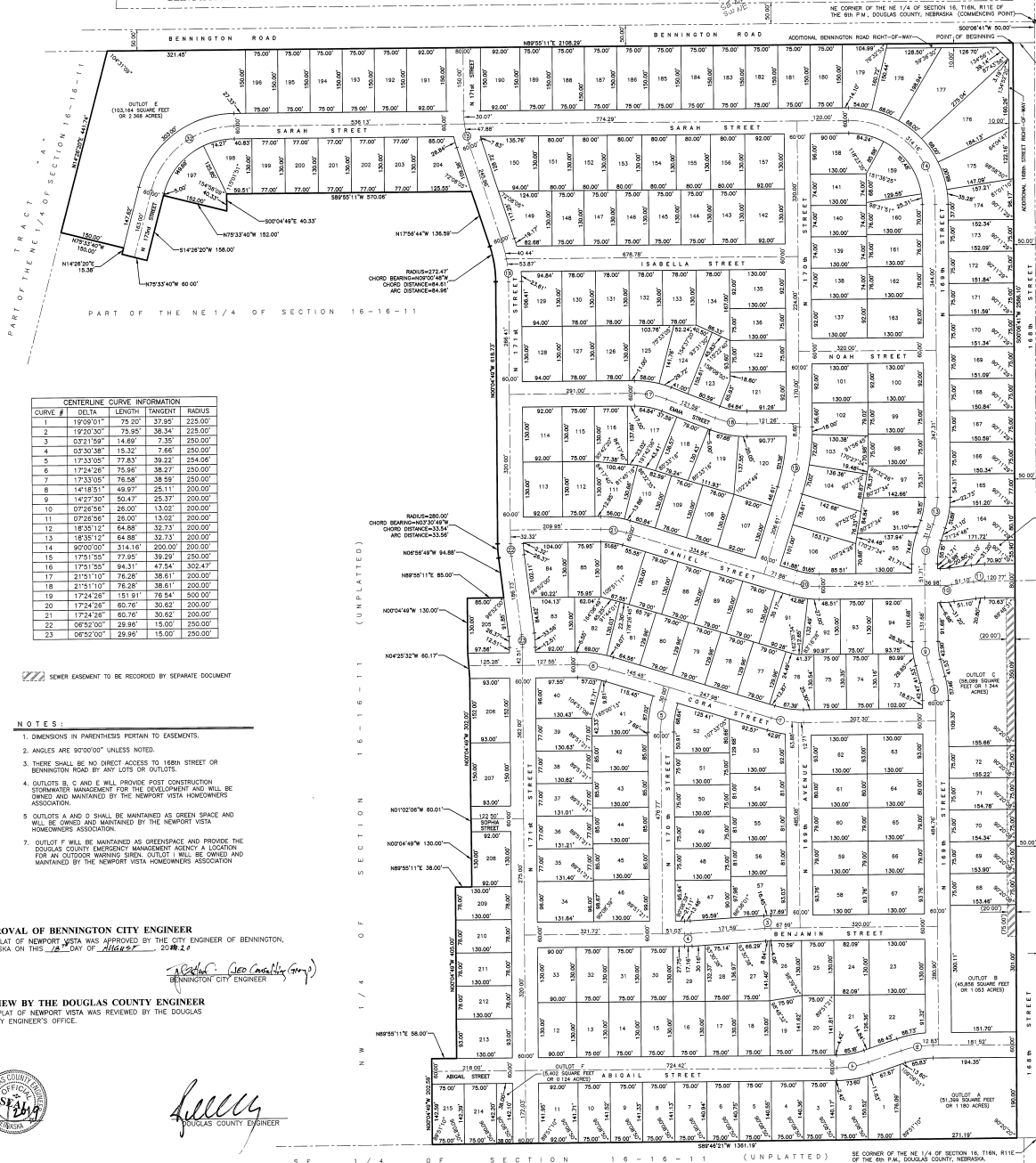


DEED Inst. # 20201280, Pg. 1 of 1 Rec Date: 10/05/2020 09:27:49 AM
Fee Received: \$4.00 By: MEA
Douglas County, NE Assessor/Recorder of Deeds DIANE L. RATTIATO

NEWPORT VISTA

LOTS 1 THRU 215, INCLUSIVE AND OUTLOTS A THRU F, INCLUSIVE
BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 16, T16N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA



CENTERLINE CURVE INFORMATION

CURVE #	DELTA	LENGTH	TANGENT	RADIUS
1	18'09"01"	75.20'	37.95'	225.00'
2	19'20"30"	75.90'	38.34'	225.00'
3	03'21"59"	14.89'	7.30'	250.00'
4	03'30"38"	15.32'	7.66'	250.00'
5	17'33"05"	77.63'	39.22'	250.00'
6	17'24"24"	75.99'	38.27'	250.00'
7	17'33"05"	76.58'	38.59'	250.00'
8	14'18'51"	46.97'	25.11'	200.00'
9	14'27'30"	50.47'	25.37'	200.00'
10	07'26'56"	26.00'	13.02'	200.00'
11	07'26'56"	26.00'	13.02'	200.00'
12	16'35'12"	64.88'	32.73'	200.00'
13	16'35'12"	64.88'	32.73'	200.00'
14	09'00'00"	31.16'	20.00'	200.00'
15	17'51'55"	77.95'	38.29'	250.00'
16	17'51'55"	77.95'	38.29'	250.00'
17	21'51'10"	76.28'	38.61'	200.00'
18	21'51'10"	76.28'	38.61'	200.00'
19	17'24'26"	75.99'	38.61'	200.00'
20	17'24'26"	75.99'	38.61'	200.00'
21	17'24'26"	75.99'	38.61'	200.00'
22	06'52'00"	29.85'	15.00'	250.00'
23	06'52'00"	29.85'	15.00'	250.00'

SEWER EASEMENT TO BE RECORDED BY SEPARATE DOCUMENT

- NOTES:
1. DIMENSIONS IN PARENTHESES PERTAIN TO EASEMENTS.
 2. ANGLES ARE 90°00'00" UNLESS NOTED.
 3. THERE SHALL BE NO DIRECT ACCESS TO 168th STREET OR BENNINGTON ROAD BY ANY LOTS OR OUTLOTS.
 4. OUTLOTS B, C AND E WILL PROVIDE POST CONSTRUCTION STORMWATER MANAGEMENT FOR THE DEVELOPMENT AND BE OWNED AND MAINTAINED BY THE NEWPORT VISTA HOMEOWNERS ASSOCIATION.
 5. OUTLOTS A AND D SHALL BE MAINTAINED AS GREEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE NEWPORT VISTA HOMEOWNERS ASSOCIATION.
 6. OUTLOT F WILL BE MAINTAINED AS GREENSPACE AND PROVIDE THE DOUGLAS COUNTY EMERGENCY MANAGEMENT AGENCY A LOCATION FOR AN OUTDOOR WARNING SIREN. OUTLOT F WILL BE OWNED AND MAINTAINED BY THE NEWPORT VISTA HOMEOWNERS ASSOCIATION.

APPROVAL OF BENNINGTON CITY ENGINEER
THIS PLAT OF NEWPORT VISTA WAS APPROVED BY THE CITY ENGINEER OF BENNINGTON, NEBRASKA ON THIS 18th DAY OF AUGUST, 2020

REVIEW BY THE DOUGLAS COUNTY ENGINEER
THIS PLAT OF NEWPORT VISTA WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE.



[Signature]
DOUGLAS COUNTY ENGINEER

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY. SAID SUBDIVISION TO BE KNOWN AS NEWPORT VISTA, LOTS 1 THRU 215, INCLUSIVE AND OUTLOTS A THRU F, INCLUSIVE, BEING A PLATTING OF THAT PART OF THE NE 1/4 OF SECTION 16, T16N, R11E OF THE 6th P.M., DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS, COMMENCING AT THE NE CORNER OF SAID NE 1/4;
THENCE S00°06'41"W (ASSUMED BEARING) 50.00 FEET ON THE EAST LINE OF SAID NE 1/4;
THENCE S88°55'11"W 50.00 FEET ON A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NE 1/4 TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF 168th STREET;
THENCE S00°08'41"W 2586.10 FEET ON A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NE 1/4 AND ON THE WEST LINE OF 168th STREET TO THE SOUTH LINE OF SAID NE 1/4;
THENCE S88°46'21"W 1351.19 FEET ON THE SOUTH LINE OF SAID NE 1/4;
THENCE N00°04'49"W 202.99 FEET, THENCE N89°55'11"E 58.00 FEET;
THENCE N00°04'49"W 405.00 FEET, THENCE N89°55'11"E 38.00 FEET;
THENCE N00°04'49"W 130.00 FEET, THENCE N07°02'06"W 60.01 FEET;
THENCE N00°04'49"W 302.00 FEET, THENCE N04°29'32"E 60.17 FEET;
THENCE N00°04'49"W 130.00 FEET, THENCE N89°55'11"E 60.00 FEET;
THENCE N06°56'49"W 94.88 FEET;
THENCE NORTHWESTERLY ON A 280.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N03°30'49"W, CHORD DISTANCE 33.54 FEET, AN ARC DISTANCE OF 33.57 FEET;
THENCE N00°04'49"W 618.73 FEET;
THENCE NORTHWESTERLY ON A 272.47 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N15°00'48"W, CHORD DISTANCE 84.61 FEET, AN ARC DISTANCE OF 84.96 FEET;
THENCE N17°56'44"W 136.59 FEET, THENCE S89°55'11"W 570.06 FEET;
THENCE S00°04'49"E 40.33 FEET, THENCE N07°33'40"W 152.00 FEET;
THENCE S14°26'20"W 158.00 FEET, THENCE N07°33'40"W 60.00 FEET;
THENCE N14°26'20"E 15.38 FEET;
THENCE N07°33'40"W 150.00 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A QUAITEMA DEED RECORDED AS INSTRUMENT NO. 2007129309 OF THE DOUGLAS COUNTY RECORDS AND HEREINAFTER CALLED "TRACT A";
THENCE N14°26'20"E 441.74 FEET ON THE EAST LINE OF SAID "TRACT A" TO A POINT 50.00 FEET SOUTH OF THE NORTH LINE OF SAID NE 1/4; SAID POINT BEING ON THE SOUTH LINE OF BENNINGTON ROAD;
THENCE N89°55'11"E 2108.29 FEET ON A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NE 1/4 AND ON THE SOUTH LINE OF BENNINGTON ROAD TO THE POINT OF BEGINNING.

[Signature]
JAMES D. WARNER
NEBRASKA RLS 308

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT WE, KREJCIO DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SURVEYED INTO STREETS, LOTS AND OUTLOTS TO BE NAMED, NUMBERED AND LATERED AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS NEWPORT VISTA, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THE STREETS AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE DOUGLAS COUNTY PUBLIC POWER DISTRICT, CENTURILINK 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, SUPPORTS AND OTHER RELATED FACILITIES AND TO EXTEND THEREIN 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, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16') FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED SUBDIVISION. SAID SIXTEEN (16') FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8') FOOT WIDE STRIP OF LAND WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16') FOOT EASEMENT IS NOT OCCUPIED BY UTILITY.

PERPETUAL EASEMENTS ARE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF DOUGLAS COUNTY, NEBRASKA, OR AQUALITY THEREOF, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES AND TO EXTEND THEREIN 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 THEREIN GRANTED.

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF AUGUST, 2020 BY FRANK R. KREJCIO, MANAGER OF KREJCIO DEVELOPMENT, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.
[Signature]
FRANK R. KREJCIO, MANAGER
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 25th DAY OF AUGUST, 2020.
[Signature]
DEPUTY
DOUGLAS COUNTY TREASURER

APPROVAL OF CITY OF BENNINGTON PLANNING BOARD
THIS PLAT OF NEWPORT VISTA WAS APPROVED BY THE BENNINGTON CITY PLANNING BOARD ON THIS 22nd DAY OF AUGUST, 2020.
[Signature]
CHAIRMAN

APPROVAL OF BENNINGTON CITY COUNCIL
THIS PLAT OF NEWPORT VISTA WAS APPROVED AND ACCEPTED BY THE BENNINGTON CITY COUNCIL ON THIS 27th DAY OF MARCH, 2019.
[Signature]
CITY CLERK

TD2
engineering & surveying
thompson, dreesen & dornier, inc.
10030 Old Mill Rd
Omaha, NE 68154
p 402 330 8860 f 402 330 5866
td2co.com

NEWPORT VISTA

LOTS 1 THRU 215, INCLUSIVE AND OUTLOTS A THRU F, INCLUSIVE



Revision Dates

No.	Description	MM-DD-YY
1		
2		
3		
4		
5		

Job No.: B169-215B
Drawn By: RJR
Reviewed By: JDW
Date: JANUARY 25, 2019
Page:

Sheet Title
CITY OF BENNINGTON
FINAL PLAT