

# BENNINGTON PARK PLAZA

LOTS 1, 2, 3 AND 4

BEING A REPLATTING OF LOTS 85, 86, 87, 88 AND 129, BENNINGTON PARK, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA.

STORM SEWER EASEMENT RECORDED IN MISC. BOOK 1300 AT PAGE 25 OF THE DOUGLAS COUNTY RECORDS.

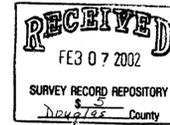
PERMANENT SANITARY SEWER EASEMENT GRANTED TO S.I.D. NO. 387 OF DOUGLAS COUNTY RECORDED IN MISC. BOOK 1162 AT PAGE 479 OF THE DOUGLAS COUNTY RECORDS.

**NOTES:**

- DIMENSIONS IN PARENTHESIS PERTAIN TO EASEMENTS.
- LOT 1 HAS THE FOLLOWING MINIMUM SETBACK REQUIREMENTS:  
FRONT YARD 25 FEET  
SIDE YARD 10 FEET (WITH AN ADDITIONAL 2 FEET PER STORY IN EXCESS OF 3 STORIES)  
REAR YARD 25 FEET
- LOTS 2, 3, AND 4 HAVE THE FOLLOWING MINIMUM SETBACK REQUIREMENTS:  
FRONT YARD 50 FEET  
SIDE YARD 10 FEET  
REAR YARD 25 FEET
- LOT AREAS ARE AS FOLLOWS:  
LOT 1 31795 SQUARE FEET OR 7.30 ACRES  
LOT 2 39426 SQUARE FEET OR 0.91 ACRES  
LOT 3 42924 SQUARE FEET OR 0.99 ACRES  
LOT 4 54640 SQUARE FEET OR 1.25 ACRES

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY AND THAT PERMANENT MARKERS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS WITHIN SAID SUBDIVISION TO BE KNOWN AS BENNINGTON PARK PLAZA, LOTS 1, 2, 3 AND 4, BEING A REPLATTING OF LOTS 85, 86, 87, 88 AND 129, BENNINGTON PARK, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 85; THENCE N72°50'25"W (ASSUMED BEARING) 541.52 FEET ON THE NORTHERLY LINES OF SAID LOTS 85, 86, 87 AND 129; THENCE NORTHWESTERLY ON THE NORTHERLY LINE OF SAID LOT 129 ON A 820.60 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N66°45'01"W, CHORD DISTANCE 131.68 FEET, AN ARC DISTANCE OF 131.93 FEET TO THE NW CORNER OF SAID LOT 129; THENCE S36°11'32"W 282.41 FEET ON THE NONTANGENT WESTERLY LINE OF SAID LOT 129 TO THE SW CORNER THEREOF; THENCE N89°51'58"W 121.89 FEET ON THE NORTHERLY LINE OF SAID LOT 88 TO THE NW CORNER THEREOF; THENCE S00°08'02"W 50.00 FEET ON THE WESTERLY LINE OF SAID LOT 88; THENCE S89°51'58"E 120.00 FEET ON THE WESTERLY LINE OF SAID LOT 88; THENCE S00°08'02"W 372.81 FEET ON THE WESTERLY LINE OF SAID LOT 88; THENCE S22°07'03"E 66.08 FEET ON THE SOUTH-WESTERLY LINE OF SAID LOT 88; THENCE S50°40'41"E 65.84 FEET ON THE SOUTH-WESTERLY LINE OF SAID LOT 88; THENCE S80°29'03"E 71.92 FEET ON THE SOUTHERLY LINE OF SAID LOT 88; THENCE S89°51'58"E 285.00 FEET ON THE SOUTHERLY LINE OF SAID LOTS 88 AND 85; THENCE S00°08'02"W 20.00 FEET ON THE SOUTHERLY LINE OF SAID LOT 85; THENCE S89°51'58"E 100.00 FEET ON THE SOUTHERLY LINE OF SAID LOT 85 TO THE SE CORNER THEREOF; THENCE N23°19'36"E 449.34 FEET ON THE EASTERLY LINE OF SAID LOT 85; THENCE N47°08'02"E 134.05 FEET ON THE EASTERLY LINE OF SAID LOT 85; THENCE N00°08'02"E 70.89 FEET ON THE EASTERLY LINE OF SAID LOT 85 TO THE POINT OF BEGINNING.



AUGUST 14, 2001  
DATE: 554-144

DAVID H. NEEF  
NEBRASKA R.L.S. 475

**DEDICATION**

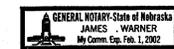
KNOW ALL MEN BY THESE PRESENTS: THAT WE, ROBERT J. BRUNING AND SHARON S. BRUNING, BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BENNINGTON PARK PLAZA, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QWEST CORPORATION 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 RECEPTION 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 ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS; 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 HEREIN GRANTED.

*Robert J. Bruning*  
ROBERT J. BRUNING

*Sharon S. Bruning*  
SHARON S. BRUNING

**ACKNOWLEDGEMENT OF NOTARY**

STATE OF NEBRASKA )  
COUNTY OF DOUGLAS )  
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF OCTOBER, 2001 BY ROBERT J. BRUNING AND SHARON S. BRUNING.



*James Warner*  
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 9th DAY OF OCTOBER, 2001.

*[Signature]*  
DEPUTY

*[Signature]*  
DOUGLAS COUNTY TREASURER



**APPROVAL OF CITY OF BENNINGTON PLANNING BOARD**  
THIS PLAT OF BENNINGTON PARK PLAZA WAS APPROVED BY THE CITY OF BENNINGTON PLANNING BOARD THIS 10th DAY OF October, 2001.

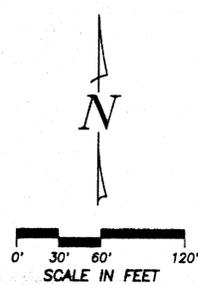
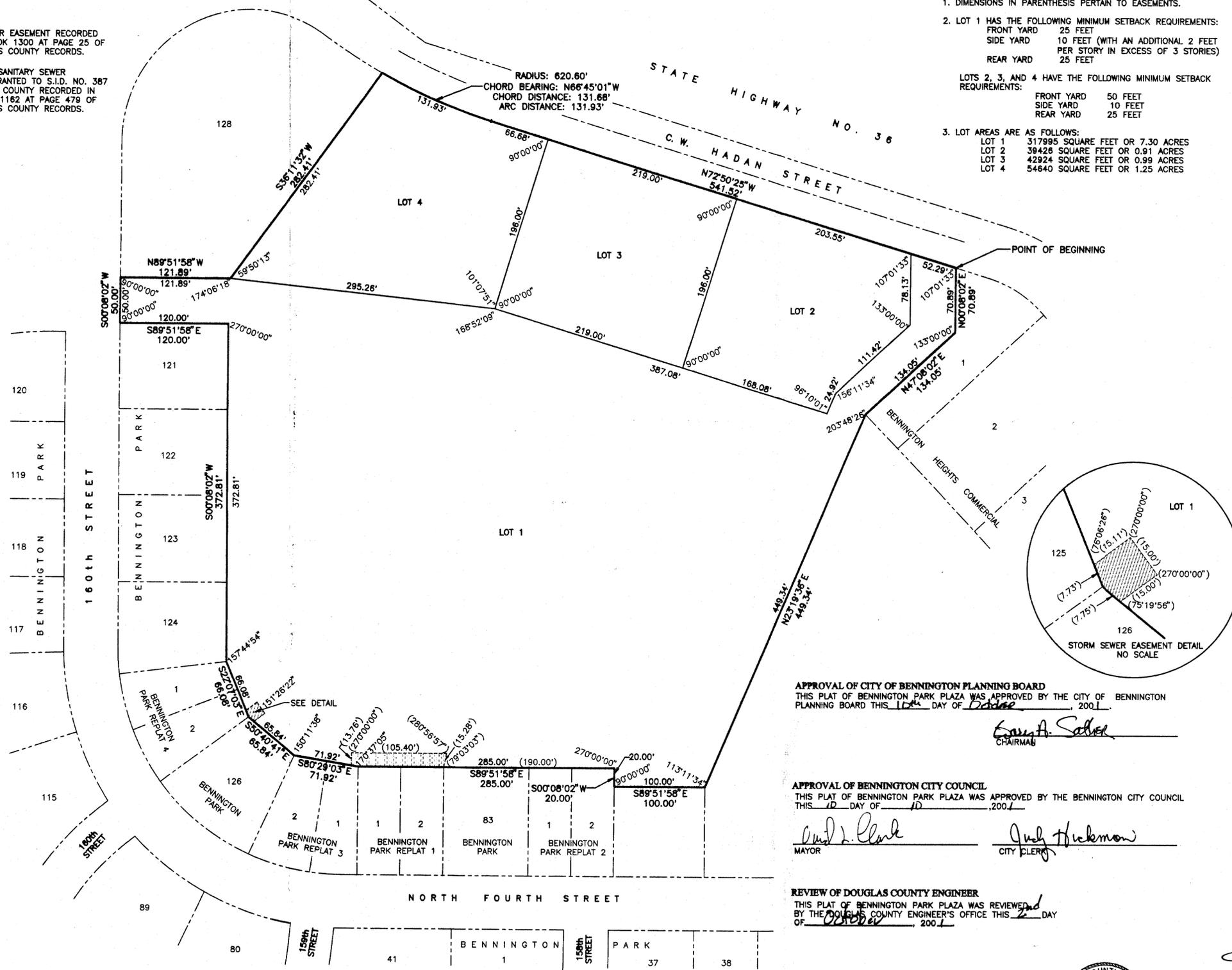
*Carla A. Salter*  
CHAIRMAN

**APPROVAL OF BENNINGTON CITY COUNCIL**  
THIS PLAT OF BENNINGTON PARK PLAZA WAS APPROVED BY THE BENNINGTON CITY COUNCIL THIS 10 DAY OF October, 2001.

*[Signature]*  
MAYOR

*[Signature]*  
CITY CLERK

**REVIEW OF DOUGLAS COUNTY ENGINEER**  
THIS PLAT OF BENNINGTON PARK PLAZA WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER'S OFFICE THIS 2nd DAY OF October, 2001.



**BENNINGTON PARK PLAZA**  
 FINAL PLAT  
 THOMPSON, DREESSEN & DORNER, INC.  
 Consulting Engineers & Land Surveyors  
 10896 OLD MILL ROAD  
 OMAHA, NE 68154  
 (402) 330-8860  
 BK 2493 P 584-590  
 525-115  
 A525115A.DWG