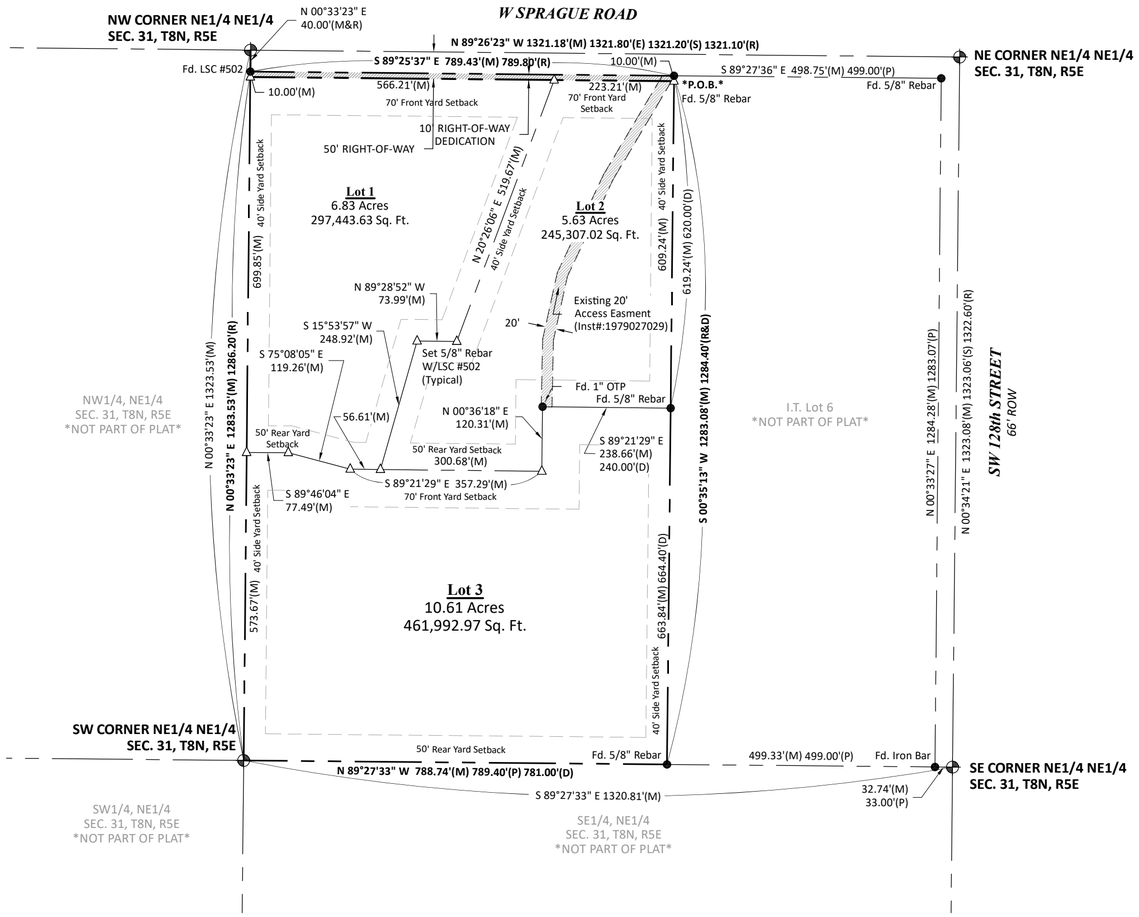
HENNING ESTATES

AN "ADMINISTRATIVE SUBDIVISION"OF LOTS 8, 10, AND 11, IRREGULAR TRACTS
LOCATED IN THE NE 1/4, SECTION 31, T08N, R05E, OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA

PRELIMINARY



SECTION CORNER TIES

NW CORNER NE1/4 NE 1/4 SEC. 31, T8N, R5E
FOUND MAG/WASHER #502 & #761
NE - 40.00' - SET 3/8" REBAR
SE - 56.57' - SET 3/8" REBAR
S - 40.00' - SET 5/8" REBAR W/LSC #502
SW - 56.57' - SET 3/8" REBAR

NE CORNER NE1/4 NE 1/4 SEC. 31, T8N, R5E
FOUND 2" ALUMINUM CAP
NE - 53.98' - 5/8" REBAR
SE - 78.47' - 5/8" REBAR
SW - 52.43' - 5/8" REBAR
NW - 100.04' - 1" OTP

SE CORNER NE1/4 NE 1/4 SEC. 31, T8N, R5E
FOUND 1 1/4" CTP
NE - 42.77' - SET 3/8" REBAR
W - 32.74' - IRON BAR
W - 33.54' - MAG NAIL SOUTH FACE FENCE POST
NW - 40.50' - MAG NAIL SOUTH FACE GATE POST

SW CORNER NE1/4 NE 1/4 SEC. 31, T8N, R5E
SET 5/8" REBAR W/LSC #502
SE - 8.92' - NAIL CORNER FENCE POST
S - 40.00' - SET 3/8" REBAR
SW - 40.00' - 3/8" REBAR
NW - 40.00' - 3/8" REBAR

LEGEND

△- SET 5/8"x24" CAPPED REBAR (LS502)
●- FOUND SURVEY MONUMENT
⊕- SECTION CORNER
CTP - CRIMPED TOP PIPE
OTP - OPEN TOP PIPE
M - MEASURED DISTANCE
P - PLAT DISTANCE
R - RECORDED DISTANCE
S - LESLIE J. SIEDSCHLAG DISTANCE
E - CARL ENGEL DISTANCE
B - JOHN V. BERRY DISTANCE
C - CALCULATED DISTANCE
BOUNDARY LINE

0 200 400

CITY OF CRETE CITY COUNCIL APPROVAL

THIS PLAT OF **"HENNING ESTATES"** AS DESCRIBED IN THE ABOVE LEGAL DESCRIPTION WAS APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA.

ON THIS _____ DAY OF _____, 2026.

_____
DAVID A. BAUER MAYOR

ATTEST: _____
NANCY TELLEZ CITY CLERK

APPROVAL OF ZONING ADMINISTRATOR

THIS PLAT OF **"HENNING ESTATES"** AS DESCRIBED IN THE ABOVE LEGAL DESCRIPTION WAS APPROVED BY THE MAYOR AND THE ZONING ADMINISTRATOR OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA.

ON THIS _____ DAY OF _____, 2026.

_____
TOM OURADA ZONING ADMINISTRATOR

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
)ss
Lancaster County)
ON THIS _____ DAY OF _____, 2026 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, **Mary E. Crist (SinglePerson-Owner Lot 11)** KNOWN TO BE THE IDENTICAL PERSON, WHOSE NAME IS FIXED TO THE DEDICATION OF THE FINAL PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
)ss
Lancaster County)
ON THIS _____ DAY OF _____, 2026 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, **Daniel L. Henning (Husband-Owner Lot 10)** KNOWN TO BE THE IDENTICAL PERSON, WHOSE NAME IS FIXED TO THE DEDICATION OF THE FINAL PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____

LEGAL DESCRIPTION

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION, TO BE KNOWN AS **"HENNING ESTATES"**, AN ADMINISTRATIVE SUBDIVISION COMPOSED OF LOTS 8, 10 AND 11, IRREGULAR TRACTS, LOCATED IN THE NE 1/4, SECTION 31, T08N, R05E, OF THE 6th P.M., LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF LOT 8 IRREGULAR TRACT; THENCE S00°35'13"W A DISTANCE OF 1283.08 FEET TO THE SOUTH SECTION LINE OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 31; THENCE ON SAID SOUTH SECTION LINE, N89°27'33"W A DISTANCE OF 788.74 FEET TO THE WEST SECTION LINE OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 31; THENCE ON SAID WEST SECTION LINE, N00°33'23"E A DISTANCE OF 1283.53 FEET TO THE SOUTH RIGHT OF WAY LINE OF SPRAGUE ROAD; THENCE ON THE SOUTH LINE OF SAID R.O.W. S89°25'37"E A DISTANCE OF 789.43 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 1,012,637.89 SQUARE FEET OR 23.25 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S CERTIFICATE

I, THOMAS B. CATLETT, NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 502 , DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS, MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT, AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR SURVEYS
IN NEBRASKA IN EFFECT AT THE TIME OF THIS SURVEY.

_____
THOMAS B. CATLETT
NEBRASKA P.L.S. NO. 502

_____
DATE

SURVEYOR'S NOTES

BASIS OF BEARING IS FROM THE NE CORNER OF THE NE1/4 TO THE N CORNER OF THE NE 1/4.
N89°26'23"W

SURVEY WAS DONE ON LANCASTER COUNTY GRID COORDINATE SYSTEM.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS
THAT WE, RYAN A. KELLER (OWNER - LOT 8) & JESSICA M. KELLER (HUSBAND AND WIFE), AND DANIEL L. HENNING & SHARRY L. HENNING (HUSBAND AND WIFE - OWNER(S) LOT 10), AND MARY E. CRIST (SINGLE PERSON - OWNER(S) LOT 11), OWNER(S) OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS. SAID SUBDIVISION TO HEREAFTER KNOWN AS "HENNING ESTATES". WE DO FURTHER DEDICATE THE EASEMENTS SHOWN THEREON FOR THE LOCATION CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF PUBLIC SERVICES, OVER UPON OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT. THE CONSTRUCTION OR LOCATION OF ANY BUILDINGS OR TREES SHALL BE PROHIBITED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHT HEREIN GRANTED.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENTS OR DRAINAGE EASEMENT SHOWN THEREON.

THE ADDITIONAL RIGHT OF WAY SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC.

ACCESS TO LOT 2 & 3, SHALL BE FROM EXISTING 20' EASEMENT (INST#: 1979027029), LOTS 1 SHALL BE ALLOWED 1 DRIVEWAY ACCESS.

LANCASTER COUNTY, 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.
WITNESS MY HAND,

_____
Ryan A. Keller (Husband-Owner Lot 8)

_____
Jessica M. Keller (Wife)

_____
Daniel L. Henning (Husband-Owner Lot 10)

_____
Sharry L. Henning (Wife-Owner Lot 10)

_____
Mary E. Crist (SinglePerson-Owner Lot 11)

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
)ss
Lancaster County)
ON THIS _____ DAY OF _____, 2026 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, **Ryan A. Keller (Husband-Owner Lot 8)** KNOWN TO BE THE IDENTICAL PERSON, WHOSE NAME IS FIXED TO THE DEDICATION OF THE FINAL PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
)ss
Lancaster County)
ON THIS _____ DAY OF _____, 2026 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, **Jessica M. Keller (Wife)** KNOWN TO BE THE IDENTICAL PERSON, WHOSE NAME IS FIXED TO THE DEDICATION OF THE FINAL PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
)ss
Lancaster County)
ON THIS _____ DAY OF _____, 2026 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, **Sharry L. Henning (Wife-Owner Lot 10)** KNOWN TO BE THE IDENTICAL PERSON, WHOSE NAME IS FIXED TO THE DEDICATION OF THE FINAL PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____

LIEN HOLDER CONSENT AND SUBORDINATION

THE UNDERSIGNED, HOLDER OF THAT CERTAIN DEED OF TRUST AGAINST THE REAL PROPERTY DESCRIBED IN THE PLAT KNOWN AS **HENNING ESTATES** (HEREINAFTER "PLAT'), SAID DEED OF TRUST BEING RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF LANCASTER COUNTY, NEBRASKA AS INSTRUMENT (No. 2023012429 & No. 2023010059) (HEREINAFTER "LIEN"), DOES HEREBY CONSENT TO THE DEDICATION OF AND SUBORDINATE THE LIEN TO ANY UTILITY EASEMENTS, STREETS, ROADS, 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.

Pinnacle Bank

By: _____

(Printed Name) : _____

Title : _____

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
)ss
Lancaster County)
ON THIS _____ DAY OF _____, 2026 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TO ME, _____ **(Pinnacle Bank)** KNOWN TO BE THE IDENTICAL PERSON, WHOSE NAME IS FIXED TO THE DEDICATION OF THE FINAL PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____