

Basis of Bearing

All bearings on this plot are based on the assumption that the bearing on the East Property line is as shown. All other bearings are in relationship to the bearing shown on said East property line.

SURVEYOR'S CERTIFICATE

I hereby certify that I have caused to be surveyed the Subdivision to be known as "Bennet Ridge Addition", a subdivision of Lot 68 Irregular Tracts, located in the Southeast Quarter of Section 3 Township 8 North Range 8 East of the Sixth Principal Meridian, Bennet, Lancaster County, Nebraska and more particularly described as follows:

Commencing at the Northeast Corner of Lot 68 Irregular Tracts, and the POINT OF BEGINNING: Thence South 02°15'30" East, (an assumed bearing) on the West right of way line of Jefferson Street, a distance of 628.00 feet, to the Northeast corner of Public Utility Addition; Thence South 88°43'57" West on the North line of said Public Utility Addition, and the North line of Lot 59 Irregular Tract, a distance of 662.10 feet, to a point on the East line of Vacated County Road # 634; Thence North 02°21'44" West, on the East line of said Vacated County Road, a distance of 457.81 feet, to the Southwest corner of Lot 67 Irregular Tract; Thence North 88°32'29" East, on the South line of said Lot 67, a distance of 124.00 feet, to the Southeast corner of said lot; Thence North 02°21'44" West, on the East line of Lot 67 Irregular Tract, a distance of 168.00 feet, to a point on the South right of way of Apple Street; Thence North 88°32'29" East on said South right of way line, a distance of 539.20 feet to the POINT OF BEGINNING, and containing a calculated area of 394,531.82 square feet or 9.057 acres more or less.

Temporary markers have been placed at block corners within the subdivision and at points of tangency along the periphery of each block, and the subdivisor will post a survey to ensure the placing of permanent markers at each lot and block corner and the subdivisor agrees that the placing of permanent will be completed prior to the construction on or conveyance of any lot shown on the final plat.

All dimensions are chord measurements unless shown otherwise, and are in feet and decimal parts of a foot.

Signed this 12th day of October, 2005.

Derek A. Overholser
Derek A. Overholser, L.S. 570
Allen Surveying Services, Inc.



DEDICATION

The foregoing plot known as "Bennet Ridge 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 Village of Bennet, Lancaster County, Nebraska, Atlatl, Galaxy, Aquila, 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.

The right-of-way shown thereon is hereby dedicated to the public.

No fences or other obstruction is allowed in the Sanitary Sewer Easement in Block 2.

A waiver on the curved right-of-way lines at the intersection of streets.

The Developer/Homeowner association will maintain Outlot 'A'.

WITNESS OUR HANDS THIS 28th day of October, 2005.

Jeff Colson
JEFF COLSON, HUSBAND

Lanette R. Colson
LANETTE R. COLSON, WIFE

ACKNOWLEDGMENT

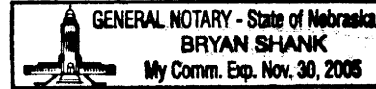
STATE OF NEBRASKA } SS

LANCASTER COUNTY

On this 28th day of October, 2005, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came Jeff Colson, husband, and Lanette R. Colson, wife to me personally known to be the identical persons whose names are affixed to the dedication of the foregoing plot and they acknowledged the same to be his voluntary act and deed.

Notary Public
NOTARY PUBLIC

My commission expires the 30th day of November, 2005.



LIEN HOLDER CONSENT AND SUBORDINATION

The undersigned, holder of that certain lien against real property described in the plat known as "Bennet Ridge Addition", said lien being recorded in the Office of Registrar of Deeds of Lancaster County, Nebraska, as Instrument Number 2003-11596 & 2003-22358, 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 right-of-ways 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 Bank & Trust Company
Trustee and Beneficiary

By: *Rayan Shank* VP Title

ACKNOWLEDGMENT

STATE OF NEBRASKA } SS

LANCASTER COUNTY

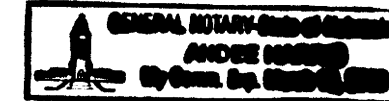
The foregoing instrument was acknowledged before me this 28th day of October, 2005.

by *Rayan Shank* Vice President on behalf of said

Union Bank & Trust Company.

Notary Public
NOTARY PUBLIC

My commission expires the 13th day of March 13, 2009.



VILLAGE OF BENNET COMMISSION APPROVAL

The foregoing plat and dedication was approved and accepted by the Village of Bennet Commissioners passed on the 30th day of November, 2005.

Commission Chairperson *Miss: Patricia M. Kuhl*
Secretary - Village Clerk

VILLAGE OF BENNET - ENGINEER APPROVAL

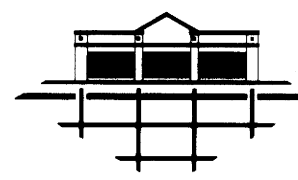
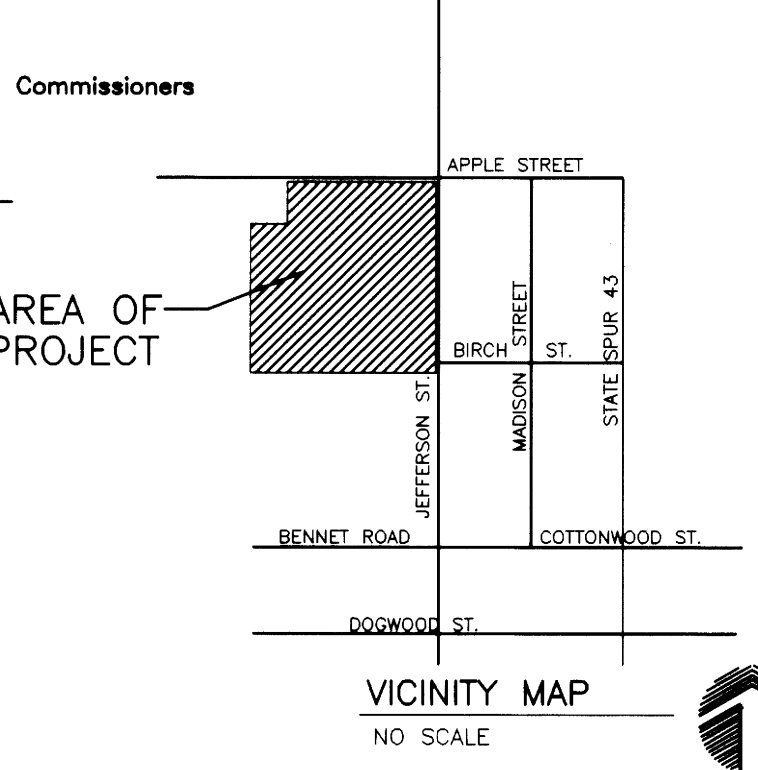
The Engineer of the Village of Bennet has approved the foregoing final plat on this 30th day of November, 2005.

Notary Public
Village of Bennet Engineer

VILLAGE OF BENNET

The Village of Bennet has approved the foregoing final plat on this 30th day of November, 2005.

Notary Public
Representative of Governing Body



BRIAN D. CARSTENS & ASSOCIATES

LAND USE PLANNING
RESIDENTIAL & COMMERCIAL DESIGN

601 OLD CHENEY ROAD
SUITE 'C'
LINCOLN, NE 68512

PHONE: (402) 434-2424
FAX: (402) 434-0467
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BENNET RIDGE ADDITION

FINAL PLAT

JEFFERSON ST. & APPLE STREET

BENNET, NE

SITE PLAN



SCALE: 1"=100'

PROJECT #041008
DATE: 10/20/04
REVISIONS: 10/18/05

1 OF 1