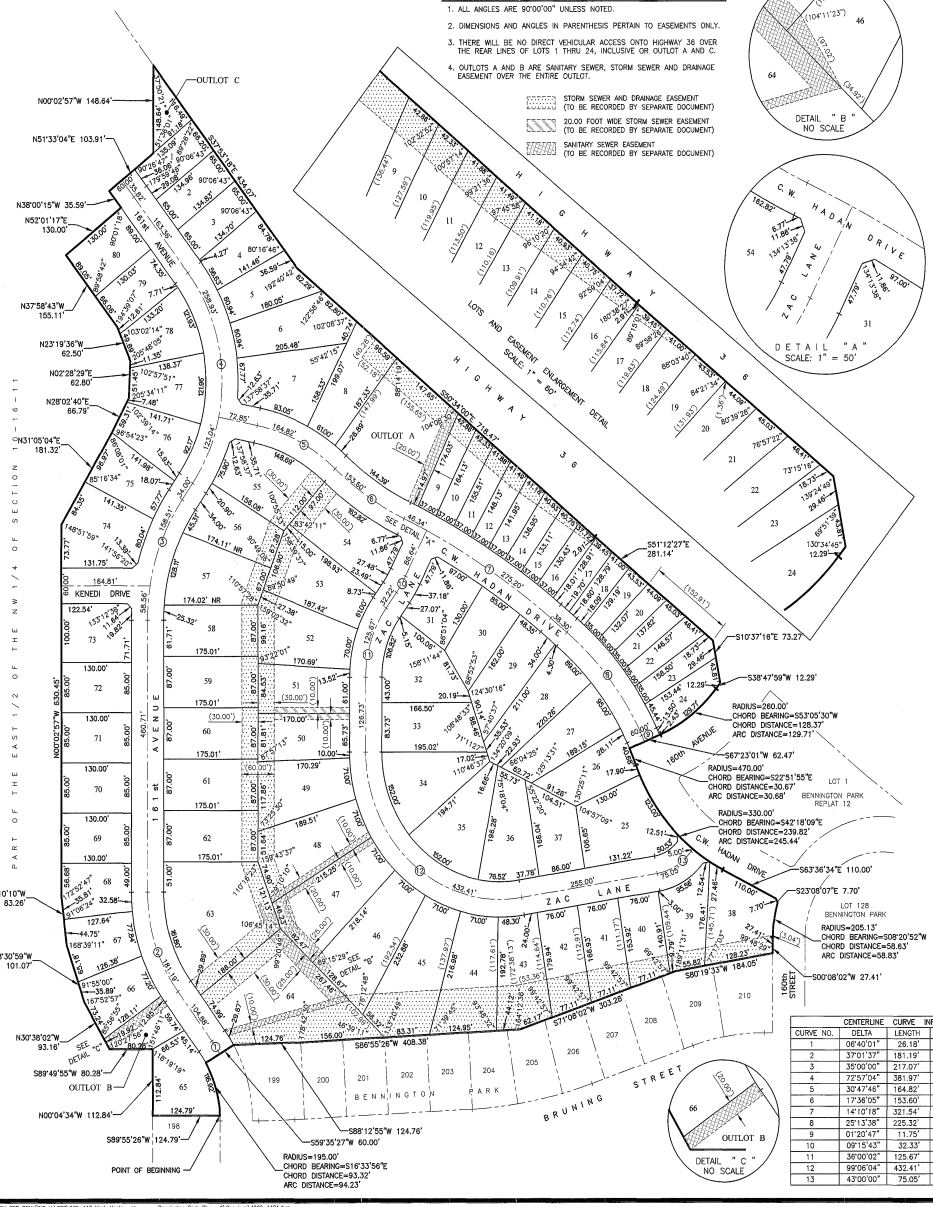
NOTES:

1. ALL ANGLES ARE 90°00'00" UNLESS NOTED.
2. DIMENSIONS AND ANGLES IN PARENTHESIS PERTAIN TO EASEMENTS ONLY.
3. THERE WILL BE NO DIRECT VEHICULAR ACCESS ONTO HIGHWAY 36 OVER THE REAR LINES OF LOTS 1 THRU 24, INCLUSIVE OR OUTLOT A AND C.
4. OUTLOTS A AND B ARE SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENT OVER THE ENTIRE OUTLOT.

STORM SEWER AND DRAINAGE EASEMENT (TO BE RECORDED BY SEPARATE DOCUMENT)

20.00 FOOT WIDE STORM SEWER EASEMENT (TO BE RECORDED BY SEPARATE DOCUMENT)

SANITARY SEWER EASEMENT (TO BE RECORDED BY SEPARATE DOCUMENT)




| CENTERLINE CURVE INFORMATION | | | | |
|---|---|---|---|---|
| CURVE NO. | DELTA | LENGTH | TANGENT | RADIUS |
| 1 | 06°40'01" | 26.18' | 13.10' | 225.00' |
| 2 | 37°01'37" | 181.19' | 93.89' | 280.37' |
| 3 | 35°00'00" | 217.07' | 112.04' | 355.34' |
| 4 | 72°57'04" | 381.97' | 221.79' | 300.00' |
| 5 | 30°47'46" | 164.82' | 84.45' | 306.64' |
| 6 | 17°36'05" | 153.60' | 77.41' | 500.00' |
| 7 | 14°10'18" | 321.54' | 161.60' | 1300.00' |
| 8 | 25°13'38" | 225.32' | 114.52' | 511.74' |
| 9 | 01°20'47" | 11.75' | 5.87' | 500.00' |
| 10 | 09°15'43" | 32.33' | 16.20' | 200.00' |
| 11 | 36°00'02" | 125.67' | 64.98' | 200.00' |
| 12 | 99°06'04" | 432.41' | 293.24' | 250.00' |
| 13 | 43°00'00" | 75.05' | 39.39' | 100.00' |

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN WAS MADE UNDER MY DIRECT PERSONAL DIRECTION AND THAT PERMANENT MARKERS WERE FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT SAID SUBDIVISION TO BE KNOWN AS BENNINGTON PARK WEST, LOTS 1 THRU 80, INCLUSIVE AND OUTLOTS A, B, AND C, BEING A PLATTING OF PART OF THE SE 1/4 OF THE NW 1/4 TOGETHER WITH PART OF THE NE 1/4 OF THE NW 1/4 TOGETHER WITH PART OF THE NW 1/4 OF THE NE 1/4 TOGETHER WITH PART OF THE SW 1/4 OF THE NE 1/4 TOGETHER WITH PART OF THE NW 1/4 OF THE SE 1/4 , ALL IN SECTION 10, T16N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT 198, BENNINGTON PARK, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA;

THENCE S89°55'26"W (ASSUMED BEARING) 124.79 FEET ON THE NORTH LINE OF SAID LOT 198 TO THE NW CORNER THEREOF, SAID CORNER BEING ON THE WEST LINE OF THE SE 1/4 OF SAID SECTION 10;

THENCE N00°04'34"W 112.84 FEET ON THE WEST LINE OF THE SE 1/4 OF SAID SECTION 10 TO THE SE CORNER OF THE NW 1/4 OF SAID SECTION 10, SAID CORNER BEING THE SE CORNER OF A TRACT OF LAND DESCRIBED IN THE FIRST PARAGRAPH OF THE LEGAL DESCRIPTION IN A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2017011627 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED TRACT "A";

THENCE S89°49'55"W 80.28 FEET ON THE SOUTH LINE OF SAID TRACT "A" TO THE SW CORNER THEREOF;

THENCE NORTHERLY ON THE WEST LINE OF SAID TRACT "A" ON THE FOLLOWING DESCRIBED TWELVE COURSES;

THENCE N30°38'02"W 93.16 FEET; THENCE N18°30'59"W 101.07 FEET; THENCE N07°10'10"W 83.26 FEET; THENCE N00°02'57"W 630.45 FEET; THENCE N31°05'04"E 181.32 FEET;

THENCE N28°02'40"E 66.79 FEET; THENCE N02°28'29"E 62.80 FEET; THENCE N23°19'36"W 62.50 FEET; THENCE N37°58'43"W 155.11 FEET; THENCE N52°01'17"E 130.00 FEET;

THENCE N38°00'15"W 35.59 FEET;

THENCE N51°33'04"E 103.91 FEET TO THE MOST NORTHERLY CORNER OF TRACT "A", SAID CORNER BEING ON THE WEST LINE OF THE NE 1/4 OF SAID SECTION 10;

THENCE N00°02'57"W 148.64 FEET ON THE WEST LINE OF SAID NE 1/4 TO THE SOUTH LINE OF HIGHWAY 36;

THENCE S37°53'18"E 434.07 FEET ON THE SOUTH LINE OF HIGHWAY 36;

THENCE S50°34'00"E 718.47 FEET ON THE SOUTH LINE OF HIGHWAY 36;

THENCE S51°12'27"E 281.14 FEET ON THE SOUTH LINE OF HIGHWAY 36 TO THE NW CORNER OF OUTLOT "A", BENNINGTON PARK REPLAT 12, A SUBDIVISION IN SAID DOUGLAS COUNTY;
THENCE S10°37'16"E 73.27 FEET ON THE WEST LINE OF SAID OUTLOT "A" TO THE SW CORNER THEREOF, SAID CORNER BEING ON THE WEST LINE OF 160TH AVENUE;

THENCE S38°47'59"W 12.29 FEET ON THE WEST LINE OF 160TH AVENUE;

THENCE SOUTHWESTERLY ON THE WEST LINE OF 160TH AVENUE ON A 260.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S53°05'30"W CHORD DISTANCE 128.37 FEET, AN ARC DISTANCE OF 129.71 FEET;

THENCE S67°23'01"W 62.47 FEET ON THE WEST LINE OF 160TH AVENUE TO THE SOUTH LINE OF C.W. HADAN DRIVE;

THENCE SOUTHEASTERLY ON THE SOUTH LINE OF C.W. HADAN DRIVE ON A 470.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S22°51'55"E, CHORD DISTANCE 30.67 FEET, AN ARC DISTANCE OF 30.68 FEET;

THENCE SOUTHEASTERLY ON THE SOUTH LINE OF C.W. HADAN DRIVE ON A 330.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S42°18'09"E, CHORD DISTANCE 239.82 FEET, AN ARC DISTANCE OF 245.44 FEET;

THENCE S63°36'34"E 110.00 FEET ON THE SOUTH LINE OF C.W. HADAN DRIVE;

THENCE S23°06'07"E 7.70 FEET ON THE SOUTH LINE OF C.W. HADAN DRIVE TO THE WEST LINE OF 160TH STREET;

THENCE SOUTHWESTERLY ON THE WEST LINE OF 160TH STREET ON A 205.13 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S08°20'52"W, CHORD DISTANCE 58.63 FEET, AN ARC DISTANCE OF 58.83 FEET;

THENCE S00°08'02"W 27.41 FEET ON THE WEST LINE OF 160TH STREET TO THE NE CORNER OF LOT 210, SAID BENNINGTON PARK;

THENCE WESTERLY ON THE NORTH LINES OF LOTS 200 THRU 210, INCLUSIVE, SAID BENNINGTON PARK ON THE FOLLOWING DESCRIBED THREE COURSES:

THENCE S80°19'33"W 184.05 FEET; THENCE S71°08'02"W 303.28 FEET;

THENCE S86°55'26"W 408.38 FEET TO THE NE CORNER OF LOT 199 SAID BENNINGTON PARK;

THENCE S88°12'55"W 124.76 FEET ON THE NORTH LINE OF SAID LOT 199 TO THE EAST LINE OF 161ST AVENUE;

THENCE S59°35'27"W 60.00 FEET TO THE WEST LINE OF 161ST AVENUE;

THENCE SOUTHEASTERLY ON THE WEST LINE OF 161ST AVENUE ON A 195.00 FOOT RADIUS CURVE TO THE RIGHT, CORD BEARING S16°33'56"E, CHORD DISTANCE 93.32 FEET, AN ARC DISTANCE OF 94.23 FEET TO THE NE CORNER OF LOT 198, SAID BENNINGTON PARK AND THE POINT OF BEGINNING.

APRIL 11, 2017 CONTAINS 30.675 ACRES MORE OR LESS
DATE:

NEBRASKA REGISTERED LAND SURVEYOR JAMES D. WARNER L.S.-308

JAMES D. WARNER,
NEBRASKA RLS 308

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, **BP DEVELOPMENT, LLC.**, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LETTERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS **BENNINGTON PARK WEST**, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE DO HEREBY GRANT TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, CENTURYLINK QC 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, CROSSARMS, DOWN GUYS AND ANCHORS, 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 FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES; AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES OF LOTS 1 THRU 8, INCLUSIVE, AND LOTS 25 THRU 80, INCLUSIVE, AND OUTLOTS A, B AND C AND A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING THE FRONT LOT LINES, AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES OF LOTS 9 THRU 24, INCLUSIVE AND A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING THE COMMON SIDE LOT LINES BETWEEN LOTS 10 AND 11, LOTS 12 AND 13, LOTS 14 AND 15, LOTS 16 AND 17, LOTS 18 AND 19, LOTS 20 AND 21 AND LOTS 22 AND 23.

PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA OR AQUILA, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE.

NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

BP DEVELOPMENT, LLC
A NEBRASKA LIMITED LIABILITY COMPANY
BY: Douglas W. Rohloff
DOUG ROHLOFF, MANAGING MEMBER

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF JUNE 2017 BY DOUG ROHLOFF, MANAGING MEMBER OF BP DEVELOPMENT, LLC., A NEBRASKA LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY.

CHRIS E. DORNER
General Notary State of Nebraska
My Commission Expires
December 6, 2018

NOTARY PUBLIC

### 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 WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS 26 DAY OF May, 2017.

Susan Bergstrand
DOUGLAS COUNTY TREASURER

TREASURER'S SEAL
COUNTY TREASURER OFFICIAL SEAL DOUGLAS COUNTY NEBRASKA

### APPROVAL OF CITY OF BENNINGTON PLANNING BOARD

THIS PLAT OF BENNINGTON PARK WEST WAS APPROVED BY THE BENNINGTON CITY PLANNING BOARD ON THIS 9th DAY OF June, 2017.

CHAIRMAN

### APPROVAL OF BENNINGTON CITY COUNCIL

THIS PLAT OF BENNINGTON PARK WEST WAS APPROVED AND ACCEPTED BY THE BENNINGTON CITY COUNCIL ON THIS 4 DAY OF June, 2017.

MAYOR

Cindi Laakes
CITY CLERK

### APPROVAL OF BENNINGTON CITY ENGINEER

THIS PLAT OF BENNINGTON PARK WEST WAS APPROVED BY THE CITY ENGINEER OF BENNINGTON, NEBRASKA ON THIS 7th DAY OF June, 2017.

(Ted Courtney for)
BENNINGTON CITY ENGINEER

### REVIEW BY THE DOUGLAS COUNTY ENGINEER

THIS PLAT OF BENNINGTON PARK WEST WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER.

06/26/17
DATE:

DOUGLAS COUNTY ENGINEER OFFICIAL SEAL

DOUGLAS COUNTY ENGINEER

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

BENNINGTON PARK WEST
LOTS 1 THRU 80, INCLUSIVE
AND OUTLOTS A, B AND C

N
0' 50' 100'

Revision Dates

| No. | Description | MM-DD-YY |
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Job No.: A969-110A
Drawn By: RJR
Reviewed By: JDW
Date: APRIL 11, 2017
Book:
Page:

Sheet Title

DOUGLAS COUNTY FINAL PLAT

Sheet Number

SHEET 1 OF 1

5/24/2017 11:25 AM BOB ROHLFING N:\0107\969-110 Mark Hopkins Homes - Bennington Park Phase 6\Drawings\A969-110A.dwg