

BK 2014 PG 290



DEED 1995011280

RECEIVED

SEP 20 3 32 PM '95

GEORGE W. ...  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

11280 0160000

59.00 P FB 0505-02874

0/0 0219

# BENNINGTON PARK

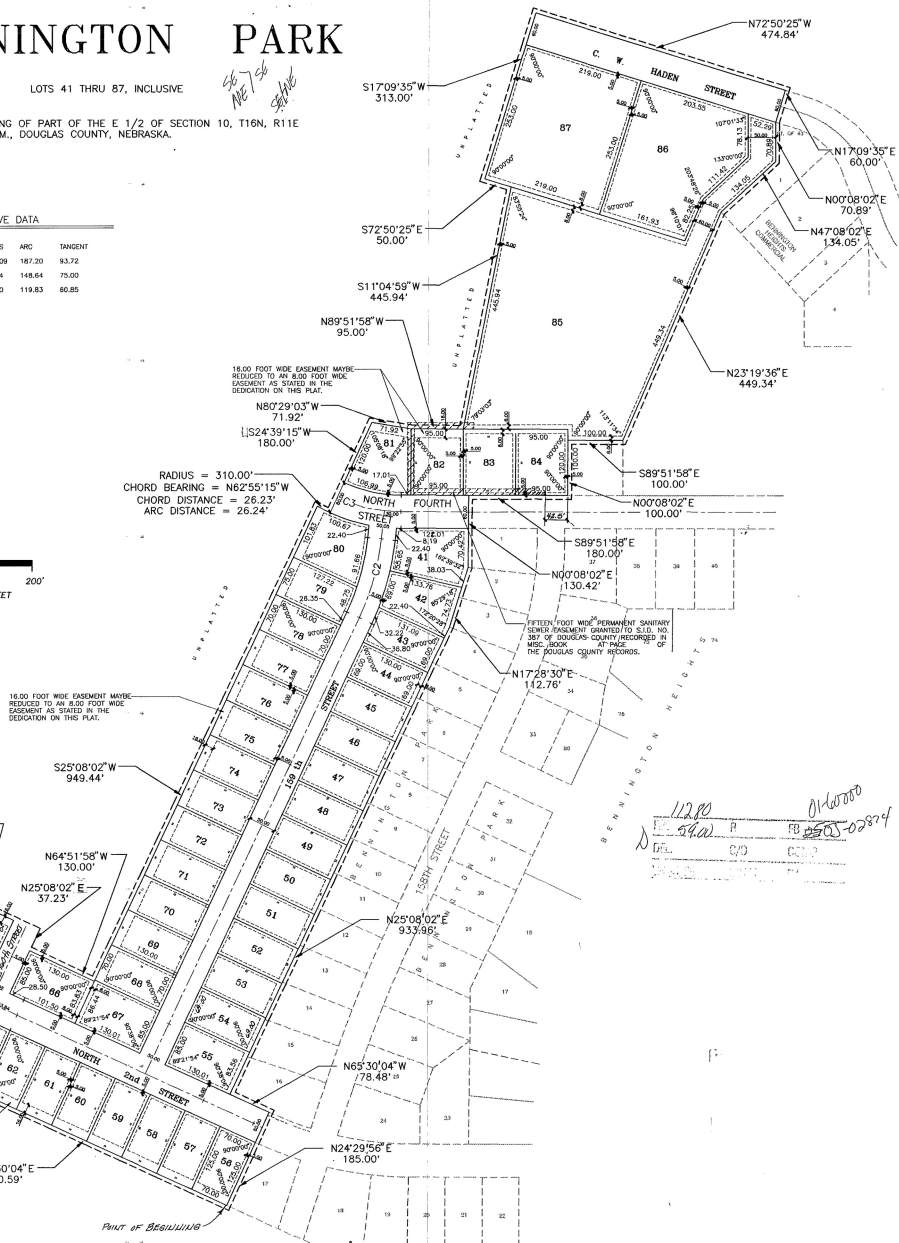
LOTS 41 THRU 87, INCLUSIVE

BEING A PLATING OF PART OF THE E 1/2 OF SECTION 10, T16N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

### CENTERLINE CURVE DATA

CURVE DATA	BEARS	ARC	TANGENT
C1	07°10'42"	1826.09	187.20
C2	19°51'40"	451.24	148.84
C3	24°31'13"	286.00	119.83

RECEIVED  
SEP 20 3 32 PM '95  
GEORGE W. DRESSEN  
ENGINEER & LAND SURVEYOR  
DOUGLAS COUNTY, NE



### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF PART OF THE EAST 1/2 OF SECTION 10, T16N, R11E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA AND THAT IRON PIPES OR PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT A BOND WILL BE POSTED WITH THE CITY OF BENNINGTON TO INSURE THAT IRON PIPES WILL BE SET AT ALL LOT CORNERS, ANGLE POINTS AND AT THE ENDS OF ALL CURVES WITHIN THE SUBDIVISION TO BE KNOWN AS BENNINGTON PARK, LOTS 41 THROUGH 87, INCLUSIVE, BEING A PLATING OF THAT PART OF THE EAST 1/2 OF SAID SECTION 10, DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF LOT 77, BENNINGTON PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN SAID DOUGLAS COUNTY, THENCE N22°08'02" (ASSUMED BEARING) 185.00 FEET ON THE WESTERLY LINE OF SAID LOT 17 AND ITS NORTHERLY EXTENSION TO THE SOUTHERLY LINE OF LOT 16, SAID BENNINGTON PARK; THENCE N25°08'02" 74.48 FEET ON THE SOUTHERLY LINE OF SAID LOT 16 TO THE SW CORNER THEREOF; THENCE N22°08'02" 933.58 FEET ON THE WESTERLY LINE OF LOTS 4 THRU 16, INCLUSIVE SAID BENNINGTON PARK TO THE NW CORNER OF SAID LOT 4; THENCE N17°29'57" 112.74 FEET ON THE WESTERLY LINE OF LOTS 2 AND 3 SAID BENNINGTON PARK TO THE NW CORNER OF LOT 2, SAID BENNINGTON PARK; THENCE N07°08'02" 130.42 FEET ON THE WEST LINE OF LOT 1 SAID BENNINGTON PARK AND ITS NORTHERLY EXTENSION TO THE NORTH LINE OF NORTH FOURTH STREET; THENCE S89°51'58" 180.00 FEET ON THE NORTH LINE OF NORTH FOURTH STREET; THENCE N07°08'02" 100.00 FEET; THENCE S89°51'58" 100.00 FEET ON A LINE 100.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTH FOURTH STREET; THENCE S24°39'15" 180.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 43, BENNINGTON HEIGHTS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE N47°08'02" 134.05 FEET ON THE WESTERLY LINE OF LOT 1, SAID BENNINGTON HEIGHTS COMMERCIAL TO THE WEST LINE OF LOT 43, BENNINGTON HEIGHTS; A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE N07°08'02" 70.89 FEET ON THE WEST LINE OF SAID LOT 43 TO THE NW CORNER THEREOF; THENCE N17°08'02" 60.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID STATE HIGHWAY NO.36; THENCE N27°29'57" 474.84 FEET ON THE SOUTHERLY LINE OF SAID STATE HIGHWAY NO.36; THENCE S17°09'35" 313.00 FEET; THENCE S27°29'57" 50.00 FEET ON A LINE 313.00 FEET SOUTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID STATE HIGHWAY NO.36; THENCE S17°04'59" 445.94 FEET TO A POINT 120.00 FEET NORTH OF THE WESTERLY EXTENSION OF SAID NORTH FOURTH STREET; THENCE N89°51'58" 50.00 FEET ON A LINE 100.00 FEET NORTH OF AND PARALLEL WITH THE WESTERLY EXTENSION OF SAID NORTH FOURTH STREET; THENCE N82°29'30" 71.92 FEET; THENCE S24°39'15" 180.00 FEET; THENCE NORTHWESTERLY ON A 310.00 FOOT RADIUS MONTANGANT CURVE TO THE RIGHT, CHORD BEARING N82°51'58" 128.23 FEET, AN ARC DISTANCE OF 26.24 FEET; THENCE S29°08'02" 949.44 FEET ON A MONTANGANT LINE; THENCE N64°51'58" 130.00 FEET; THENCE N25°08'02" 37.23 FEET; THENCE N84°51'58" 142.01 FEET; THENCE S31°31'38" 173.68 FEET; THENCE SOUTHWESTERLY ON A 125.00 FOOT RADIUS MONTANGANT CURVE TO THE LEFT, CHORD BEARING S89°22'39" E, CHORD DISTANCE 51.86 FEET, AN ARC DISTANCE OF 51.86 FEET; THENCE S29°37'04" W 131.73 FEET ON A MONTANGANT LINE; THENCE S65°30'04" E 640.59 FEET TO THE POINT OF BEGINNING.

AUGUST 21, 1995  
DATE

### DEDICATION

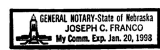
KNOW ALL MEN BY THESE PRESENTS: THAT WE, ROBERT J. BRUNING AND SHARON S. BRUNING, BEING THE OWNERS OF THE HEREIN DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBOSSED WITHIN THIS PLAT HAVE CAUSED SAID BOND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BENNINGTON PARK, LOTS 41 THRU 87 INCLUSIVE, 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 AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND ILS WEST COMMUNICATIONS, INC. 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 RECEIVING 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 BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJOINING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ADJOINING 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 SUBDIVISION. SAID SIXTEEN (16) FOOT WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FOOT WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED IF SAID SIXTEEN (16) FOOT EASEMENT IS NOT OCCUPIED BY UTILITY FACILITIES AND IF REQUESTED BY THE OWNER. NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN THE SAID EASEMENT YET, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIGNALLS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREIN GRANTED.



Robert J. Bruning  
Sharon S. Bruning

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA  
COUNTY OF DOUGLAS  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF AUGUST, 1995 BY ROBERT J. BRUNING AND SHARON S. BRUNING.



Joseph C. Franco  
Notary Public

### DOUGLAS COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE AS APPEARS ON THIS PLAT AS OF THIS 7th DAY OF AUGUST, 1995.



Julie W. Haney  
Douglas County Treasurer

### APPROVAL OF BENNINGTON VILLAGE PLANNING BOARD

THIS PLAT OF BENNINGTON PARK WAS APPROVED BY THE BENNINGTON VILLAGE PLANNING BOARD THIS 7th DAY OF SEPTEMBER, 1995

James Cohen  
Chairman

### APPROVAL OF BENNINGTON VILLAGE COUNCIL

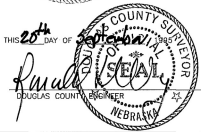
THIS PLAT OF BENNINGTON PARK WAS APPROVED BY THE BENNINGTON VILLAGE COUNCIL THIS 17th DAY OF SEPTEMBER, 1995.

William Dreesen  
Mayor



### REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF BENNINGTON PARK WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE THIS 20th DAY OF SEPTEMBER, 1995.



AS SHOWN	8-21-95	RDK	EJK
Scale:	Date:	Drawn by:	Reviewed by:
Revision:			

PARK  
BENNINGTON  
FINAL PLAT

2 THOMPSON, DRESSEN & DORNER  
Consulting Engineers & Land Surveyors  
1101 N. 10th Street  
Lincoln, NE 68502  
(402) 338-1880

525-104  
AS25104A.DWG