

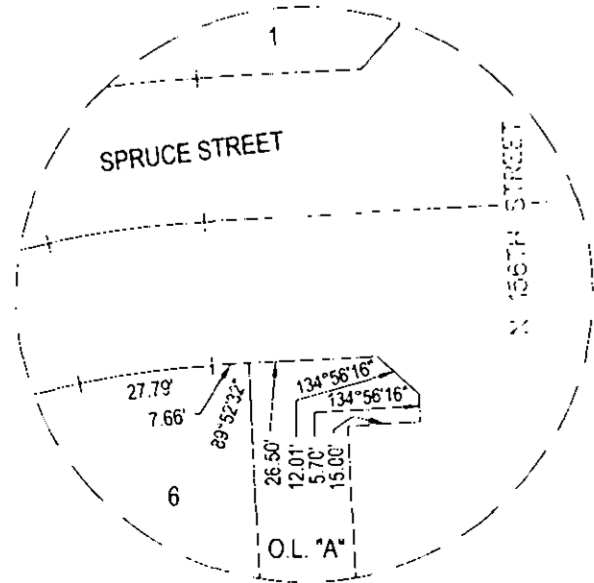
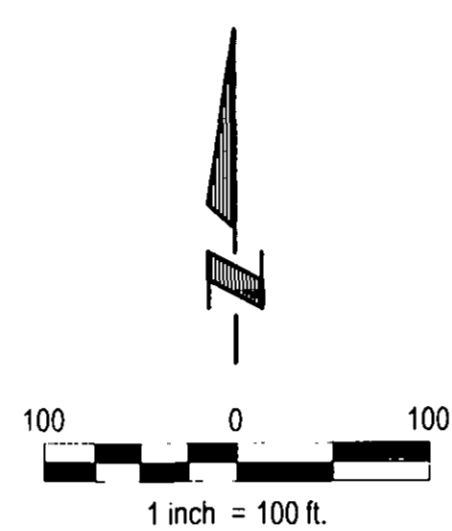
MCGREGOR BRAE

LOTS 1 THRU 6 & OUTLOT "A" INCLUSIVE

A TRACT OF LAND BEING PART OF THE SE1/4 OF THE NE1/4 OF SECTION 10, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

LEGEND

- 5/8" REBAR SET
- PINS FOUND
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- ⊕ EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES
- EXIST. EASEMENT LINE



CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	200.00	32.69	16.38	9°21'53"
2	200.00	110.00	56.46	31°31'52"
3	300.00	359.42	204.82	68°38'41"

SOUTHEAST CORNER SE1/4 OF THE NE1/4 SEC. 10-T16N-R11E (COMMENCING POINT)
 NE 32.15' TO PK NAIL FOUND IN ISLAND NOSE
 SW 69.25' TO SE CORNER OF AREA INLET
 W 45.45' TO CHISELED "X" LIGHT POLE BASE PLATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, MIH-BENNINGTON, LLC, THE OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR CERTIFICATION AND EMBRACED WITHIN THIS 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 MCGREGOR BRAE (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 AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, CENTURYLINK 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 ERRECT, 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 ERRECT, 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 CURB-DE SAC STREETS AND ALONG ALL STREET FRONTAGES OF ALL CORNER LOTS. 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.

MIH-BENNINGTON, LLC
 GEOFF MCGREGOR, MANAGER DATE 2-28-18

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS)
 ON THIS 28th DAY OF February 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME GEOFF MCGREGOR, MANAGER OF MIH-BENNINGTON, 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.
 WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.
 Talara A. Rieker
 NOTARY PUBLIC

REVIEW OF DOUGLAS COUNTY ENGINEER

THIS PLAT OF MCGREGOR BRAE (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE OFFICE OF THE DOUGLAS COUNTY ENGINEER.
 [Signature]
 DOUGLAS COUNTY ENGINEER DATE 3/1/18

NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO N 156TH STREET FROM LOT 1 AND OUTLOT "A", MCGREGOR BRAE.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
- THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND HALF FEET (8.5) RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
- OUTLOT "A" SHALL BE USED AS A STORM SEWER AND DETENTION EASEMENT.
- LOTS 4 THRU 6 AND OUTLOT "A" ARE SUBJECT TO A STORM WATER RESTRICTION EASEMENT ENFORCEABLE BY THE NEBRASKA DEPARTMENT OF ROADS OR DEPARTMENT OF TRANSPORTATION AS RECORDED IN INSTRUMENT NUMBER 2017057831, BY THE DOUGLAS COUNTY REGISTER OF DEEDS.

SURVEYORS CERTIFICATION

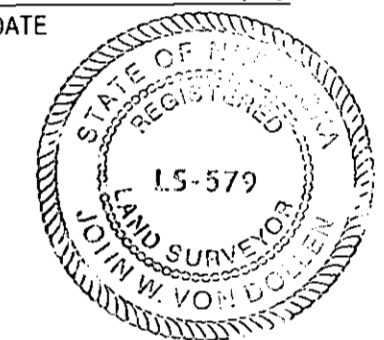
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION ON MARCH 24, 2018, THAT ANY CHANGES FROM THE DESCRIPTION APPEARING IN THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED OR WILL BE INSTALLED AND THEIR POSITION IS CORRECTLY SHOWN AND THE ALL DIMENSIONAL AND GEODETIC DATA IS CORRECT.

A TRACT OF LAND BEING PART OF THE SE1/4 OF THE NE1/4 OF SECTION 10, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NE1/4 OF SECTION 10, THENCE N02°37'01"W (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NE1/4 OF SECTION 10, A DISTANCE OF 568.00 FEET TO THE POINT OF BEGINNING, THENCE S87°22'59"W, A DISTANCE OF 65.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 156TH STREET, THENCE S02°37'01"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 156TH STREET, A DISTANCE OF 385.00 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF 156TH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 36, THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 36 ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N69°31'27"W, A DISTANCE OF 925.04 FEET, (2) THENCE N75°48'49"W, A DISTANCE OF 280.65 FEET, THENCE N02°42'34"W, A DISTANCE OF 688.73 FEET TO A POINT ON THE NORTH LINE OF SAID SE1/4 OF THE NE1/4 OF SECTION 10, THENCE N87°04'33"E ALONG THE NORTH LINE OF SAID SE1/4 OF THE NE1/4 OF SECTION 10, A DISTANCE OF 1195.29 FEET TO THE NORTHEAST CORNER OF SAID SE1/4 OF THE NE1/4 OF SECTION 10, THENCE S02°37'01"E ALONG SAID EAST LINE OF THE NE1/4 OF SECTION 10, A DISTANCE OF 756.98 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,068.234 SQUARE FEET OR 24.523 ACRES MORE OR LESS.

[Signature]
 JOHN W. VON DOLLEN LS-579, DATE 02-22-2018



APPROVAL OF BENNINGTON CITY COUNCIL

THIS PLAT OF MCGREGOR BRAE WAS APPROVED BY THE CITY COUNCIL OF BENNINGTON, NEBRASKA, ON THIS 17th DAY OF February 2018.
 [Signature]
 MAYOR
 [Signature]
 CITY CLERK

APPROVAL OF BENNINGTON PLANNING COMMISSION

THIS PLAT OF MCGREGOR BRAE HAS BEEN SUBMITTED TO AND APPROVED BY THE BENNINGTON PLANNING COMMISSION THIS 21st DAY OF March 2018.
 [Signature]
 CHAIR, PLANNING COMMISSION
 [Signature]
 SECRETARY OF PLANNING COMMISSION

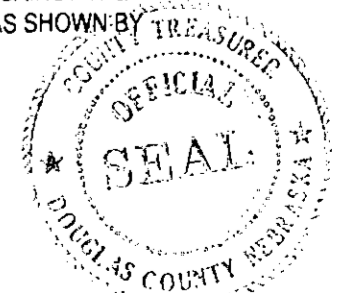
APPROVAL OF BENNINGTON CITY ENGINEER

THIS PLAT OF MCGREGOR BRAE WAS APPROVED BY THE CITY OF BENNINGTON, NEBRASKA ON THIS 17th DAY OF February 2018.
 [Signature]
 BENNINGTON CITY ENGINEER

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]
 COUNTY TREASURER DATE 8-07-18



E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services
 10959 Mill Valley Road, Suite 100 • Omaha, NE 68154
 Phone: 402.856.4700 • Fax: 402.856.3599
 www.eaeg.com

E & A CONSULTING GROUP, INC.
 Engineering Answers

MCGREGOR BRAE
 LOTS 1 THRU 6 & OUTLOT "A"
 BENNINGTON, NEBRASKA

FINAL PLAT

Revisions	Date	Description
1	01/10/2018	JRS
2	02/22/2018	B.H

Plat No. P2018.717.003
 Date: 01/10/2018
 Designed By: JRS
 Drawn By: B.H
 Scale: 1" = 100'
 Sheet: 1 of 1