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Register of Deeds					

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Register's Note: Filed as is.
From and Return TO:
City of Friend
235 Maple Street
Friend, NE 68359

STATE OF NEBRASKA } ss
SALINE COUNTY

Entered in numerical index and filed on record,
the 11th day of March 20²⁴
at 11:30 o'clock A. M. and Recorded
as instrument number 2024-00329

Diann Holtz
County Clerk

ORDINANCE NO. 24-806

AN ORDINANCE REGARDING A CHANGE IN BOUNDARY LINE FOR THE PROPERTIES LOCATED IN A MINOR PLAT OF LOTS 1, 3, AND 4, BLOCK 2 MILTON BROTHERS ADDITION, LOCATED IN THE SOUTHEAST ¼ OF SECTION 28 T8N R1E OF THE 6TH P.M., CITY OF FRIEND, SALINE COUNTY, NEBRASKA; AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

WHEREAS, the owners of the property located at 1040 S. Cherry Street, Friend, Nebraska requested to change the boundary line associated with their property. The landowners adjacent to the property consent to the boundary line change; and

WHEREAS, the owners of both properties requested approval from the City of Friend Zoning and Planning Board to correct the lot lines as per the attached subdivision plan, marked Exhibit A; and

WHEREAS, the Zoning and Planning Board voted to recommend the change in lot line consistent with the attached Exhibit A; and

WHEREAS, the Mayor and City Council find the updated plans for subdivision of the Milton Brothers 1st Addition (Exhibit A) are in the public interest and do not nullify the intent and purpose of the comprehensive plan.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FRIEND, NEBRASKA, AS FOLLOWS:

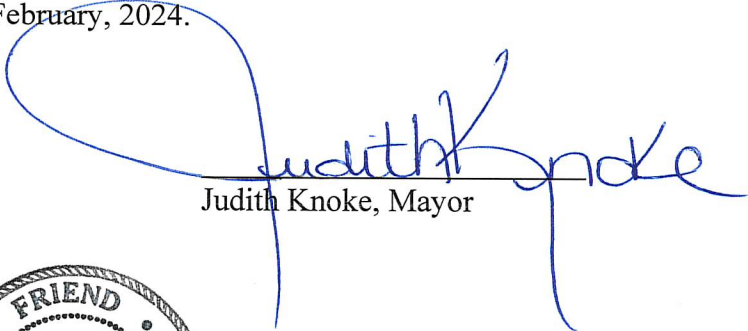
Section 1. That change in the boundary line of the properties located in a minor plat of Lots 1, 3, and 4, Block 2 Milton Brothers Addition, located in the Southeast ¼ of Section 28 T8N R1E of the 6th P.M., City of Friend, Saline County, Nebraska is consistent with the plans attached hereto as Exhibit A and is approved.

Section 2. That all ordinances and parts of ordinances including the plans set forth in Ordinance 24-806 in conflict herewith are hereby specifically repealed.

Section 3. Should any section, paragraph, sentence, or word of this Ordinance hereby adopted be declared for any reason to be invalid, it is the intent of the Mayor and Council of the City of Friend, Nebraska, that it would have passed all other portions of this Ordinance independent of the elimination hereof of any such portion as may be declared invalid.

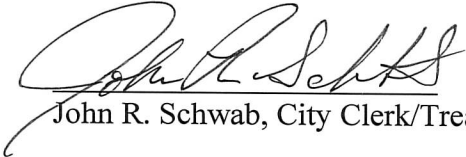
Section 2. This ordinance shall take full force and effect beginning on, and continuing thereafter, the date of its passage, approval, and publication or posting as required by law.

PASSED AND ADOPTED this 6th day of February, 2024.



Judith Knoke, Mayor

ATTEST:



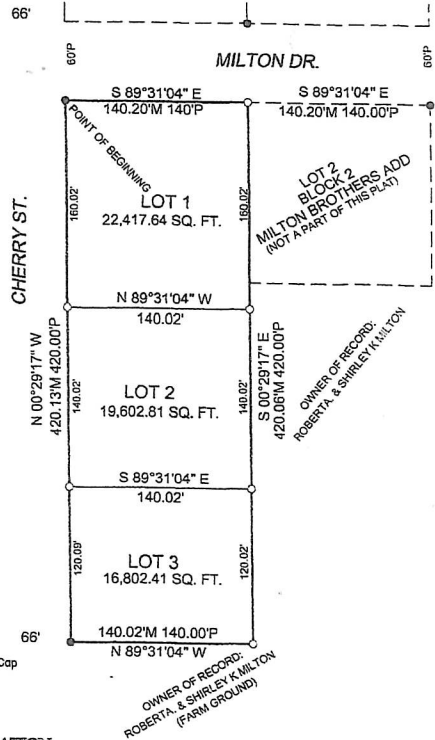
John R. Schwab, City Clerk/Treasurer



MILTON BROTHERS 1ST ADDITION

Exhibit A

A MINOR PLAT OF LOTS 1, 3, AND 4, BLOCK 2 MILTON BROTHERS ADDITION, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 23 T8N R1E OF THE 6TH P.M., CITY OF FRIEND, SALINE COUNTY, NEBRASKA.



LEGAL DESCRIPTION

A MINOR SUBDIVISION OF LOTS 1, 3, AND 4, BLOCK 2, MILTON BROTHERS ADDITION, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 23 T8N R1E OF THE 6TH P.M., CITY OF FRIEND, SALINE COUNTY NEBRASKA. MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2, MILTON BROTHERS ADDITION, AND THE POINT OF BEGINNING; THENCE SOUTH 89°31'04\"

SURVEYORS CERTIFICATE

I, DEREK A. BEENBLOSSOM, NEBRASKA REGISTERED LAND SURVEYOR NO. 570, 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.

SIGNED THIS 20TH DAY OF DECEMBER, 2023

Derek A. Beenblossom
DEREK A. BEENBLOSSOM RLS-570
ALLEN SURVEYING SERVICES LLC
6412 Hammy Ave. Lincoln, NE 68507 402-466-1268
1188 Main Ave. Gretna, NE 68030 402-626-6626



ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF _____)
ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME THAD G. WEBER, AND MEGAN WEBER, HUSBAND AND WIFE, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON(S) AFFIXED THE DEDICATION OF THE FOREGOING PLAT, AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20____.

STATE OF NEBRASKA)
COUNTY OF _____)
ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME THAD G. WEBER, A SINGLE PERSON, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON(S) AFFIXED THE DEDICATION OF THE FOREGOING PLAT, AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20____.

STATE OF NEBRASKA)
COUNTY OF _____)
ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME HARVEY N. MILTON AND SANDRA K. MILTON, HUSBAND AND WIFE, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON(S) AFFIXED THE DEDICATION OF THE FOREGOING PLAT, AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20____.

CITY OF FRIEND PLANNING AND ZONING APPROVAL

THIS PLAT OF "MILTON BROTHERS 1ST ADDITION" HAS BEEN SUBMITTED AND APPROVED BY THE CITY OF FRIEND PLANNING AND ZONING DEPARTMENT.

DATED THIS 10 DAY OF Jan, 2024
Derek A. Beenblossom
AUTHORIZED SIGNATURE

CITY OF FRIEND APPROVAL

THIS PLAT OF "MILTON BROTHERS 1ST ADDITION" HAS BEEN SUBMITTED AND APPROVED BY THE CITY OF FRIEND.

DATED THIS _____ DAY OF _____, 20____.

AUTHORIZED SIGNATURE _____

LEGEND

- M = Measured
- P = Plotted
- R = Recorded
- = Set 5/8" Rebar & Cap
- = Fd. 5/8" Rebar

OWNERS CERTIFICATION

WE, TARA L. PERKINGS, THAD G. WEBER, AND PATRICK C. WEBER THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OUT, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OUT PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

CLEAR TITLE TO THE LAND SHOWN ON THIS PLAT IS GUARANTEED. ANY ENCUMBRANCES OR SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS.

STRIPS OF LAND SHOWN ON THIS PLAT AND MARKED EASEMENT, ARE RESERVED FOR THE USE OF PUBLIC UTILITIES OR OTHER ENTITY SO INDICATED AND SUCH EASEMENTS ARE SUBJECT TO THE PARAMOUNT RIGHT OF UTILITY OR OTHER ENTITY SO INDICATED TO INSTALL, REPAIR, REPLACE AND MAINTAIN ITS INSTALLATIONS.

WITNESS OUR HANDS THIS _____ DAY OF _____, 20____.

TARA L. PERKINS _____ PATRICK C. WEBER _____

THAD G. WEBER HUSBAND _____ MEGAN WEBER WIFE _____

LESLIE R. WEBER HUSBAND _____ NANCY R. WEBER WIFE _____

WITNESS OUR HANDS THIS _____ DAY OF _____, 20____.

HARVEY N. MILTON HUSBAND _____ SANDRA K. MILTON WIFE _____

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF _____)
ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME TARA L. PERKINS, SINGLE PERSON, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON(S) AFFIXED THE DEDICATION OF THE FOREGOING PLAT, AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20____.

STATE OF NEBRASKA)
COUNTY OF _____)
ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED FOR AND RESIDING IN SAID COUNTY, PERSONALLY CAME LESLIE R. WEBER AND NANCY R. WEBER, HUSBAND AND WIFE, PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON(S) AFFIXED THE DEDICATION OF THE FOREGOING PLAT, AND THEY ACKNOWLEDGE THE SAME TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES ON THE _____ DAY OF _____, 20____.