



DEED 2007105425



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Deed OE 27272
FEE 94.56
DKP 2-16-11
DEL PA SCAN JV
FO. AL. BATTIATO
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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
9/14/2007 11:48:19.29



2007105425

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Check Number

NEWPORT HILL

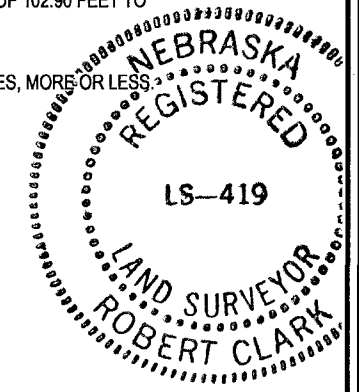
LOTS 1 THRU 91 INCLUSIVE & OUTLOTS A THRU G INCLUSIVE
BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

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 WILL BE PLACED AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN NEWPORT HILL (LOTS NUMBERED AS SHOWN), BEING A PLATTING OF PART OF THE NE 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NE 1/4 OF SECTION 8, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 17, SHILOH RANCHES, FIRST PLATTING, A SUBDIVISION LOCATED IN THE NW 1/4 OF SAID SECTION 8; THENCE N02°35'15"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NE 1/4 OF SECTION 8, SAID LINE ALSO BEING THE EAST LINE SAID LOT 17, SHILOH RANCHES, FIRST PLATTING, A DISTANCE OF 107.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N02°35'15"W ALONG SAID WEST LINE OF THE NE 1/4 OF SECTION 8, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 17, SHILOH RANCHES, FIRST PLATTING, AND ALSO THE EAST RIGHT-OF-WAY LINE OF NORTHERN HILLS DRIVE, AND ALSO THE EAST LINE OF LOTS 18, 27, 28 AND 29, SAID SHILOH RANCHES, FIRST PLATTING, A DISTANCE OF 2077.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 29, SHILOH RANCHES, FIRST PLATTING, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SHONGASKA ROAD; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SHONGASKA ROAD ON A CURVE TO THE RIGHT WITH A RADIUS OF 1410.00 FEET, A DISTANCE OF 25.06 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S88°38'13"E, A DISTANCE OF 25.06 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF SHONGASKA ROAD, AND THE EAST RIGHT-OF-WAY LINE OF 186TH STREET; THENCE N02°35'15"W ALONG SAID EAST RIGHT-OF-WAY LINE OF 186TH STREET, A DISTANCE OF 354.17 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF 186TH STREET, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 36; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 36 ON THE FOLLOWING DESCRIBED COURSES; THENCE S85°35'17"E, A DISTANCE OF 494.29 FEET; THENCE N86°00'51"E, A DISTANCE OF 2080.86 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 36 AND THE WEST RIGHT-OF-WAY LINE OF 180TH STREET; THENCE S02°36'33"E ALONG SAID WEST RIGHT-OF-WAY LINE OF 180TH STREET, A DISTANCE OF 1766.14 FEET; THENCE S87°23'27"W, A DISTANCE OF 354.44 FEET; THENCE N53°36'00"W, A DISTANCE OF 103.83 FEET; THENCE N86°09'27"W, A DISTANCE OF 435.99 FEET; THENCE S85°32'53"W, A DISTANCE OF 310.49 FEET; THENCE N87°30'14"W, A DISTANCE OF 659.25 FEET; THENCE S68°35'07"W, A DISTANCE OF 232.01 FEET; THENCE S50°37'27"W, A DISTANCE OF 169.04 FEET; THENCE S10°26'18"E, A DISTANCE OF 217.98 FEET; THENCE S55°15'09"W, A DISTANCE OF 255.93 FEET; THENCE S42°47'43"W, A DISTANCE OF 269.87 FEET; THENCE S12°43'50"W, A DISTANCE OF 102.90 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 4,484,452 SQUARE FEET OR 102,949 ACRES, MORE OR LESS.
Robert Clark
ROBERT CLARK LS-419 DATE APRIL 16, 2007



DEDICATION

Know all men by these presents that we, NS - NewHill, LLC, owner 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 NEWPORT HILL (lots to be numbered as shown), and we do hereby ratify and approve of the disposition of our property as shown on the 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 for 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 out-to-lot 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 limitation, 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 - NEWHILL, LLC

Jerry G. Banks
Jerry G. Banks, Secretary

ACKNOWLEDGEMENT OF NOTARY
STATE OF NEBRASKA
COUNTY OF DOUGLAS

On this 16TH day of JUNE, 2007, before me, the undersigned, a Notary Public in and for said County, personally came Jerry G. Banks, Secretary, of NS-NEWHILL, 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
Homer R. Hunt
Notary Public

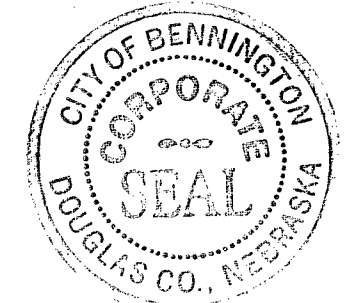


BENNINGTON CITY COUNCIL ACCEPTANCE

This plat of NEWPORT HILL (Lots numbered as shown) was approved by the City Council of Bennington, Nebraska.

Cliff Wells
MAYOR DATE 3-21-07

ATTEST *Miriah Lasker*
CITY CLERK



REVIEW OF DOUGLAS COUNTY ENGINEER
This plat of NEWPORT HILL (Lots numbered as shown) was reviewed by the office of the Douglas County Engineer.
Paul J. ...
DOUGLAS COUNTY ENGINEER DATE

APPROVAL OF CITY OF BENNINGTON PLANNING BOARD

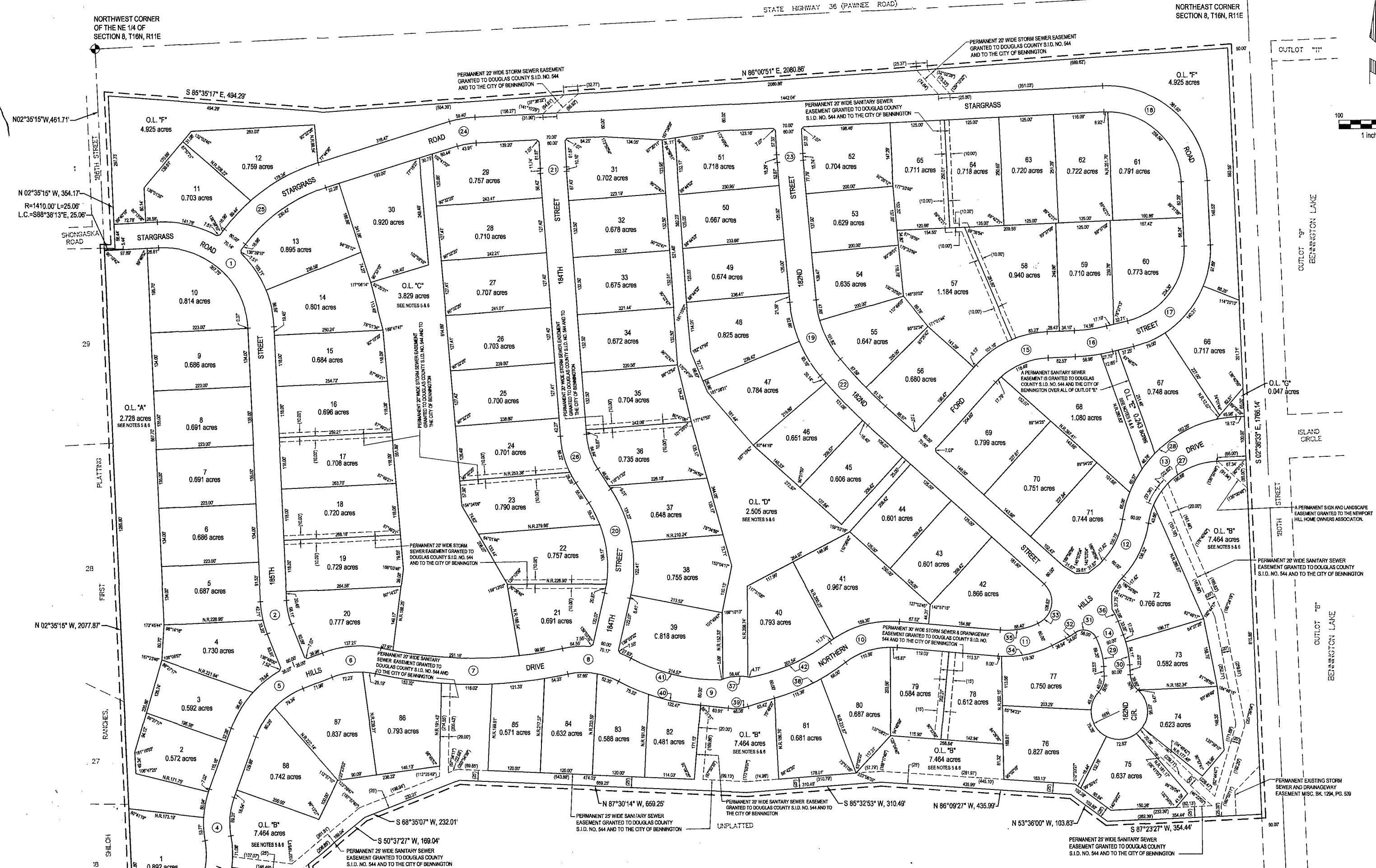
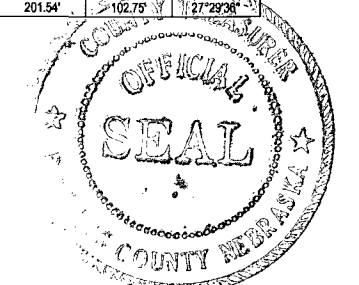
This plat of NEWPORT HILL (lots numbered as shown) was approved by the City of Bennington Planning Board.

Paul ...
CHAIRMAN DATE 2-27-07

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.

Donna ...
COUNTY TREASURER DATE 5/18/07



CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	228.47	354.88	235.31	92°24'54"
2	200.00	66.61	33.31	18°54'40"
3	200.00	341.08	228.91	97°42'47"
4	200.00	108.07	53.78	30°18'02"
5	217.72	186.08	98.52	48°42'27"
6	200.00	119.31	61.49	34°10'51"
7	1000.00	432.04	219.44	24°45'14"
8	200.00	141.18	73.67	40°26'40"
9	450.00	517.96	291.94	65°56'53"
10	200.00	148.74	78.00	42°36'44"
11	200.00	184.84	99.62	52°57'15"
12	200.00	118.54	61.07	32°52'58"
13	220.00	304.89	192.69	79°24'54"
14	200.00	156.40	82.44	44°48'15"
15	200.00	180.37	84.76	45°55'57"
16	400.00	80.81	40.41	11°35'41"
17	200.00	275.89	164.77	78°58'36"
18	200.00	314.72	200.96	90°09'37"
19	276.92	167.10	86.51	34°29'41"
20	300.00	238.23	125.82	45°29'52"
21	400.00	10.92	5.48	01°33'53"
22	1094.79	153.29	78.77	8°19'11"
23	400.00	172.11	83.51	22°29'22"
24	200.00	51.69	25.97	14°47'51"
25	400.00	249.10	128.74	35°42'52"
26	200.00	99.57	50.84	28°31'32"

R.O.W. CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
27	158.69	239.34	133.46	72°24'54"
28	274.51	380.42	227.97	79°24'54"
29	170.00	89.20	35.08	23°18'19"
30	230.00	71.27	35.99	17°49'09"
31	32.97	36.67	38.31	100°15'45"
32	140.63	24.82	12.33	10°11'17"
33	55.00	108.83	83.39	113°09'43"
34	230.00	127.21	85.33	31°42'49"
35	170.00	84.62	45.22	29°12'52"
36	153.81	32.68	16.10	11°51'53"
37	112.00	88.37	38.29	34°59'18"
38	480.00	183.38	98.51	21°53'19"
39	112.00	46.08	23.37	23°28'51"
40	480.00	187.79	100.32	23°38'36"
41	430.00	214.57	109.98	29°18'16"
42	430.00	201.84	102.79	27°26'28"

- 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 CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT FIVE FEET (5') RADII FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
 - A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS A, B, C, D, E & F TO DOUGLAS COUNTY S.I.D. NO. 544 AND TO THE CITY OF BENNINGTON.
 - ALL OF OUTLOTS A, B, C, D & E WILL BE NATURAL ENVIRONMENTAL CONSERVATION AREAS IN WHICH NO DEVELOPMENT SHALL OCCUR. OUTLOT F WILL BE OWNED AND MAINTAINED PRIVATELY. OUTLOT G IS INTENDED TO BE AVAILABLE TO THE STATE OF NEBRASKA DEPARTMENT OF ROADS.
 - DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO STATE HIGHWAY 36 (PANNONE ROAD), TO 180TH STREET OR TO 186TH STREET FROM ANY LOTS ABUTTING SAID STREETS.
 - OUTLOTS "A" THRU "G" SHALL BE OWNED AND MAINTAINED BY THE NEWPORT HILL HOMEOWNERS ASSOCIATION. THE SUBDIVIDER SHALL TRANSFER OWNERSHIP OF THESE OUTLOTS CONTEMPORANEOUSLY WITH THE FILING OF THE FINAL PLAT. OUTLOTS THAT ARE DESIGNATED AS DRAINAGEWAY EASEMENTS, AS A CREEK OR NATURAL DRAINAGE CHANNEL, SHALL BE MAINTAINED INCLUDING MOWING, TREE REMOVAL AND OTHER VEGETATION CONTROL, BY THE NEWPORT HILL HOMEOWNERS ASSOCIATION. PUBLIC MAINTENANCE OF THESE OUTLOTS WILL BE LIMITED TO CLEANING OBSTACLES FROM WITHIN THE DRAINAGEWAY AND MAY BE PAID BY THE DISTRICT FROM ITS OPERATING FUND. AS A NATURAL OR MANMADE DRAINAGEWAY, ANY CHANNEL MAY MEANDER OUT OF THE BOUNDARIES OF THE OUTLOT. THE PUBLIC HAS NO RESPONSIBILITY TO PREVENT SUCH MEANDERING. STORMWATER QUALITY BMPs LOCATED WITHIN OUTLOTS "A" THRU "G" SHALL BE MAINTAINED BASED ON STANDARD PRACTICES FOR EACH SPECIFIC TYPE OF BMP AND MAY BE PAID BY THE DISTRICT FROM ITS OPERATING FUND OR MAY BE PAID PRIVATELY DEPENDING ON THE INDUSTRY STANDARD PRACTICE.

APPROVAL OF DOUGLAS COUNTY REGISTER OF DEEDS
Recorded on this _____ day of _____
Douglas County Register of Deeds Date

E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES
303 NORTH LITTLE STREET, OMAHA, NE 68102
PHONE: (402) 664-1810 FAX: (402) 664-5558
WWW.EAGROUP.COM

NEWPORT HILL
LOTS 1 THRU 91 INCLUSIVE & OUTLOTS A THRU G INCLUSIVE
BENNINGTON, NEBRASKA

FINAL PLAT

Prepared By:	1-19-07
Checked By:	MMK
Date:	1-19-07
Scale:	1" = 100'
Sheet:	1 of 1