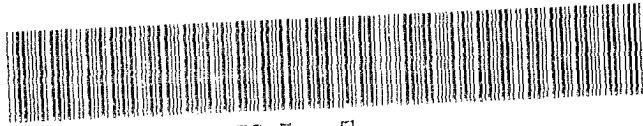




MISC 2006131160



NOV 16 2006 14:39 P 7

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/16/2006 14:39:09.24



2006131160

THIS PAGE INCLUDED FOR INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

Misc
~~Deeds~~

B $\frac{7}{6}$

FEE \$ 38.⁰⁰ FB 02-16144 - new
05-16143 - old

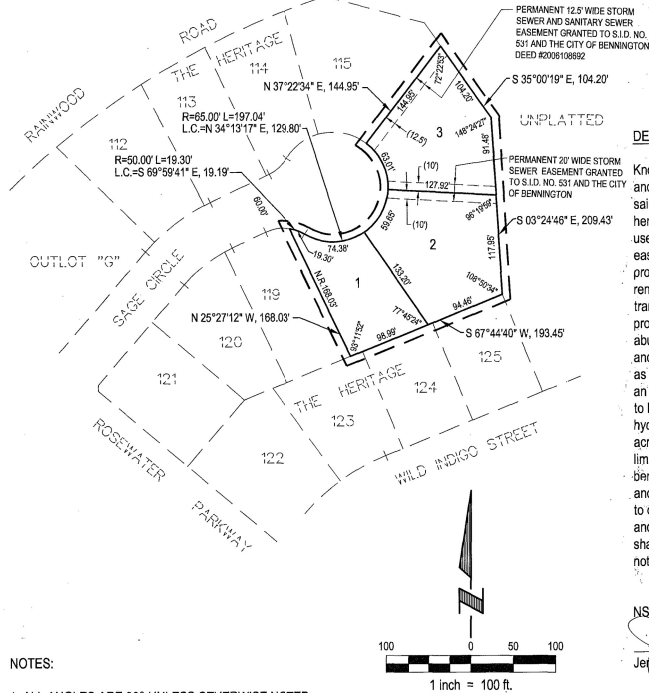
BKP _____ C/O _____ COMP 803 *

DEL SD SCAN _____ FV MC

THE HERITAGE REPLAT ONE

LOTS 1 THRU 3 INCLUSIVE

BEING A REPLAT OF ALL OF LOTS 116, 117 AND LOT 118, THE HERITAGE, A SUBDIVISION LOCATED IN PART OF THE SOUTH 1/2 OF SECTION 14; AND ALSO PART OF THE NORTH 1/2 OF SECTION 23; ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



DEDICATION

Know all men by these presents that we, NS - The Heritage, LLC, owners 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 and named as shown, said subdivision to be hereafter known as THE HERITAGE REPLAT ONE (lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby dedicate to the public for public use the streets, avenues and circles, and we do hereby grant easements as shown on this plat, we do further grant a perpetual easement to the Omaha Public Power District, Qwest Communications 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, 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 including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all interior lots; and a sixteen-foot (16') 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 sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded and we do further grant a perpetual easement to Metropolitan Utilities District, 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 five-foot (5') wide strip of land abutting all cul-de-sac streets. In consideration of the grant of these easements and as a limitation of these easements granted herein, any wires, cables, conduits and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36") inches below ground and any other underground facilities shall also be installed at least thirty-six (36") inches below ground and, in the event of a failure to comply with this limitations, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocation costs. 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.

NS - THE HERITAGE, LLC

Jerry G. Banks

 Jerry G. Banks, Secretary

REVIEW OF DOUGLAS COUNTY ENGINEER

This plat of THE HERITAGE REPLAT ONE (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.

[Signature]

 DOUGLAS COUNTY ENGINEER



APPROVAL OF CITY OF BENNINGTON

This plat of THE HERITAGE REPLAT ONE (lots numbered as shown) was approved by the City of Bennington.

Mindy Leaker 11-13-06

 CITY CLERK DATE

DOUGLAS COUNTY REGISTER OF DEEDS

Recorded on this _____ day of _____

Douglas County Register of Deeds Date

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN THE HERITAGE REPLAT ONE (LOTS NUMBERED AS SHOWN), BEING A REPLAT OF LOTS 116, 117 AND LOT 118, THE HERITAGE, A SUBDIVISION LOCATED IN OF PART OF THE SOUTH 1/2 OF SECTION 14; AND ALSO PART OF THE NORTH 1/2 OF SECTION 23; ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS AN AREA OF 47,920 SQUARE FEET OR 1.100 ACRES, MORE OR LESS.

Robert Clark

 ROBERT CLARK LS-419
 11-13-06 DATE
 NEBRASKA REGISTERED LAND SURVEYOR ROBERT CLARK

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA
 COUNTY OF DOUGLAS)

On this 25TH day of OCTOBER, 2006, before me, the undersigned, a Notary Public in and for said County, personally came Jerry G. Banks, Secretary, of NS-THE HERITAGE, LLC who is personally known to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be his voluntary act and deed as such officer of said LLC.

WITNESS my hand and Notarial Seal the day and year last above written.

Homer R. Hunt

 Notary Public
 A GENERAL NOTARY State of Nebraska HOMER R. HUNT My Comm. Exp. April 30, 2007

BENNINGTON CITY ENGINEER

This plat of THE HERITAGE REPLAT ONE (Lots numbered as shown) was approved by the City Engineer of Bennington, Nebraska.

[Signature]

 BENNINGTON CITY ENGINEER 11-13-06 DATE

DOUGLAS 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 in this plat as shown by the records of this office.

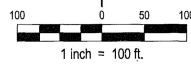
[Signature] 10-25-06

 COUNTY TREASURER DATE



NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ALL DIMENSIONS AND ANGLES SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF EASEMENTS.
- THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
- A PERMANENT SMOKE EASEMENT IS HEREBY GRANTED OVER ALL OF LOTS 1 THROUGH 3 INCLUSIVE, THE HERITAGE REPLAT ONE, TO THE OWNERS OF ALLWINE PRAIRIE AND ALSO TO ANY ENTITY RESPONSIBLE FOR THE ONGOING MAINTENANCE OF ALLWINE PRAIRIE. THE ALLWINE PRAIRIE AREA IS NATIVE, TALLGRASS PRAIRIE WHICH REQUIRES THAT SURFACE VEGETATION BE SUBJECTED TO A OCCASIONAL CONTROLLED BURN IN ORDER TO MAINTAIN ITS HEALTH AND DIVERSITY. THE CONTROLLED BURN WOULD OCCUR NO MORE THAN ONE TIME PER YEAR, GENERALLY, BUT NOT ALWAYS-DURING APRIL OR MAY. THE OWNER OR MAINTAINER OF ALLWINE PRAIRIE IS GRANTED, BY THIS EASEMENT, THE RIGHT TO RELEASE SMOKE FROM THE CONTROLLED BURN ONTO SAID LOTS 1 THROUGH 3, INCLUSIVE, THE HERITAGE REPLAT ONE. TO PERFORM THE CONTROLLED BURN SPECIFIC WEATHER CONDITIONS ARE REQUIRED MAKING IT DIFFICULT TO SCHEDULE AN EXACT DATE FOR THE BURN. FOR THIS REASON, NOTIFICATION OF THE OWNERS OF LOTS 1 THROUGH 3 INCLUSIVE, THE HERITAGE REPLAT ONE, REGARDING A SCHEDULED CONTROLLED BURN IS RECOMMENDED BUT NOT REQUIRED.



Proj No:	2005030.01	Revisions
Date:	9-11-06	(No) Date
Designed By:	MAW	
Drawn By:	TRH	
Scale:	1" = 100'	
Sheet	1 of 1	

ADMINISTRATIVE PLAT

THE HERITAGE REPLAT ONE
 BENNINGTON, NEBRASKA

e+a E&A CONSULTING GROUP, INC.
 ENGINEERING • PLANNING • FIELD SERVICES
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 PHONE: (402) 895-4700 FAX: (402) 895-3599
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