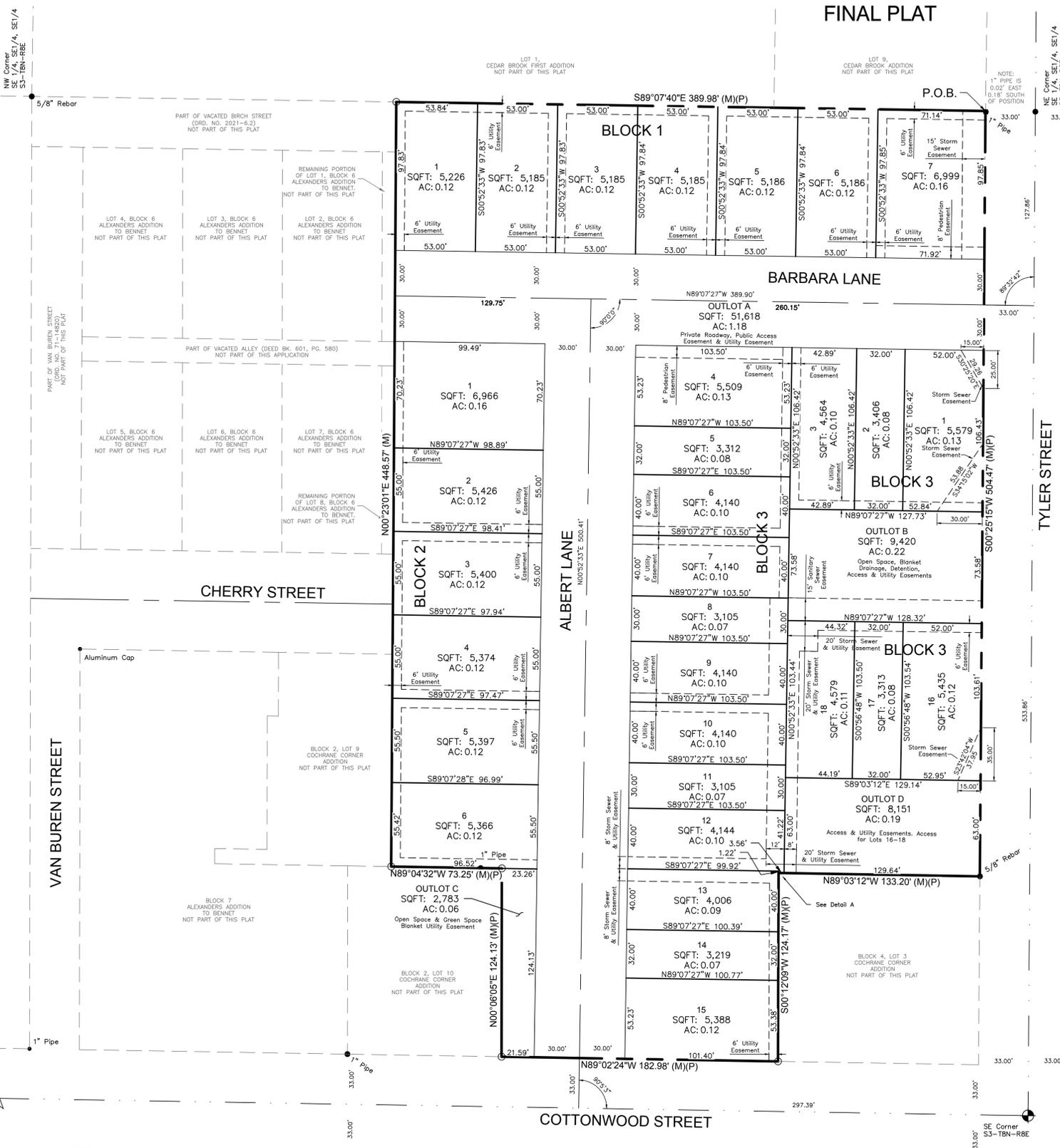


# COCHRANE CORNER 1ST ADDITION

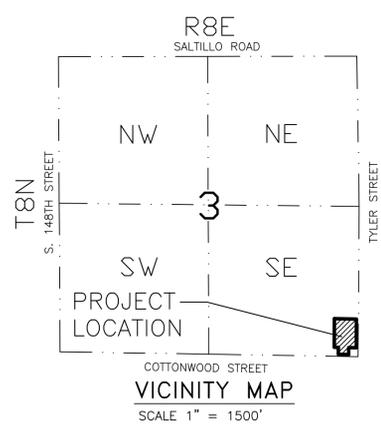
## FINAL PLAT



- LEGEND**
- CORNER FOUND (AS SHOWN)
  - CORNER SET (5/8"x24" REBAR W/LS 609 CAP)
  - SECTION CORNER
  - (M) MEASURED DISTANCE
  - (P) PLATTED DISTANCE
  - (R) RECORDED DISTANCE
  - (D) DEEDED DISTANCE

**TOTALS**  
 Total Lots = 31  
 Total Outlots = 4  
 Total Acres = 5.03

Note:  
 Lot 7, Block 1 is a single family lot



**DEDICATION**  
 The foregoing plat known as "COCHRANE CORNER 1ST ADDITION", and as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned, sole owners, and the easements shown thereon are hereby granted in perpetuity to the City of Bennet, Lancaster County, Nebraska, a municipal corporation. Windstream Nebraska Inc., Charter Communications, Black Hills Energy, Nebraska City Utilities, their successors and assigns, to allow entry for the purposes of construction, reconstruction, replacement, repair, operation and maintenance of wires, cables, conduits, fixtures, poles, towers, pipes and equipment for the distribution of electricity and gas, telephone and cable television; wastewater collectors; storm drains; water mains and all appurtenances thereto, over, upon or under the easements as shown on the foregoing plat.

The construction or location of any building or structure, excluding fences, over, upon or under an easement shown thereon shall be prohibited.  
 The construction or location of any fence or other improvement which obstructs drainage shall be prohibited over, upon, or under any storm drain easement or drainage easement shown thereon.

A public pedestrian easement along the South boundary line of Lot 7, Block 1 and North boundary line of Lot 4, Block 3 is hereby dedicated for public use.

A public access and utility easement on Outlot A (Barbara Lane, Albert Lane) is hereby granted to the City of Bennet.  
 The building setbacks shall be a front yard setback of 20 feet, a side yard setback of 8 feet with zero feet on the common lot line, and a rear yard setback of 20 feet.

**SUBDIVIDER & OWNER OF PROPERTY DESCRIBED BELOW**  
 Lots 1 through 7, Block 1, Lots 1 through 8, Block 2, Lots 1 through 13, Block 3, Lots 1 and 2, Block 4, Outlot 'A', Outlot 'B', and Outlot 'C', COCHRANE CORNER ADDITION, all being located in the Southeast Quarter of Section 3, Township 8 North, Range 8 East of the 6th P.M., Bennet, Lancaster County, Nebraska.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 Cochrane Corner, LLC, a Nebraska limited liability company

(Signature of Managing Member) (Print Name of Managing Member)

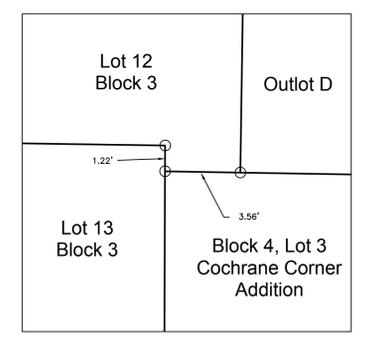
**SURVEYOR'S CERTIFICATE**  
 I hereby certify that I have caused to be surveyed the subdivision to be known as "COCHRANE CORNER 1ST ADDITION", a subdivision of Lots 1 through 7, Block 1, Lots 1 through 8, Block 2, Lots 1 through 13, Block 3, Lots 1 and 2, Block 4, Outlot 'A', Outlot 'B', and Outlot 'C', COCHRANE CORNER ADDITION, all being located in the Southeast Quarter of Section 3, Township 8 North, Range 8 East of the 6th P.M., Bennet, Lancaster County, Nebraska and more particularly described as follows:

**BEGINNING** at the Northeast corner of Lot 7, Block 1, Cochrane Corner Addition;  
 Thence S00°25'15"W on the West Right-of-way line of Tyler Street, a distance of 504.47 feet to the Northeast corner of Lot 3, Block 4, Cochrane Corner Addition;  
 Thence on the North line of said Lot 3 N89°03'12"W, a distance of 133.20 feet;  
 Thence on the West line of said Lot 3 S00°12'09"W, a distance of 124.17 feet to the Southwest corner of said Lot 3, said point being on the North Right-of-way line of Cottonwood Street;  
 Thence on said North Right-of-way line N89°02'24"W, a distance of 182.98 feet to the Southwest corner of Outlot 'C', Cochrane Corner Addition;  
 Thence on the West line of said Outlot 'C' N00°06'05"E, a distance of 124.13 feet to the Northwest corner of said Outlot 'C', said point being on the South line of Lot 8, Block 2, Cochrane Corner Addition;  
 Thence N89°04'32"W, a distance of 73.25 feet to the Southwest corner of said Lot 8;  
 Thence N00°23'01"E a distance of 503.99 feet to the Northwest corner of Lot 1, Block 1, Cochrane Corner Addition;  
 Thence on the North line of said Block 1, S89°07'40"E a distance of 389.98 feet to the **POINT OF BEGINNING** and containing a calculated area of 219,275.29 square feet or 5.03 acres more or less.

Permanent monuments will be placed at all lot corners, street intersections, points of curvature and centerline points of tangency.  
 All curve dimensions are chord measurements unless shown otherwise and all measurements are in feet or decimals of a foot.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Kyle E. Catt, Nebraska L.S. #609  
 REGA Engineering Group Inc.  
 601 Old Cheney Road, Suite 'A'  
 Lincoln, NE 68512  
 402-484-7342  
 CA-1678



**DETAIL A**  
 Not to Scale

**Section Corner Ties**

SE Corner of Sec. 3-T8N-R8E Fnd. Alum. Cap NE 46.33' to 1" Pipe NW 49.61' to #5 Rebar SW 45.85' to Alum. Cap	S1/4 Corner Sec. 3-T8N-R8E Fnd. Alum. Cap NW 42.39' to 3/4" Pipe N 32.87' to 3/4" Pipe NE 43.10' to 5/8" Rebar	NW Corner SE/4 SE/4 of Sec. 3-T8N-R8E Fnd. #5 Rebar N 33.00' Capped pin E 13.72' to Mag nail N face tree W 0.87' to Mag nail in C.F.P.	NE Corner SE/4 SE/4 of Sec. 3-T8N-R8E Fnd. 1" Pipe E 32.93' to 1" Pipe SE 40.33' to #5 Rebar W 32.92' to 1" Pipe
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**CITY BOARD OF BENNET APPROVAL**  
 THE FOREGOING PLAT WAS APPROVED BY THE CITY BOARD OF TRUSTEES  
 OF BENNET NEBRASKA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRPERSON \_\_\_\_\_ SECRETARY \_\_\_\_\_

**CITY ENGINEER APPROVAL**  
 THE FOREGOING PLAT WAS APPROVED BY THE CITY ENGINEER OF BENNET  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ENGINEER \_\_\_\_\_