

INSTRUMENT # 3472 INSTRUMENT DATE 7.30.18

TYPE Plat

FILING DATE: 7.30.18 TIME: 10:06 am

COMMENTS: FEE: \$20

Plat Bk 21 Pg 2 CK PD # 3714

Misc Bk 75 Pg 253 CASH PD ---

RETURN Vault

GRANTOR: Michael J. Benker's Danelle Benker et ux

Holco LLC

GRANTEE: Public

LEGAL: "Benker Administrative Subdivision" Lot 1 (2.64ac)

pt. W<sup>1</sup>/<sub>2</sub> G. 11.9

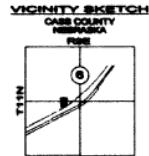
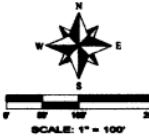
(for computer input on documents such as plats, tax liens, etc.)

130097063 130308544

Note: Instrument Data on Plat will be when Chuck signs (or Surveyor signs)

**BENKER ADMINISTRATIVE SUBDIVISION**  
 PART OF THE W1/2 OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 9 EAST  
 OF THE SIXTH P.M., CASS COUNTY, NEBRASKA

**APEX**  
**LAND SURVEYING, LLC**  
 Danny Martinez, RLS  
 125 N. Chamber Ave.  
 Fremont, Nebraska 68025  
 (402) 720-0530 Office / Mobile  
 danny.surveying@gmail.com



**PERIMETER DESCRIPTION:**  
 A parcel of land located in the West Half of Section 6, Township 11 North, Range 9 East of the Sixth P.M., Cass County, Nebraska, being described as follows: Commencing at the Southeast Corner of said Section 6, thence N89°30'12"W (assumed bearing) on the South Line of said Northwest Quarter, a distance of 428.31 feet to the true point of beginning; thence S02°31'44"W, a distance of 185.26 feet; thence S62°08'44"W, a distance of 42.19 feet to a point on the East Line of a tract of land previously described and recorded in Deed Book 177, page 774 of the Cass County Register of Deeds records; thence S08°40'05"E on said East Line, a distance of 68.32 feet to the Southeast Corner of said tract, said corner also being on the Northwest-Right-of-Way Line of the BNSF Railroad; thence southwesterly on the South Line of said tract, and said Northwest-Right-of-Way Line, on a 7884.46 foot radius curve to the right an arc distance of 87.21 feet to the Southwest Corner of said tract, the chord of said curve bears S67°03'04"W 87.21 feet; thence N87°23'31"E on the West Line of said tract, a distance of 81.50 feet; thence S62°08'44"W, a distance of 158.34 feet; thence N04°23'47"W, a distance of 458.78 feet; thence N88°30'57"E, a distance of 318.50 feet; thence S02°31'44"W, a distance of 172.57 feet to the true point of beginning, containing 2.84 acres, more or less.

CURVE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	N 89°30'12" W	428.31 (R185)	428.31 (R185)	S 02°31'44" W

- LEGEND:**
- ① MONUMENT FOUND
  - COMPUTED POSITION (NOT SET)
  - (M) MEASURED DISTANCE
  - (C) COMPUTED DISTANCE
  - (D) DEED DISTANCE
  - (RT) DANNY JOE W. MARTINEZ, LS-488, DATED 11/08/2018
1. ALL BEARINGS ARE ASSUMED.  
 2. ALL MONUMENTS FOUND ARE 1/4" NY RIBBON, UNLESS NOTED OTHERWISE.  
 3. ALL MONUMENTS SET ARE 3/4" NY RIBBON, WITH A PLASTIC CAP STAMPED "LS-488", UNLESS NOTED OTHERWISE.

**COUNTY TREASURER'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND ENCUMBRANCE WITHIN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE.

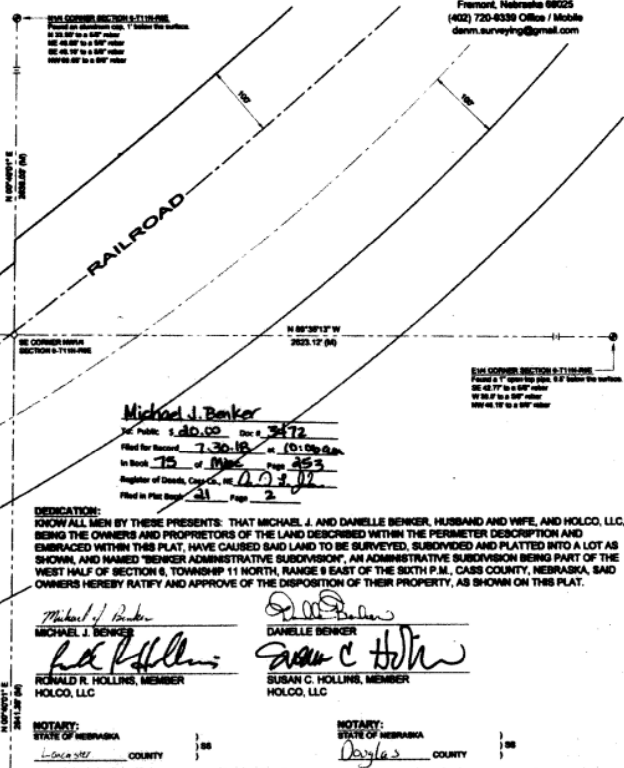
THIS 20<sup>th</sup> DAY OF July, 2018.  
 Richard Wassinger, Cass County Treasurer

**COUNTY SURVEYOR'S APPROVAL**  
 THIS PLAT WAS REVIEWED BY THE CASS COUNTY SURVEYOR.  
 THIS 24<sup>th</sup> DAY OF July, 2018.  
 Charles P. Jordan, Cass County Surveyor



APPROVAL OF THE VILLAGE BOARD OF GREENWOOD, NEBRASKA:  
 THIS ADMINISTRATIVE SUBDIVISION WAS APPROVED BY THE VILLAGE BOARD OF GREENWOOD, NEBRASKA  
 ON THIS 25<sup>th</sup> DAY OF July, 2018.  
 [Signature] CHAIRPERSON VILLAGE BOARD

**SEAL CORNER SECTION 6-T11N-R9E**  
 Found on subdivision plat, 1" below the surface.  
 100' x 100' to a 1/4" nail  
 100' x 100' to a 1/4" nail  
 100' x 100' to a 1/4" nail



Michael J. Benker  
 Public, s.d.c. Dec 4, 2012  
 Filed for Record, 7-30-18, v. (0158) Benker  
 In Book 75 of Maps, Page 255  
 Register of Deeds, Cass County, NE, D.J.B.  
 Filed in Plat Book 31, Page 2

**DEDICATION:**  
 KNOW ALL MEN BY THESE PRESENTS: THAT MICHAEL J. AND DANIELLE BENKER, HUSBAND AND WIFE, AND HOLCO, LLC, BEING THE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED WITHIN THE PERIMETER DESCRIPTION AND ENCUMBRANCE WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO A LOT AS SHOWN, AND NAMED "BENKER ADMINISTRATIVE SUBDIVISION", AN ADMINISTRATIVE SUBDIVISION BEING PART OF THE WEST HALF OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 9 EAST OF THE SIXTH P.M., CASS COUNTY, NEBRASKA, SAID OWNERS HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT.

Michael J. Benker  
 MICHAEL J. BENKER  
 Ronald R. Hollins  
 RONALD R. HOLLINS, MEMBER  
 HOLCO, LLC  
 Danielle Benker  
 DANIELLE BENKER  
 Susan C. Hollins  
 SUSAN C. HOLLINS, MEMBER  
 HOLCO, LLC

**NOTARY:**  
 STATE OF NEBRASKA }  
 County of Douglas }  
 I, Douglas, County Clerk, do hereby certify that the foregoing dedication was acknowledged before me by MICHAEL J. BENKER AND DANIELLE BENKER, HUSBAND AND WIFE, AND HOLCO, LLC, AND WHO HEREBY ACKNOWLEDGE THE SIGNING OF SAID DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.  
 THIS 22<sup>nd</sup> DAY OF June, 2018.  
 [Signature] NOTARY PUBLIC  
 MY COMMISSION EXPIRES Feb 9, 2020

**SURVEYOR'S STATEMENT:**  
 I, DANNY JOE W. MARTINEZ, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

Danny Joe W. Martinez, LS-488  
 JUNE 8, 2018



ADMINISTRATIVE SUBDIVISION PLAT  
**BENKER ADMINISTRATIVE SUBDIVISION**  
 PART OF THE W1/2 OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 9 EAST  
 OF THE SIXTH P.M., CASS COUNTY, NEBRASKA  
 Date: 06/08/2018  
 File No.: 004-2018  
 Plat No.: 11-001150-Subdivision-Administrative-Plat  
 Scale: 1" = 100'  
 Sheet: 1 of 1