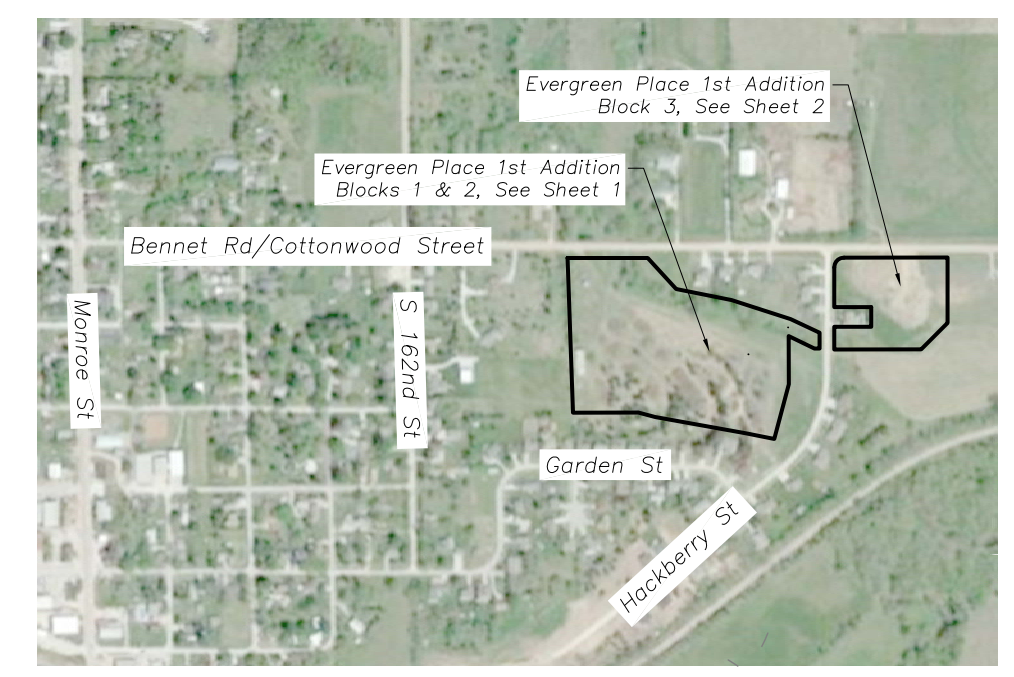


# Evergreen Place 1st Addition

## Corrected Replat



**Curve Data**

| Callout | Radius  | Arc Length | Chord Bearing | Chord Length | Delta Angle |
|---------|---------|------------|---------------|--------------|-------------|
| A       | 100.00' | 22.04'     | N 73°32'02" W | 22.00'       | 12°37'43"   |
| B       | 150.00' | 203.72'    | N 40°56'26" W | 188.42'      | 77°48'55"   |
| C       | 70.00'  | 15.43'     | N 73°32'02" W | 15.40'       | 12°37'43"   |
| D       | 180.00' | 244.46'    | N 40°56'26" W | 226.10'      | 77°48'55"   |
| E       | 20.00'  | 30.72'     | N 46°02'09" W | 27.79'       | 88°00'22"   |
| F       | 20.00'  | 32.11'     | S 43°57'51" W | 28.77'       | 91°59'38"   |
| K       | 120.00' | 162.97'    | N 40°56'26" W | 150.74'      | 77°48'55"   |
| L       | 20.00'  | 31.42'     | N 55°09'06" E | 28.28'       | 90°00'00"   |
| M       | 20.00'  | 17.91'     | N 15°30'26" W | 17.32'       | 51°19'03"   |
| N       | 60.00'  | 295.98'    | N 79°50'53" W | 75.00'       | 282°38'08"  |
| P       | 20.00'  | 17.91'     | S 35°48'38" W | 17.32'       | 51°19'04"   |
| Q       | 20.00'  | 31.42'     | S 34°50'54" E | 28.28'       | 90°00'00"   |
| R       | 130.00' | 28.65'     | N 73°32'02" W | 28.60'       | 12°37'43"   |
| S       | 20.00'  | 31.42'     | N 45°05'15" W | 28.29'       | 90°00'26"   |
| T       | 20.00'  | 31.42'     | S 44°54'45" W | 28.28'       | 92°13'23"   |
| U       | 20.00'  | 17.91'     | S 25°44'34" E | 17.32'       | 51°19'04"   |
| V       | 60.00'  | 295.98'    | N 89°54'58" E | 75.00'       | 282°38'08"  |
| W       | 20.00'  | 17.91'     | N 25°34'30" E | 17.32'       | 51°19'04"   |
| X       | 40.00'  | 62.83'     | S 44°54'32" W | 56.57'       | 90°07'03"   |

**LEGEND**

- Found Monument (5/8" IP)
- ⊙ Found Monument ("±" Chiseled in Concrete)
- Found Monument (1" Pipe)
- Found Monument (1/2" x 30" rebar w/plastic cap, #650, set during Evergreen Place plat)
- Set Monument (1/2" x 30" rebar w/plastic cap, #650)
- Measured Distance - Bearing
- Record Distance - Bearing (Bush Pines North 5th Addition Corrected Plat)
- Arc Length Distance
- Surveyed Tract Boundary
- Lot Line
- Setback Line
- Utility Easement Line
- Street Centerline
- POB Point of BEGINNING
- U/E Utility Easement
- S/B Setback
- Existing Utility Easement

359.78' - N 89°58'56" E  
 (360.00' - N 90°00'00" E)  
 359.78'

POB  
 U/E  
 S/B

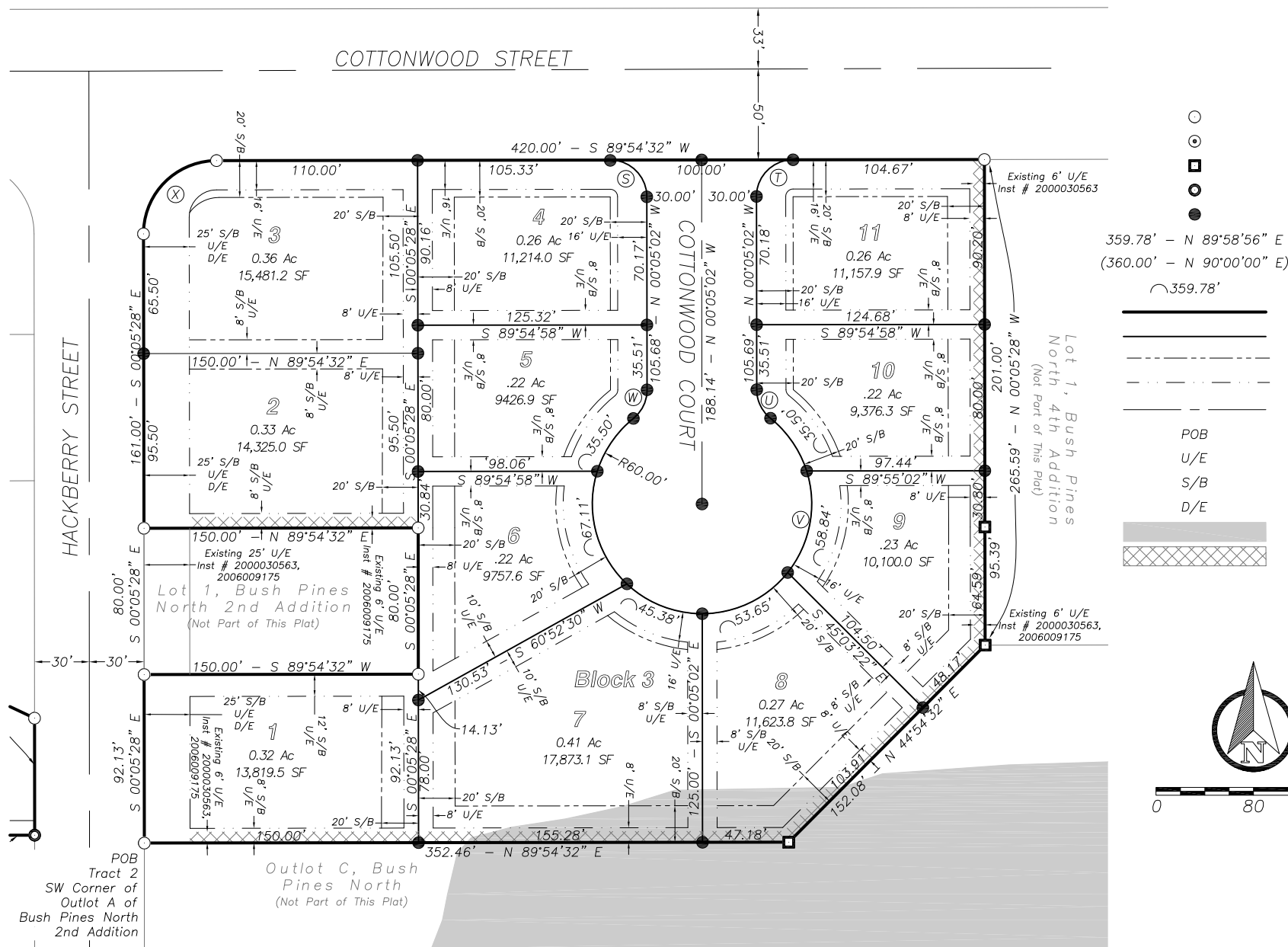
Scale: 0 80 160

Sheet 1 of 2

File Name: 172686-Evergreen Place 1st Addition, Bennet NE (V4.0) - 210811.dwg - P.DWG: 5/10/2024 11:33:AM - If the surveyor's signature is not taken in color, the drawing is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

# Evergreen Place 1st Addition

## Corrected Replat



- LEGEND**
- Found Monument (5/8" IP)
  - ⊕ Found Monument ("+" Chiseled in Concrete)
  - Found Monument (1" Pipe)
  - Found Monument (1/2" x 30" rebar w/plastic cap, #650, set during Evergreen Place plat)
  - Set Monument (1/2" x 30" rebar w/plastic cap, #650)
  - Measured Distance - Bearing
  - Record Distance - Bearing (Bush Pines North 5th Addition Corrected Plat)
  - Arc Length Distance
  - Surveyed Tract Boundary
  - Lot Line
  - Setback Line
  - Utility Easement Line
  - Street Centerline
  - Point of BEGINNING
  - Utility Easement
  - Setback
  - Drainage Easement
  - 100 Year Flood Plain
  - Existing Utility Easement

**Surveyor's Certificate**  
 I hereby certify that I have caused to be surveyed the subdivision to be known as Evergreen Place 1st Addition, a subdivision composed of Outlot A of Evergreen Place, Lot 1, Block 1 of Bush Pines North, and Outlot A of Bush Pines North 2nd Addition all in the Village of Bennet, Located in the Northwest Quarter (NW-1/4) of Section 11, in Township 8 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska and being more particularly described as follows:

**Tract 1 Description:**  
 BEGINNING at the Northwest (NW) corner of Outlot A of said Evergreen Place, point also being on the South Right-of-Way (R/W) line of Cottonwood Street; THENCE on an assumed bearing of North 89°57'40" East along the North line of said Outlot A, also being said South R/W line, for 325.16 feet, to the NW corner of Lot 1 of the Pats Subdivision THENCE South 42°34'16" East along the South line of Lot 1 of said Pats Subdivision for 170.78 feet; THENCE South 78°40'38" East along the South line of Lots 1-2 Pats Subdivision and Lots 2-3 Bush Pines North Third Addition for 229.59 feet; THENCE South 72°06'34" East along the South line of Lots 3-5 of said Bush Pines North Third Addition and the South line of Lot 3 of the Bush Pines North First Addition for 251.83 feet; THENCE South 64°49'54" East along the South line of Lot 3 of said Bush Pines North First Addition for 129.66 feet to the Southeast (SE) corner of Lot 3 of said Bush Pines North First Addition, point also being on the West R/W line of Hackberry Street; THENCE South 00°02'33" East along said West R/W line for 63.98 feet to the NE corner of Lot 1 of Evergreen Place; THENCE South 89°57'01" West along the North line of Lot 1 of said Evergreen Place for 20.96 feet; THENCE North 64°09'22" West along the North line of Lot 1 of said Evergreen Place for 115.66 feet to the NW Corner of Lot 1 of said Evergreen Place; THENCE South 00°02'59" East along the West line of Lots 1 and 2 of said Evergreen Place for 195.51 feet to the SW corner of Lot 2 of said Evergreen Place; THENCE South 14°51'46" West along the West line of Lots 3-4 of Evergreen Place for 229.60 feet to the SW corner of Lot 4 of said Evergreen Place; THENCE North 78°41'41" West along the North line of Lot 5 of said Evergreen Place for 116.88 feet; THENCE North 79°50'54" West along the North Line of Block 3 of Bush Pines for 374.28 feet; THENCE North 75°28'53" West along the North line of Block 3 of said Bush Pines for 71.24 feet; THENCE South 89°57'33" West along the North line of Block 3 of said Bush Pines for 264.82 feet to the NW corner of Lot 10 of said Bush Pines; THENCE North 02°01'59" West along the East line of Schauer Acres and Hochstein Acres for 627.97 feet to the POINT OF BEGINNING. Containing 11.63 acres more or less.

**Tract 2 Description:**  
 BEGINNING at the Southwest (SW) corner of Outlot A of said Bush Pines North Second Addition, point also being the Northwest (NW) corner of Outlot C of Bush Pines North; THENCE on an assumed bearing of North 89°54'32" East along the South line of said Outlot A, also the North line of said Outlot C, for 352.46 feet; THENCE North 44°54'32" East along the easterly line of said Outlot A for 152.08 feet, to the SW corner of Lot 1 of the Bush Pines North Fourth Addition; THENCE North 00°05'28" West along the East line of said Outlot A, also being the East line of Lot 1 of said Bush Pines North and the West line of Lot 1 of said Bush Pines North Fourth Addition, for 265.59 feet to the South Right-of-Way (R/W) line of Cottonwood Street; THENCE South 89°54'32" West along said South R/W line for 420.00 feet; THENCE following said South R/W line along a curve to the left having a radius of 40.00 feet, a chord bearing South 44°54'32" West, chord length of 56.57 feet and an arc length of 62.83 feet to the East R/W line of Hackberry Street; THENCE South 00°05'28" East along said East R/W line for 161.00 feet to the SW corner of said Lot 1, point also being the Northwest (NW) corner of Lot 1 of the Bush Pines North Second Addition; THENCE North 89°54'32" East along the North line of said Lot 1 Bush Pines North Second Addition for 150.00 feet to the NE corner of Lot 1 of said Bush Pines North Second Addition; THENCE South 00°05'28" East along the East line of said Lot 1 Bush Pines North Second Addition for 80.00 feet to the SE corner of Lot 1 of said Bush Pines North Second Addition; THENCE South 89°54'32" West along the South line of said Lot 1 Bush Pines North Second Addition for 150.00 feet to the SW corner of Lot 1 of said Bush Pines North Second Addition, point also being on said East R/W line; THENCE South 00°05'28" East along said East R/W line for 92.13 feet to the POINT OF BEGINNING. Containing 3.52 acres more or less.

Permanent monuments were not established at filing of this plat due to infrastructure construction. The Owner/Developer will arrange for this to happen once all construction is completed.

All dimensions are in feet and decimals of a foot.  
 IN WITNESS WHEREOF, I hereto set my hand, this \_\_\_\_\_, 20\_\_\_\_.

Robert A. Peschel, LLS #650  
 CES Group, Inc.  
 605 Broadway  
 Marysville, KS 66508  
 785-562-5148

**Dedication**  
 The foregoing plat, know as Evergreen Place 1st Addition, as described in the Surveyor's Certificate is made with the free consent and in accordance with the desires of the undersigned owner(s).

The utility easements shown thereon are hereby granted in perpetuity to Village of Bennet, Nebraska, Nebraska City Utilities, Windstream Nebraska, Inc., Zito Midwest, LLC, Black Hills Energy, CWS Fiber, LLC, their successors and assigns, 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, gas, telephone, cable television, wastewater collectors, storm drains, water mains and all appurtenances thereto, over, up, or under the easements as shown on the foregoing plat.

The street shown thereon is hereby dedicated to the public.

The construction or location of any building or structure, excluding fences, over, upon, or under any easement shown thereon shall be prohibited.

The construction or location of any fences or other improvements which obstructs drainage shall be prohibited over, upon or under any storm drain easements or drainage easements shown thereon.

The Village of Bennet, its successors and assigns are hereby held harmless for the cost of replacement or damage to any improvement or vegetation over, upon, or under any easement shown thereon.

Owner of Record: Outlot A, Evergreen Place, Lot 1, Block 1, Bush Pines North, Outlot A, Bush Pines North Second Addition  
 Witness My Hand

Evergreen Development, Inc.  
 Mark T. Schmidt, President  
 2625 SW 12 ST  
 Lincoln, NE 68522

**Acknowledgement of Notary**

State of \_\_\_\_\_ )  
 County of \_\_\_\_\_ ) SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public, personally came Mark T. Schmidt, President of Evergreen Development, Inc. to me personally known to be the identical person whose name is affixed to the foregoing instrument they acknowledged the same to be their voluntary act and deed,

Notary Public \_\_\_\_\_  
 My Commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Village Approval**

The undersigned hereby approve this Final Plat

\_\_\_\_\_  
 Chairperson, Village of Bennet Board

\_\_\_\_\_  
 Clerk, Village of Bennet (Attest)

\_\_\_\_\_  
 Chairperson, Village of Planning Commission

\_\_\_\_\_  
 Engineer, Village of Bennet

File Name: 172686-Evergreen Place 1st Addition, Bennet NE (V4.0)-210811.dwg - P.DWG: 5/10/2021 11:34 AM - If the surveyor's signature is not blue in color, the drawing is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.