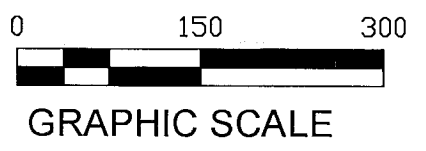
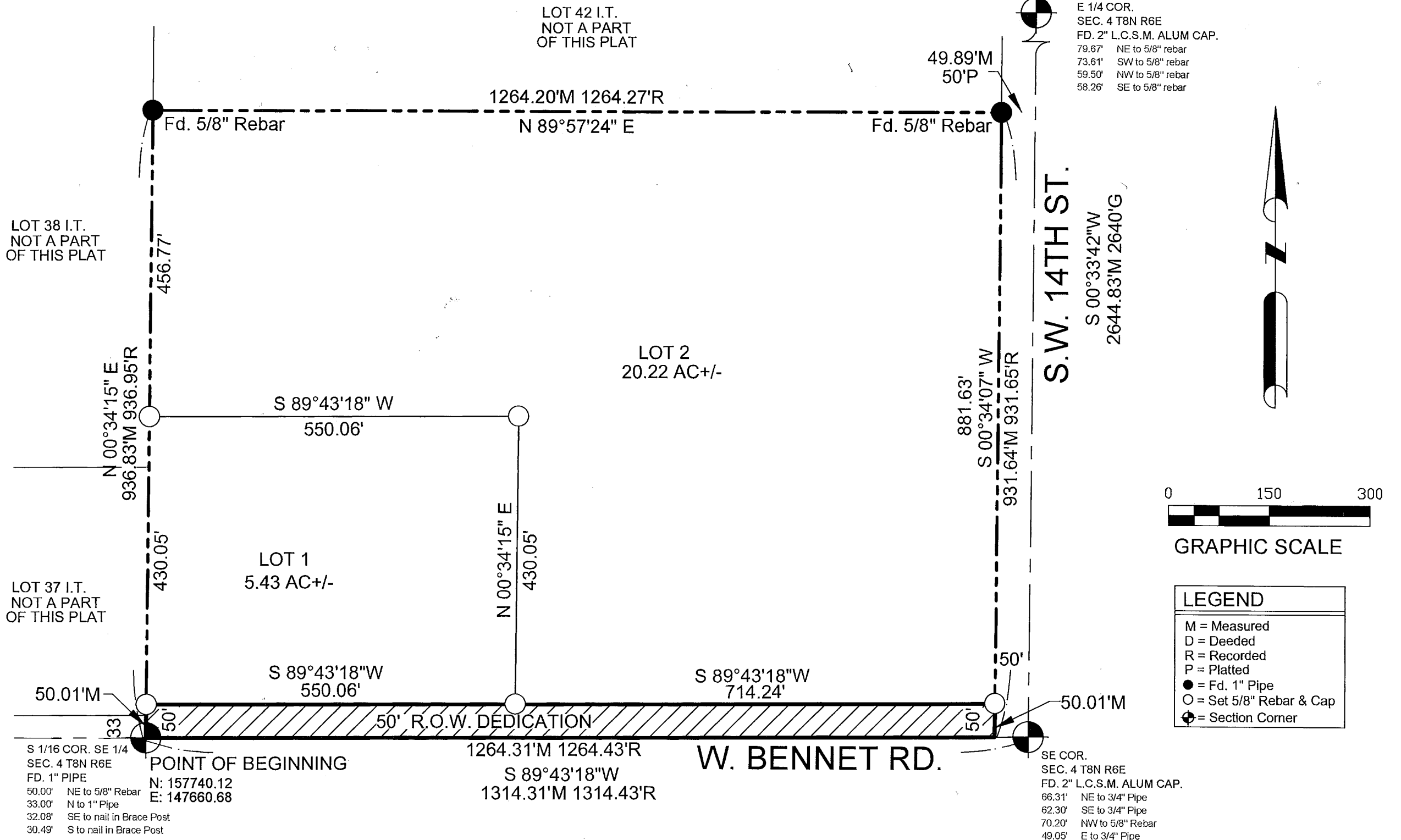


ROACH ESTATES ADDITION

FINAL PLAT

ROES #5688

Inst # 2019013320 Tue Apr 23 13:07:55 CDT 2019
 Filing Fee: \$28.00
 Lancaster County, NE Assessor/Register of Deeds Office PLAT
 Pages 1



| LEGEND | |
|--------|------------------------|
| M | = Measured |
| D | = Deeded |
| R | = Recorded |
| P | = Platted |
| ● | = Fd. 1" Pipe |
| ○ | = Set 5/8" Rebar & Cap |
| ⊕ | = Section Corner |

ACKNOWLEDGMENT OF NOTARY

STATE OF Nebraska
 COUNTY OF Lancaster
 ON THIS 10 DAY OF April, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME Donald D. Roach TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED THE SAME TO BE HIS/HER VOLUNTARY ACT AND DEED.

Wendee Oglesby
 NOTARY PUBLIC
 MY COMMISSION EXPIRES THE 21 DAY OF Feb, 2019.



DEDICATION

THE FOREGOING PLAT, KNOWN AS ROACH ESTATES ADDITION, AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, THE SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, WINDSTREAM NEBRASKA INC., TIME WARNER CABLE MIDWEST, LLC, BLACK HILLS ENERGY, AND NORRIS PUBLIC POWER DISTRICT, THEIR SUCCESSORS, ASSIGNS, AND PERMITTEES, AND TO LANCASTER COUNTY AND ITS ASSIGNS UNTIL THE FOREGOING PLAT IS BROUGHT WITHIN THE CORPORATE LIMITS OF THE CITY OF LINCOLN, WITH RESPECT TO STORM AND DRAINS AND ALL APPURTENANCES THERETO; TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, 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 ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

THE CITY OF LINCOLN, NEBRASKA, ITS SUCCESSORS, ASSIGNS, AND PERMITTEES ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

THE 50 FOOT RIGHT-OF-WAY SHOWN HEREON ALONG WEST BENNET ROAD IS HEREBY DEDICATED TO THE PUBLIC.

LOT 1 IS LIMITED TO NO MORE THAN TWO (2) ACCESSES ONTO WEST BENNET ROAD.

WITNESS MY HAND
 BY: Donald D. Roach HUSBAND
 BY: Cindy L. Roach WIFE

PLANNING DIRECTOR'S APPROVAL

THE PLANNING DIRECTOR PURSUANT TO SECTION 26.11.060 OF THE LINCOLN MUNICIPAL CODE HEREBY APPROVES THIS FINAL PLAT.
Stephen Henrichsen APRIL 23, 2019
 PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

THE FOREGOING PLAT TO BE KNOWN AS ROACH ESTATES ADDITION, A SUBDIVISION OF LOT 43 IRREGULAR TRACTS, LOCATED IN THE S.E. 1/4 OF SECTION 4 T8N R6E OF THE 6TH PRINCIPAL MERIDIAN, LANCASTER COUNTY NEBRASKA SAID TRACT OF LAND SHALL BE MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING AT THE S 1/16 CORNER OF THE S.E. 1/4 OF SECTION 4 T8N R6E, AND THE POINT OF BEGINNING; THENCE NORTH 00°34'15" EAST, (A LANCASTER COUNTY GRID BEARING) ON THE WEST LINE OF LOT 43 IRREGULAR TRACTS, A DISTANCE OF 936.83 FEET, TO THE NORTHWEST CORNER OF SAID LOT 43; THENCE NORTH 89°57'24" EAST ON THE NORTH LINE OF SAID LOT 43, A DISTANCE OF 1264.20 FEET, TO THE NORTHEAST CORNER OF SAID LOT 43, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY OF S.W. 14TH STREET; THENCE SOUTH 00°34'07" WEST, ON THE EAST LINE OF SAID LOT 43, AND THE WEST RIGHT-OF-WAY OF S.W. 14TH STREET, A DISTANCE OF 931.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 43, SAID POINT BEING ON THE SOUTH LINE OF THE S.E. 1/4 OF SECTION 4; THENCE SOUTH 89°43'18" WEST, ON SAID SOUTH LINE OF THE S.E. 1/4, A DISTANCE OF 1264.31 FEET TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 1,181,007.16 SQUARE FEET OR 27.11 ACRES MORE OR LESS.

I HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED THE SUBDIVISION, PERMANENT MONUMENTS HAVE BEEN PLACED AT EACH OF THE FINAL PLAT CORNERS OR THE PERIPHERY OF THE SUBDIVISION, ON THE CENTERLINE AT EACH STREET INTERSECTION, AND AT THE POINT OF TANGENCY AND CURVATURE AND THAT 5/8" X 24" CAPPED REBAR HAS BEEN PLACED AT EACH LOT CORNER, AND BLOCK CORNER UNLESS OTHERWISE SHOWN.

ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS OF A FOOT.

Derek A. Beenblossom
 DEREK A. BEENBLOSSOM LS 570
 ALLEN SURVEYING
 6412 KEARNEY AVE.
 LINCOLN, NE 68507
 (402) 466-4366
 DATE: April 9, 2019

