

HENRY ADDITION
FINAL PLAT

SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "HENRY ADDITION", A PARCEL OF LAND BEING ALL OF LOT 1A, SHAY & SMITH ADDITION AND THE REMAINING PORTIONS OF LOT 7-9, BLOCK 42, BENNET LOCATED IN THE NE 1/4 SEC. 10, T8N, R8E OF THE 6TH P.M., CITY OF BENNET, LANCASTER COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NE CORNER OF SAID LOT 1A;

THENCE ON THE EAST BOUNDARY OF SAID LOT 1A, S00°56'11"E, 91.17 FEET TO THE SOUTH BOUNDARY OF SAID LOT 1A, ALL BEARINGS HEREON ARE RELATIVE THERETO;

THENCE ON SAID SOUTH BOUNDARY, N89°02'19"W, 66.16 FEET TO SAID EAST BOUNDARY;

THENCE ON SAID EAST BOUNDARY, S00°06'40"E, 41.24 FEET TO THE NORTH RIGHT-OF-WAY OF GARDEN STREET;

THENCE ON SAID NORTH RIGHT-OF-WAY, N89°01'57"W, 133.25 FEET TO THE EAST RIGHT-OF-WAY OF MONROE STREET;

THENCE ON SAID EAST RIGHT-OF-WAY, N00°34'54"W, 132.48 FEET TO THE NW CORNER OF SAID LOT 1A;

THENCE ON THE NORTH BOUNDARY OF SAID LOT 1A, S89°00'45"E, 199.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,685 SQUARE FEET OR 0.54 ACRES

Temporary markers have been placed at all block corners, points of tangency and curvature along the periphery of each block, and the centerline of proposed water main, wastewater collector, and storm drain easements and that the subdivider will file a bond or escrow to insure the placing of metal stakes at each lot and block corner and the subdivider agrees that the placing of metal stakes will be completed prior to the construction on or the conveyance of any lot shown on the final plat.

All curvilinear dimensions are chord measurements unless shown otherwise, and are in feet or decimals of a foot.

Signed this ____ day of _____, 20____.

Lyle L. Loth, L.S. 314
REGA Engineering Group Inc.
601 Old Cheney Road, Suite 'A'
Lincoln, NE 68512
402-484-7342

ACCEPTANCE BY BENNET CITY ENGINEER

This final plat of HENRY ADDITION was reviewed and approved by the BENNET City Engineer on this ____ day of _____, 2024.

BENNET City Engineer

APPROVAL OF BENNET PLANNING COMMISSION

This final plat of HENRY ADDITION was approved by the Bennet, Nebraska Planning Commission on this ____ day of _____, 2024.

Chairperson, BENNET Planning Commission

ACCEPTANCE BY THE CITY COUNCIL OF BENNET, NEBRASKA

This plat of HENRY ADDITION was approved by the City Council of the City of Bennet,

Nebraska on this ____ day of _____, 2024,

in accordance with the State Statutes of Nebraska.

Mayor

ATTEST:

City Clerk

DEDICATION

I/we, the undersigned owner(s) of the real estate shown and described herein, do hereby certify that I/we have laid out, platted and subdivided, and do hereby lay out, plat and subdivide, said real estate in accordance with this plat.

This subdivision shall be known and designated as HENRY ADDITION. Public lands shown and not heretofore dedicated are hereby reserved for public use.

Clear title to the land contained in this plat is guaranteed. Any encumbrances or special assessments are explained as follows:

No Special encumbrances or special assessments.

There are strips of ground shown on this plat and marked easement, reserved for the use of public utilities and subject to the paramount right of a public utility or the City to install, repair, replace and maintain its installations.

WITNESS OUR HANDS

(Signature)
MARY F. LANGER

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

On this ____ day of _____, 20____, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came MARY F. LANGER, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and she acknowledged the same to be her voluntary act and deed.

NOTARY PUBLIC

My commission expires the ____ day of _____, 20____.

MONUMENT SYMBOL LEGEND

○ SET (3/4"x24" Bar w/ LS 314 Cap)

- FOUND NO. 4 Bar
- FOUND PLASTIC CAP STAMPED "LS#483"
- FOUND MAG Nail
- FOUND NO. 5 Bar
- FOUND PLASTIC CAP STAMPED "LS#502"
- FOUND Drill Hole

(M) MEASURED DIMENSION

(R) RECORD DIMENSION PER INST. NO. 98031250

LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "HENRY ADDITION", said lien being recorded in the Office of Register of Deeds of Lancaster County, Nebraska, as Instrument Number 2022022021, does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.

Union Band and Trust Company
Trustee & Beneficiary

By: _____
Signature

Print Name

Print Title

ACKNOWLEDGMENT

STATE OF NEBRASKA }
LANCASTER COUNTY } SS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____,

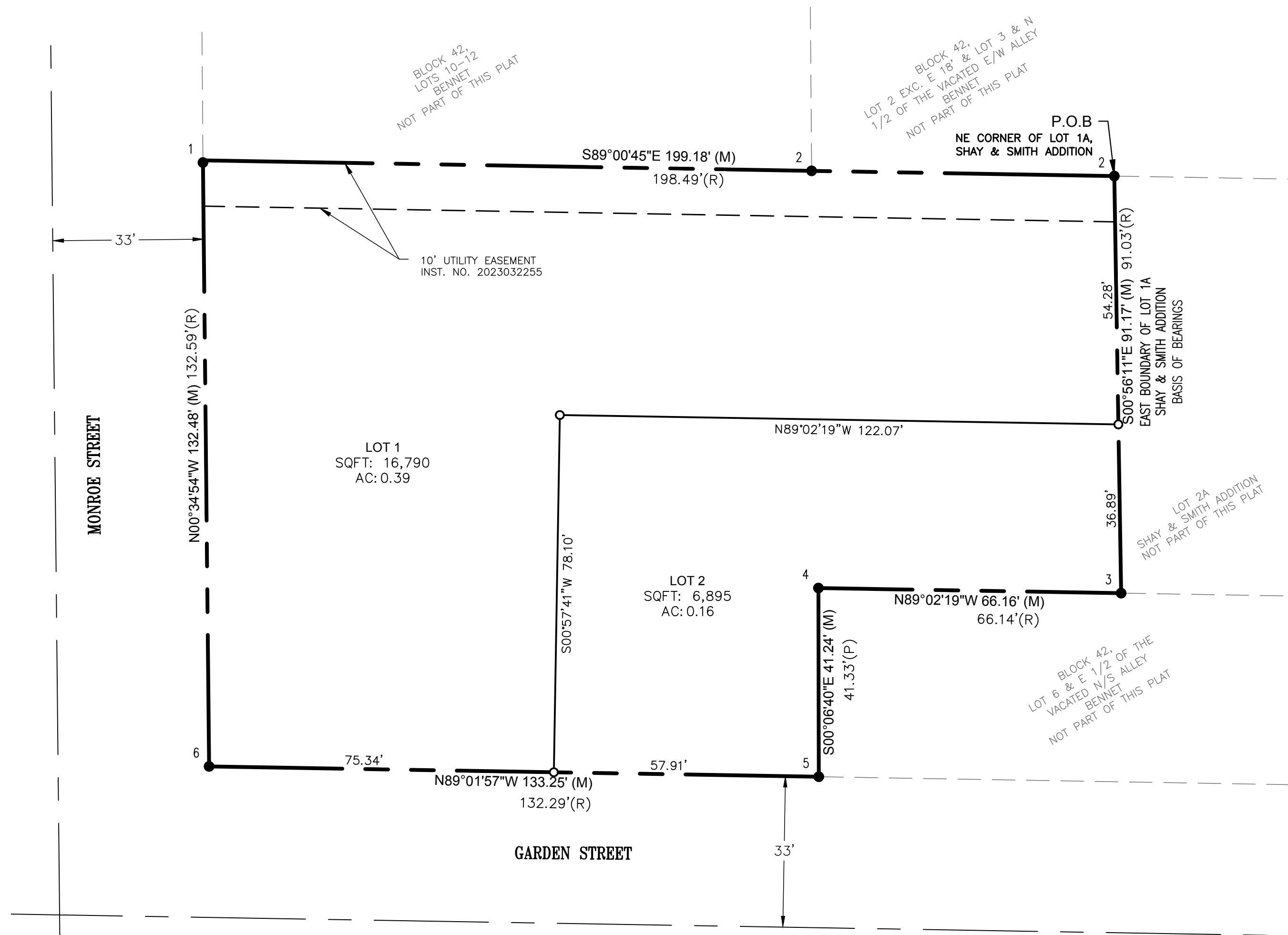
Print Name

_____ on behalf of said Cornhusker Bank

Print Title

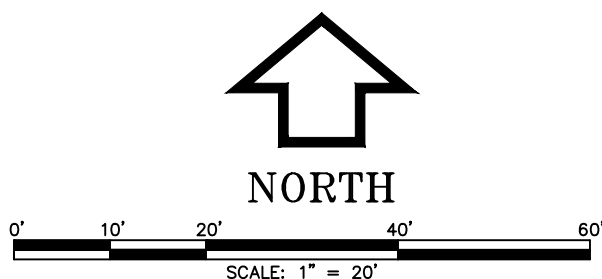
NOTARY PUBLIC

My commission expires the ____ day of _____, 20____.



HENRY ADDITION
CONSIST OF:

Total Lots = 2
Total Acres = 0.54



PROJECT

231151

REGA
ENGINEERING

601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402).484.7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING

HENRY ADDITION
FINAL PLAT
NE 1/4 SEC. 10, T.8N., R.8E., 6TH P.M.
LANCASTER COUNTY, CITY OF BENNET, NEBRASKA

DATE: 10/30/2024

DRAWN BY: RDR

CHECKED BY: LLL

SHEET NO.

1 of 1