



**CITY OF SEWARD
City Council
Committee Meeting
Agenda**

Monday, January 12, 2026

7:30 PM

Council Chambers at the Municipal Building

NOTICE IS HEREBY GIVEN that a meeting of the City Council of the City of Seward, Nebraska will be held at 7:30 PM on Monday, January 12, 2026, in the Council Chambers, 142 N 7th Street, Seward, Nebraska in which the meeting will be open to the public. The Mayor and City Council reserve the right to adjourn into Closed Session as per Section 84-1410 of the Nebraska Revised Statutes. An Agenda for such meeting, kept continually current, is available at the Office of the City Clerk, 537 Main Street, Seward, Nebraska, during normal business hours. Individuals requiring physical or sensory accommodations, who desire to attend or participate, please contact the City Clerk's Office at 402.643.2928 no later than 3:30 PM on the Friday preceding the Council Meeting. City financial claims and related invoices will be available for Council member review, audit, and voluntary signatures at the meeting location beginning 30 minutes prior to the scheduled meeting time.

CALL TO ORDER

DISCLOSURE OF OPEN MEETINGS ACT & OTHER NOTIFICATIONS

This is an Open Meeting of the Seward Planning Commission. The Seward Planning Commission abides by the Nebraska Open Meetings Act in conducting business. A copy of the Nebraska Open Meetings Act is displayed on the north wall of this meeting room facility as required. Disclosure of meeting recording processes is posted in the Meeting Room. A participant sign-in sheet is available for use by any Citizen addressing the Commission. Presenters shall approach the podium, state their name & address for the record and are asked to limit remarks to five minutes. All remarks shall be directed to the Chair who shall determine by whom any appropriate response shall be made. The Seward Planning commission reserves the right to adjust the order of items on this Agenda if necessary and may elect to take action on any of the items listed.

ROLL CALL

CONSENT AGENDA

MINUTES

1. Consideration of Approval of Draft Minutes of December 8, 2025.

City of Seward Planning Commission

Minute Record December 8, 2025

The City of Seward Planning Commission met in regular session at 7:30p.m. December 8, 2025, in the Council Chambers at the Municipal Building at 142 North 7th Street, Seward, Nebraska. Upon roll call the following Commission Members were present: Clarence Kotera, Dan Ellis, Ron Wallman, Jake Miller, Ron Niemoth, Scott Seevers, Ron Jackson and Traci Menke, Other Officials present: Building and Zoning Director, Tim Dworak, and Administrative Assistant, Sara Van Cura.

Absent members were: Lacey Koch.

All proceedings hereafter shown were taken while the convened meeting was open to the public. The meeting with the Planning Commission was called to order by Chairperson Wallman at 7:30 p.m. He requested that all individuals speaking during the public hearing limit their comments to five minutes.

Minutes

Consideration of Approval of Draft Minutes of November 10, 2025.

Moved by Commission Member Kotera; Seconded by Commission Member Seevers to approve the minutes.

Aye: Kotera, Ellis, Wallman, Miller, Niemoth, Seevers, Jackson, Menke.

Nay: None.

Absent: Koch. Motion carried.

1. Public Hearing 7:30pm: review a text amendment to the City of Seward Unified Land Development Ordinance; Article 9 R-3 Urban Residential Mixed Density District, 414-9.2 Site Development Regulations; Article 10 R-4 Urban Residential Multifamily District (High Density) 410-10.2 Site Development Regulations; Article 12 UC Urban Corridor Mixed Use District 410-12.2 Site Development Regulations.

Chairperson Wallman opened the public hearing.

Dworak stated we reviewed the TIF amendment and doing research we realized that the minimum lot size for R-3 was 10,000 square feet with some lot width restrictions. 1500 square foot for R-4 is the minimum square foot for a dwelling unit. If you wanted to put a tri-plex or four-plex up on a lot less than 9500 square foot. If you added up the 1500 square foot times 4 you would technically only need a 6000 square foot lot. You have a packet in front of you; none would meet that 9500 square foot requirement. We looked at the other classifications, the minimum dwelling size added up to the minimum lot size. There are other factors like lot width dimension, height of the building, parking, and landscaping would all go into that.

Chairperson Wallman suspends the public hearing.

Vice Chairperson Ellis moved to approve the text amendment to the City of Seward Unified Land Development Ordinance; Article 9 R-3 Urban Residential Mixed Density District, 414-9.2 Site Development Regulations; Article 10 R-4 Urban Residential Multifamily District (High Density) 410-10.2 Site Development

Regulations; Article 12 UC Urban Corridor Mixed Use District 410-12.2 Site Development Regulations; seconded by Commission Member Menke.

Commission Member Kotera asked if there were any with zero setbacks.

Dworak stated most multifamily are generally in multifamily, you get 10-foot setbacks and most do not meet that setback. The majority would meet the requirements for 5 feet. Parking might be an issue for some of them.

Chairperson Wallman stated to let the record show that the planning commission feels like this is an appropriate change to reflect the current use patterns in the City of Seward.

Aye: Kotera, Ellis, Wallman, Miller, Niemoth, Seevers, Jackson, Menke.

Nay: None.

Absent: Koch. Motion carried.

2. Public Hearing 7:30pm: review a TIF Application by Peery Housing for 428 N 3rd Street – Parcel ID 800086090.

Chairperson Wallman opened the public hearing.

Andrew Willis, TIF attorney, stated this is a vacated lot in a R-4 zoning district. The plan is to redevelop it and put up a 4 plex. The building was demolished a couple of years ago, and the goal is to put up a 4 plex. Future land use map shows this as residential. There's other mixed housing in that area. 4 two-bedroom units. Intended plan would be to start construction in spring of 26, completion in fall of 27, with effective date of 2027. It pays for the demolition, site prep and grading work, architect and engineer cost, etc. It's an infill lot in a built-out area. They will have to provide off-street parking. It fits with the comprehensive plan. Infill development works with the comp plan. Cost benefit analysis, the school district position, the superintendent does not have an issue with the in-fill projects, it's more with larger developments on the outskirts of the city.

Mark Peery, 2000 Rainbow Ave, asking for approval of TIF Funds. Peery stated they've had it in the family since 1978 and lost it in a fire. They know there's a need here and think it fits in with what we need as affordable rentals.

Chairperson Wallman asked what the target is.

Peery stated the target is young families and young professionals based on how we plan to finish these.

Commission Member Kotera asked for the price range

Peery stated \$1100 for two bedrooms.

Chairperson Wallman suspended the public hearing.

Commission Member Kotera moved to approve a TIF Application by Peery Housing for 428 N 3rd Street – Parcel ID 800086090; seconded by Vice Chairperson Ellis.

Chairperson Wallman stated he's always wondered about TIF development of residential housing. He stated he's come around to the conclusion it's a very valid use. It promotes the vitality of the core of the town. It takes commitment to go into an older neighbor to make that investment, commitment there. There's a need for somewhere between college housing and a starter home. I would be supported of that.

Commission Member Seevers asked about parking.

Willis stated two spots per unit, which we be 8 total for off-street.

Chairperson Wallman stated he did not see that on the plan and asked Mark is that street side pull in parking or is it a small lot.

Peery stated it can be in the back as there is an alley and they've discussed off-street or in the front.

Aye: Kotera, Ellis, Wallman, Miller, Niemoth, Seevers, Jackson, Menke.

Nay: None.

Absent: Koch. Motion carried

3. Public Hearing 7:30pm: review a rezone application for a part of the Southeast Quarter of the Southwest Quarter of Section 21, Township 11 North, Range 3 East of the 6th P.M., City of Seward, Seward County, Nebraska.

Chairperson Wallman opened the public hearing.

Dworak stated this is for Austin Weber and they are looking at putting in a hair salon/barber. Unfortunately, R-4 zoning does not allow commercial business. We cannot spot zoning it commercial. The only contiguous would be I-1 to the south and that's primarily railroad property. The comp plan for that area is strictly residential. Industrial districts would accommodate the hair salon. I-1 is generally more intrusive with I-1 requiring landscaping and buffering. Should this become I-1, and the Weber's no longer wish to operate a hair salon, it opens it up for some potential uses that do not fit within the residential criteria.

Austin Weber, 2535 McKelvie Rd, asked if this could be a special use or conditional use.

Dworak stated you could, but it would be for an accessory use to the residential use.

Chairperson Wallman asked if this could be board of variance.

Vice Chairperson Ellis stated we would be spot zoning through variance, and we would be heavily relying on legal advice if this is something we can do.

Weber stated at one point it was a church, a daycare center, and a bakery. The realtor sold it as commercial property and the County Assessor had it listed as a commercial property.

Dworak stated a church and a daycare are permitted in the residential districts. The bakery was her residence and had a home occupation permit. It converted back to a

residence prior to this sale.

Jonathan Jank, Seward County Chamber and Development Partnership, stated sometimes we buffer from I-1 to R-4, can we do that as a buffer. If we rezoned the entire block, that may be better.

Megan Weber, 2535 McKelvie Rd, stated is was a daycare center, not just an in home. She asked why just 480 square feet. She wants to use the entire upstairs.

Chairperson Wallman stated the limitations are written into our regulations. You can apply for a variance or ask to change those regulations. It's not just you; it's for the entire town. Most of that zoning is complaint driven.

Vice Chairperson Ellis asked if it were to be an accessory use, what is the 480.

Dworak stated that's the maximum.

Commission Member wanted to clarify it would have to be their primary residence.

Dworak stated yes.

Chairperson Wallman suspended the public hearing.

Vice Chairperson Ellis moved to approve review a rezone application for a part of the Southeast Quarter of the Southwest Quarter of Section 21, Township 11 North, Range 3 East of the 6th P.M., City of Seward, Seward County, Nebraska.; seconded by Commission Member Seevers.

Commission Member Jackson asked if we can temporarily rezone it.

Chairperson Wallman stated no we cannot.

Aye: Kotera.

Nay: Ellis, Wallman, Miller, Niemoth, Seevers, Jackson, Menke.

Absent: Koch. Motion failed.

4. Public Hearing 7:30pm: review a rezone application for a part of the Northwest Quarter of Section 17, Township 11 North, Range 3 East of the 6th P.M., Seward County, Nebraska.

Chairperson Wallman opened the public hearing.

Dworak stated we have e 6.68-acre residential lot in the ETJ that is currently zoned AG. He wishes to put up a building, but since he lacks the 20-acre minimum, he needs it rezoned. With the zoning change he would be compliant and able to improve his property.

Darin Urwin, 2909 Waverly Road, stated he wishes to tear down one building and put up a new one.

Chairperson Wallman suspended the public hearing.

Vice Chairperson Ellis moved to approve a rezone application for a part of the Northwest Quarter of Section 17, Township 11 North, Range 3 East of the 6P.M., City of Seward, Seward County, Nebraska.; seconded by Commission Member Jackson.

Chairperson Wallman stated to let the record show this is a house keeping issue.

Aye: Kotera, Ellis, Wallman, Miller, Niemoth, Seevers, Jackson, Menke.

Nay: None.

Absent: Koch. Motion carried

5. Public Hearing 7:30pm: review a rezone application for a part of the Southwest Quarter of Section 28, Township 11 North, Range 3 East of the 6th P.M., Seward County, Nebraska.

Chairperson Wallman opened the public hearing.

Dworak stated Jerry and Tracy Rumery owner of Rumery Lawn and Sprinkler, has been in business on the north side of the road to the burn pile. He also owns the 18 plus acres to the south and it's zoned AG. He's expanded his business a little to the south. C-2 matches his property and gives guidelines for what can go in there. We are looking to annex it, but it's currently not served by utilities.

Jerry Rumery, 1540 N 1st Street, stated they moved the entrance and started using the 18 acres for boulders and he wants to move the mulch pile. It will be a continuation of they are doing and they want to use the property the right way.

Jank stated they want to support an existing business and it's great to develop on both side of the highway for future growth.

Chairperson Wallman closed the public hearing.

Commission Member Seevers moved to approve a rezone application for a part of the Southwest Quarter of Section 17, Township 11 North, Range 3 East of the 6P.M., City of Seward, Seward County, Nebraska.; seconded by Commission Member Miller.

Vice Chairperson Ellis stated it makes a lot of sense giving it's contiguous and southwest of the highway.

Chairperson Wallman stated it's good to get it done now.

Aye: Kotera, Ellis, Wallman, Miller, Niemoth, Seevers, Jackson, Menke.

Nay: None.

Absent: Koch. Motion carried

6. Administrative Item

7. Reports

8. Agenda Items

9. Upcoming Events

Meeting adjourned 8:23 p.m.

Sara Van Cura
Administrative Assistant

PUBLIC HEARINGS

1. Public Hearing 7:30pm: review a minor plat application of Benson Industrial Addition located in Section 5, Township 10 North, Range 3 East of the 6th P.M., Seward County, Nebraska.

City of Seward Planning Commission

142 N 7th St. Seward, NE 68434

Staff Report

Tim Dworak, Building/Zoning &
Code Enforcement Director
402-643-4000

APPLICATION TYPE

Minor Subdivision Plat

FINAL ACTION?

DEVELOPER/OWNER

Benson Holdings LLC/Ben Benson

PC HEARING DATE

January 12, 2026

RELATED APPLICATIONS

PROPERTY ADDRESS, ZONING DISTRICT/USE

1253 280th Rd, C-2, Highway Commercial

ADJACENT ZONING DISTRICTS/USE:

North, C-2, Commercial – Arrowhead Construction

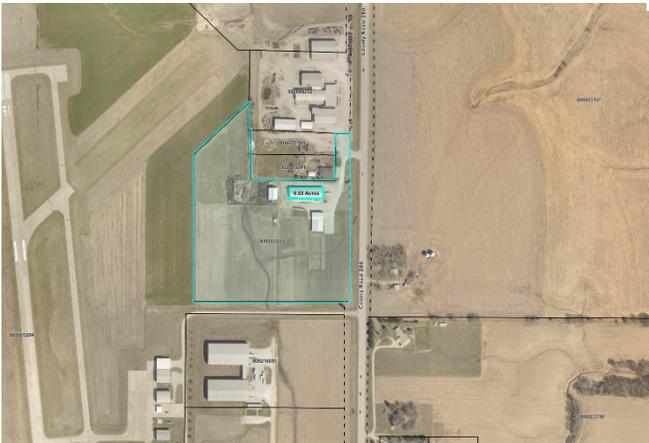
East, RR, Agriculture – Vernon Curtis

South, C-2, Commercial – Seward Airpark

West, AV, Aviation – Seward Airport Authority

BRIEF SUMMARY OF REQUEST +

Property owner wishes to split the existing parcel into two separate parcels.



APPLICATION CONTACT

Ben Benson, [REDACTED]

[REDACTED] Garland, NE 68360

ANALYSIS

The owner of this parcel wishes to split the parcel into two (2) separate parcels and has met all applicable requirements of the City's Unified Land Development Ordinances referencing Minor Subdivision application procedures. The property is currently located in a Highway Commercial Zoning District (C-2), and there will be no change in Zoning.

All zoning requirements have been met for C-2, Highway Commercial District.

The property is not serviced by city utilities and does not require extension of utilities or streets.

The notice of this Public Hearing was published in the Seward County Independent, 300 ft. letters mailed, and a sign was posted.

APPROXIMATE LAND AREA:

19.46 acres or 847677.6 square feet +/-

LEGAL DESCRIPTION:

Part of the Northeast Quarter of Section 05, Township 10 North, Range 03 East of the 6th P.M., Seward County, Nebraska. More particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter, Thence on the east line of said Northeast Quarter on an assigned bearing of N01°28'19"W a distance of 66.01' to a point on said east line; Thence S88°31'41"W a distance of 66.41' to a point on the west right-of-way line of Highway #15, said point being the point of beginning; Thence S88°30'29"W a distance of 942.87'; Thence N01°35'34"W a distance of 913.72'; Thence N45°10'02"E a distance of 451.21'; Thence S01°36'34"E a distance of 164.08'; Thence N88°01'05"E a distance of 8.53'; Thence S02°07'32"E a distance of 293.85'; Thence N88°31'31"E a distance of 505.72'; Thence N01°26'12"W a distance of 280.92'; Thence N89°35'09"E a distance of 89.00' to a point on the west right-of-way line of said Highway #15; Thence on said west right-of-way line S01°59'53"E a distance of 1044.70' to the point of beginning.

Prepared by

Tim Dworak

City of Seward Building – Zoning – Code Enforcement Director



PAID
11-21 CK

City of Seward Planning Commission
Minor Subdivision Application

Applications shall be submitted a minimum of 30 days prior to the City Planning Commission Meeting.
City Planning Commission meets the 2nd Monday of each month.

Date: 11/19/25 Application Fee: \$ 100 + Notification Fee: \$ 100 + Filing Fee: 56 = Amount Due: \$ 200

Owner/Developer: BENSON HOLDINGS LLC Name of Subdivision: BENSON INDUSTRIAL ADDITION
Phone Number:  Number of Lots: 2
Email Address:  Present Zoning: A-1 Requested Zoning: _____
Legal Description: S-10-3#E 1/2 NE 1/4 18.85 AC

Within City Limits: Yes No
Adjacent to City Limits: Yes No
Within 2 Mile Area: Yes No
Annexation Requested: Yes No
Restrictive Covenants: Yes No
(Copy Attached)

Project Engineer: REGA Signature of Owner/Developer: 

Office Use Only
Plat Review

Staff Review
Electric Dept
Street Dept
Water/Waste
Police Dept
Park/Rec Dept
County Roads

Agency Review
Cable TV
Gas Co
Phone Co
School Board
County P.C

Date of Action

City Planning Commission: _____

Zoning Administrator: _____

24 x 18 1/2 sheets

432
4x2
28 v2
56

BENSON INDUSTRIAL ADDITION

A PART OF THE NORTHEAST QUARTER OF SECTION 05, TOWNSHIP
10 NORTH, RANGE 03 EAST, SEWARD COUNTY, NEBRASKA
MINOR PLAT

OWNERS CERTIFICATION

I, BEN BENSON, MANAGING MEMBER OF BENSON HOLDINGS LLC, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT I HAVE LAID OUT, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OUT, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "BENSON INDUSTRIAL ADDITION", A PART OF THE NORTHEAST QUARTER OF SECTION 05, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE 6TH PRINCIPAL MERIDIAN, SEWARD COUNTY, NEBRASKA.

THE COMMON ACCESS EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF THE OWNERS OF LOT 1, BENSON INDUSTRIAL ADDITION LOCATED IN THE NORTHEAST QUARTER OF SECTION 05, TOWNSHIP 10 NORTH, RANGE 3 EAST AND ARE HEREBY GRANTED THE RIGHT OF SUCH USE.

THE WATER EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF THE OWNERS OF LOT 2, BENSON INDUSTRIAL ADDITION LOCATED IN THE NORTHEAST QUARTER OF SECTION 05, TOWNSHIP 10 NORTH, RANGE 3 EAST AND ARE HEREBY GRANTED THE RIGHT OF SUCH USE.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED BY SAID OWNER:

WITNESS OUR HAND THIS _____ DAY OF _____, 2026.

BENSON HOLDINGS, LLC

BEN BENSON

ACKNOWLEDGMENT

STATE OF NEBRASKA)
SEWARD COUNTY) SS

On this ___ day of _____, 20___, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said county, personally came _____, Managing Member, Benson Holdings, LLC, to me personally known to be the identical person whose name is affixed to the dedication of the foregoing plat and he acknowledged the same to be his voluntary act and deed and the voluntary act and deed of said company.

NOTARY PUBLIC

My commission expires the ___ day of _____, 20___.

SEWARD PLANNING COMMISSION APPROVAL

THIS MINOR PLAT OF "BENSON INDUSTRIAL ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD PLANNING COMMISSION.

SIGNED THIS ___ DAY OF _____, 2026.

CHAIRPERSON

ATTEST: _____
SECRETARY OF PLANNING COMMISSION

CITY OF SEWARD ZONING ADMINISTRATOR

THIS MINOR PLAT OF "BENSON INDUSTRIAL ADDITION" HAS BEEN SUBMITTED TO AND APPROVED BY THE SEWARD ZONING ADMINISTRATOR.

SIGNED THIS ___ DAY OF _____, 2026.

SEWARD ZONING ADMINISTRATOR

PERIMETER DESCRIPTION

Part of the Northeast Quarter of Section 05, Township 10 North, Range 03 East of the 6th P.M., Seward County, Nebraska. More particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter, Thence on the east line of said Northeast Quarter on an assigned bearing of N01°28'19"W a distance of 66.01' to a point on said east line;

Thence S88°31'41"W a distance of 66.41' to a point on the west right-of-way line of Highway #15, said point being the point of beginning;

Thence S88°30'29"W a distance of 942.87';

Thence N01°35'34"W a distance of 913.72';

Thence N45°10'02"E a distance of 451.21';

Thence S01°36'34"E a distance of 164.08';

Thence N88°01'05"E a distance of 8.53';

Thence S02°07'32"E a distance of 293.85';

Thence N88°31'31"E a distance of 505.72';

Thence N01°26'12"W a distance of 280.92';

Thence N89°35'09"E a distance of 89.00' to a point on the west right-of-way line of said Highway #15;

Thence on said west right-of-way line S01°59'53"E a distance of 1044.70' to the point of beginning.

Described tract contains an area of 19.46 acres, more or less.

REGISTER OF DEEDS CERTIFICATE

STATE OF NEBRASKA)
)SS
COUNTY OF SEWARD)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE SEWARD COUNTY REGISTER OF DEEDS OFFICE.

DATE: _____ TIME: _____ IN DRAWER NO. _____

INSTRUMENT NO. _____ FEE: _____

REGISTER OF DEEDS

OWNER INFORMATION:

Benson Holdings LLC
1712 Old Mill Road
Garland, NE 68360

ZONING:

C-2 HIGHWAY COMMERCIAL DISTRICT

SETBACKS

STREET SIDE YARD: 15'

SIDEYARD: 0'

REAR YARD: 0'

PROJECT
241276

**REGA
ENGINEERING**

601 OLD CHENEY RD., SUITE A
LINCOLN, NEBRASKA 68512
(402) 484-7342

- ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- LAND SURVEYING
- IRRIGATION

REGA CA*1678

REVISIONS	BY	DATE				
	DESCRIPTION					
NO.						

**BENSON INDUSTRIAL ADDITION
A MINOR SUBDIVISION BEING
A PART OF THE NE¼ OF SECTION 05, T-10-N,
R-03-E, SEWARD COUNTY, NEBRASKA**

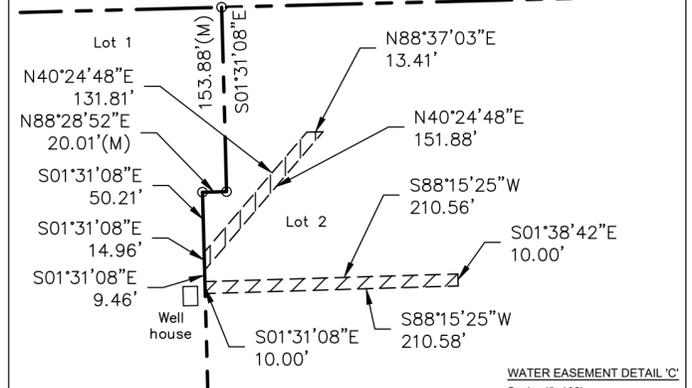
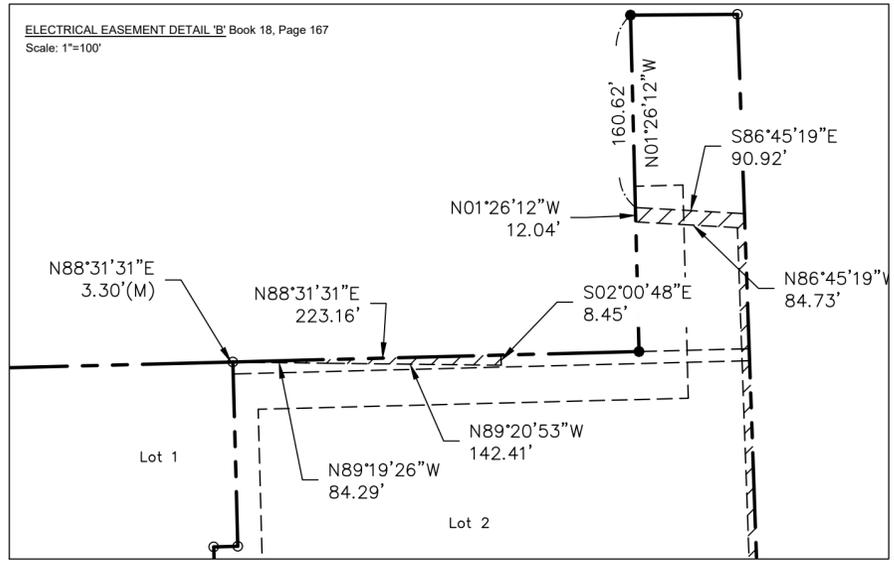
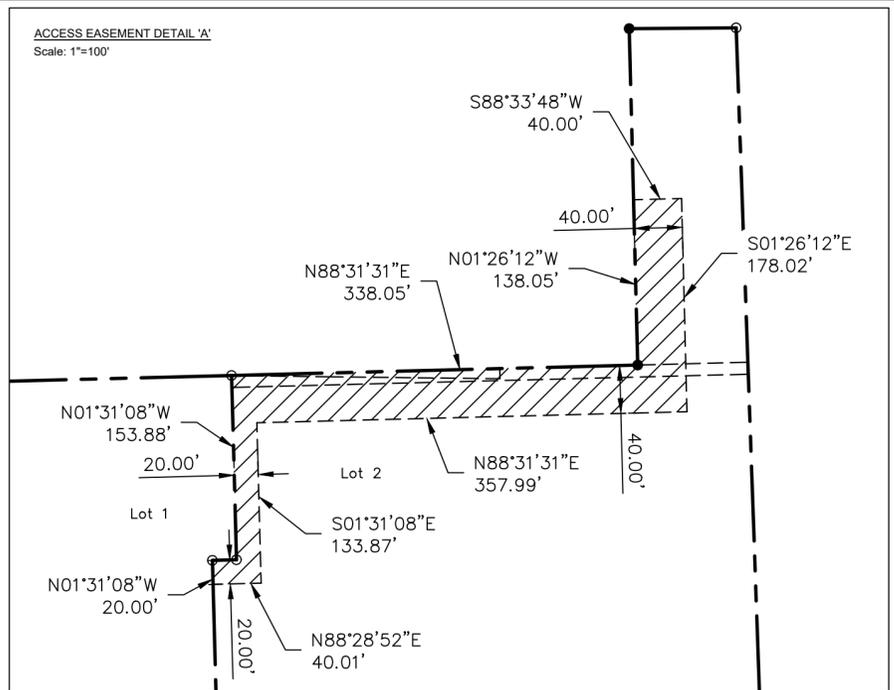
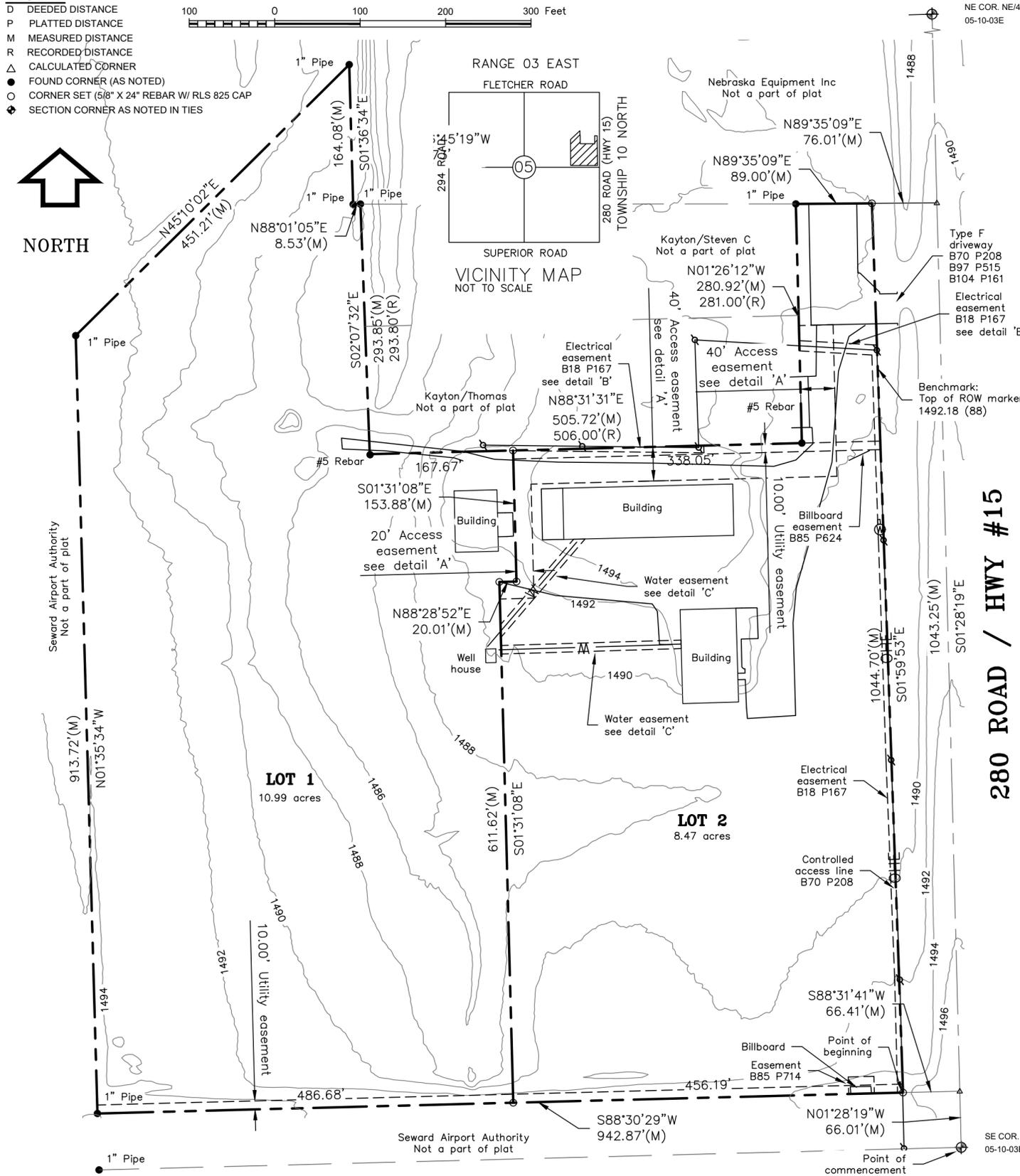
SHEET NO.
1 of 2

BENSON INDUSTRIAL ADDITION

A MINOR SUBDIVISION BEING A PART OF THE NE¹/₄ OF SECTION 05, T-10-N, R-03-E, SEWARD COUNTY, NEBRASKA

- LEGEND**
- D DEEDED DISTANCE
 - P PLATTED DISTANCE
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE
 - △ CALCULATED CORNER
 - FOUND CORNER (AS NOTED)
 - CORNER SET (5/8" X 24" REBAR W/ RLS 825 CAP
 - ◆ SECTION CORNER AS NOTED IN TIES

SCALE 1" = 100'



SECTION CORNER TIE

NE CORNER OF THE NE¹/₄ OF SEC. 05-10-03E
 FOUND "SURVEY MARKER"
 NE 66.26' TO CHISELED "X" ON TOP OF R.O.W. MARKER
 SE 69.39' TO CHISELED "X" ON TOP OF R.O.W. MARKER
 SW 77.96' TO CHISELED "X" ON TOP OF R.O.W. MARKER
 NW 77.22' TO 1" PIPE

SECTION CORNER TIE

SE CORNER OF THE NE¹/₄ OF SEC. 05-10-03E
 FOUND "SURVEY MARKER"
 E 52.50' TO CHISELED "X" ON TOP OF R.O.W. MARKER
 W 65.78' TO CHISELED "X" ON TOP OF R.O.W. MARKER
 NW 93.25' TO 1" PIPE
 W 5.4' TO CENTERLINE ASPHALT PAVEMENT

OWNER INFORMATION:
 Benson Holdings LLC
 1712 Old Mill Road
 Garland, NE 68360

ZONING:
 C-2 HIGHWAY COMMERCIAL DISTRICT
SETBACKS:
 STREET SIDE YARD: 15'
 SIDEYARD: 0'
 REAR YARD: 0'

SURVEYORS CERTIFICATE
 I, KYLE E. CATT, NEBRASKA REGISTERED LAND SURVEYOR NO. 609, DULY REGISTERED UNDER THE LAND SURVEYORS 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 LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

KYLE E. CATT _____ DATE _____

REGA Engineering Group Inc.
 601 Old Cheney Road
 Lincoln, NE 68512
 402-484-7342

PROJECT
 241276

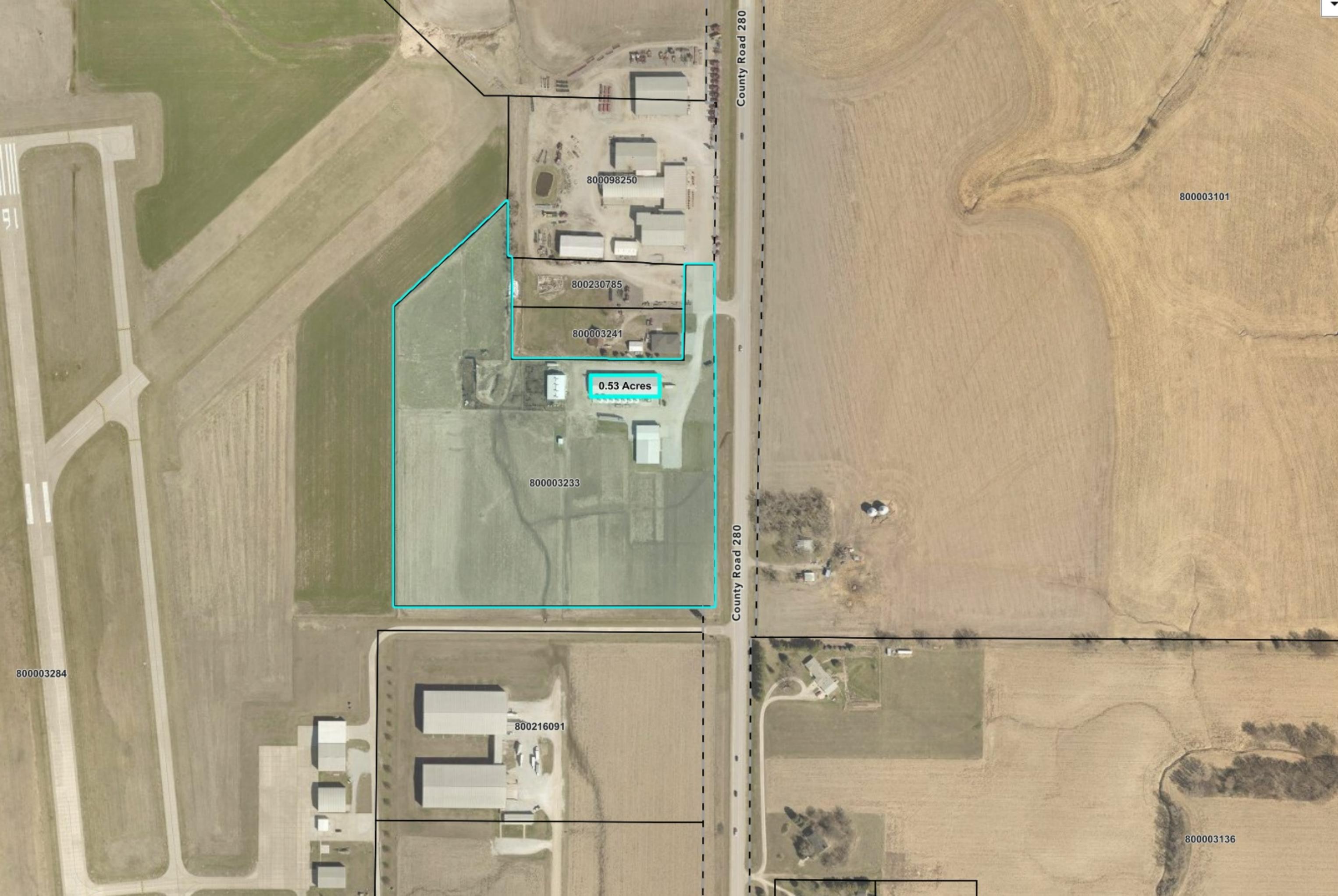


601 OLD CHENEY RD., SUITE A
 LINCOLN, NEBRASKA 68512
 (402) 484-7342
 ● ENGINEERING
 ● PLANNING
 ● LANDSCAPE ARCHITECTURE
 ● LAND SURVEYING
 ● IRRIGATION
 REGA CA*1678

NO.	REVISIONS DESCRIPTION	BY	DATE

BENSON INDUSTRIAL ADDITION
 A MINOR SUBDIVISION BEING
 A PART OF THE NE¹/₄ OF SECTION 05, T-10-N,
 R-03-E, SEWARD COUNTY, NEBRASKA

SHEET NO.
2 of 2



County Road 280

800098250

800003101

800230785

800003241

0.53 Acres

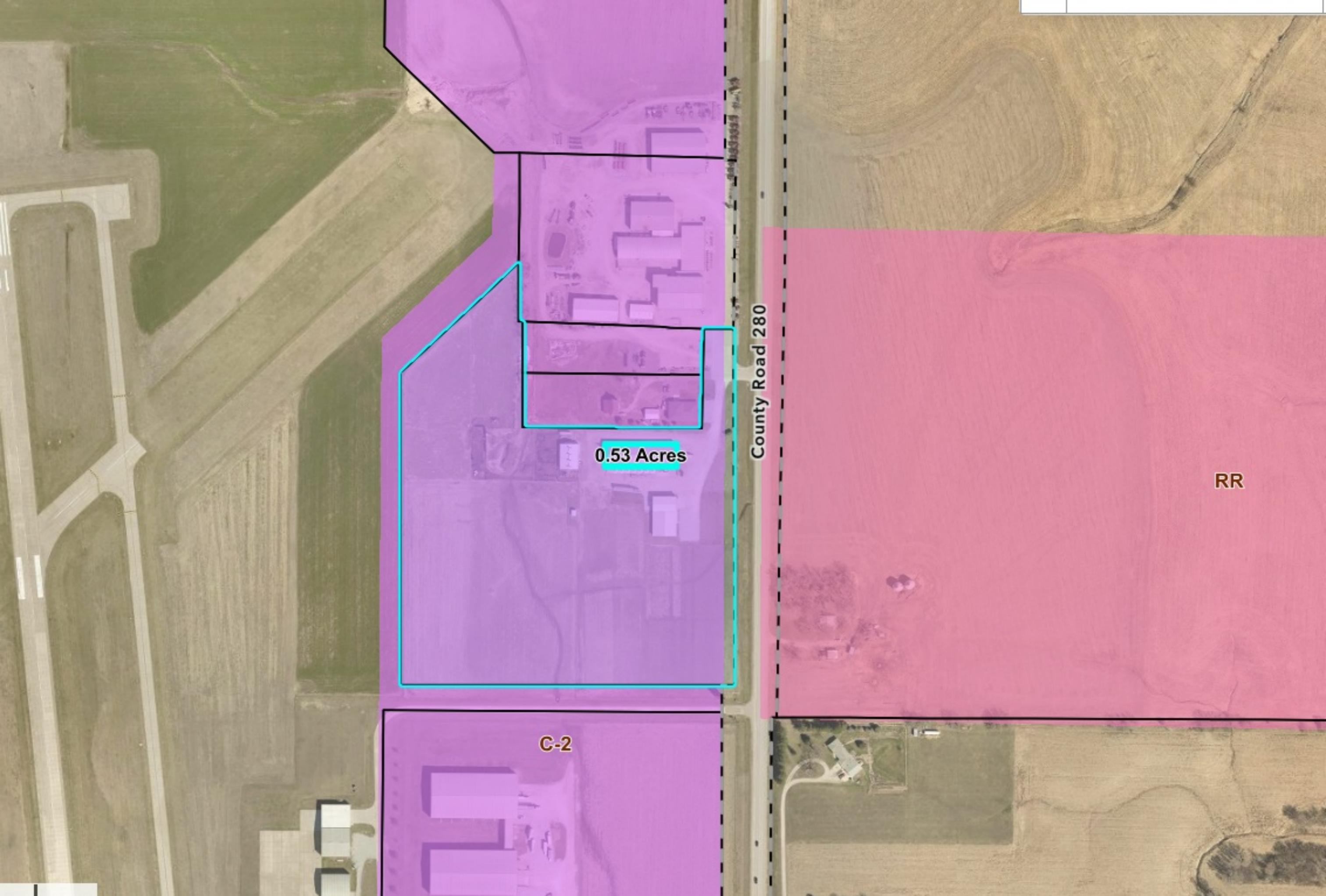
800003233

County Road 280

800003284

800216091

800003136



0.53 Acres

County Road 280

RR

C-2

ADMINISTRATIVE ITEMS

1. Yearly Appointment of Chairperson.
2. Yearly Appointment of Vice Chairperson.

REPORTS

1. Report on Meetings Attended

FUTURE REQUESTS FOR COMMISSION AGENDA ITEMS OR ADMINISTRATIVE ACTION

ANNOUNCEMENT OF UPCOMING EVENTS

MOTION TO ADJOURN

I, Derek Bargmann, the duly appointed qualified and acting City Clerk of the City of Seward, Nebraska, hereby certify that the foregoing Notice of Meeting and Agenda for such meeting has been posted in the following places: Seward City Hall, Seward Memorial Library, and CityofSewardNE.gov

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City.

Derek Bargmann, City Clerk

Date