

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Randy Kreikemeier for a conditional use permit, the Dodge County Planning Commission finds as follows (check as many as apply):

DISAPPROVAL - FACTUAL FINDINGS:

- 1. Does not protect the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will be injurious to the health, safety, morals and general welfare of the area.
- 3. Conditional use does not conform to the intent and purpose of the regulations and the comprehensive plan.
 - a. Use does not conform to regulations of the district in which it is located.
 - b. Ingress and egress are not designed to minimize congestion in the public street, road or highway.
 - c. Use is not in harmony with the character of the area and most appropriate use of the land.
 - d. Use does not conserve and stabilize the value of the property.
 - e. Use does not provide adequate open space for light and air.
 - f. Use adversely affects concentration of population.
 - g. Use congests public streets.
 - h. Use does not promote public safety, health, convenience and comfort.
 - i. Other: _____

APPROVAL - FACTUAL FINDINGS:

- 1. Conditional use protects the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will not be injurious to the health, safety, morals and general welfare of the area.

- _____ 3. Conditional use conforms to the intent and purpose of the regulations and the comprehensive plan.
- _____ a. Use conforms to regulations of the district in which it is located.
 - _____ b. Ingress and egress are designed to minimize congestion in the public street, road or highway.
 - _____ c. Use is in harmony with the character of the area and most appropriate use of the land.
 - _____ d. Use conserves and stabilizes the value of the property.
 - _____ e. Use provides adequate open space for light and air.
 - _____ f. Use does not adversely affect concentration of population.
 - _____ g. Use does not congest public streets.
 - _____ h. Use promotes public safety, health, convenience and comfort.
 - _____ i. Other: _____

DATED this _____ day of _____, 20_____.

BY: _____

**DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT**

**JEAN ANDREWS, Zoning Administrator
Flood Plain Manager**

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

July 9, 2021

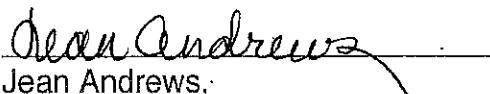
Randy Kreikemeier
531 County Rd. F
Scribner, NE 68057

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held July 20, 2021 at 4:30 P.M. on third floor of the Courthouse, Fremont, NE. You or your representative should make an effort to attend this meeting to answer any questions the board may have. Please come to the east door of the Courthouse for admittance and go directly up to third floor. In addition, please plan to attend the Dodge County Board of Supervisors meeting on July 28, 2021 where your application will be heard at 9:45 A.M.

If you have any questions, please feel free to contact my office.

Thank you,


Jean Andrews,
Dodge County Zoning Administrator

Enclosure
Cc: File

LOT SPLIT APPLICATION
Dodge County, Nebraska

Date 8-25-21

Property Owner's Name Randy Krickemeier

Address: 531 CR F Scribner, NE 68057

Phone No. 402-719-5072

Legal Description of the Property to be split NE 1/4 NW 1/4 Sec. 35 Town: 20 Rng: 5E

Number of Acres being split off 11.35 Zoning District A-1

Total Number of Acres the subdivision subdivided from 80 Acres

Is a new access route needed or proposed? YES or NO?

Is a vacation of streets, alleys, setback lines, access control or easement required or proposed?
YES or NO

Will a lot split in significant increase in service requirements; e.g. Utilities, schools, traffic control, streets, county roads, etc. or will it interfere with maintaining existing service levels? YES or NO

Will this action result in a tract without direct access to a street or county road? YES or NO

Has the lot been previously split in accordance with these Regulations? YES or NO

Applicant's Name (Print) Randy Krickemeier

Applicant's Address 531 CR F Scribner

Applicant's Signature Randy Krickemeier

Dodge County Planning and Zoning Administrator
435 N. Park Rm.204 Fremont, NE 68025 402-727-2724

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Dodge Co Highway Dept

OFFICE USE ONLY

Permit No. 2021-002

Date 7-20-21 Approved _____
Disapproved _____

Chairman, Dodge Co. Planning Comm.

Date 7-28-21 Approved _____
Disapproved _____

Chairman, Dodge Co. Board of Superv.

APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska

Date 6-24-21
Property Owner's Name Randy Kreikemeier

Address: 531 CR F Scribner, NE 68057

Phone No. 402-719-5072 (Home) _____ (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: purchase acreage

Section 35 Township 20 Range 5E Lot No. NE 1/4 NW 1/4

Location within Section NW 1/4 NE 1/4 PT NW 1/4 NE 1/4 Lot Size 11.35 (Sq.Ft./Acres)
4 sec 35

Estimated Cost of Structure/Use \$ _____ Zoning District A-1

Will use in all other respects conform to the applicable regulations of the district in which it is located?

yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? yes

How are Adjoining Properties Used (Actual Use)

North Agriculture

South Agriculture

East Agriculture

West Agriculture

Justification

You must justify your request. Questions 1 through 4 must be answered completely.

1. What is the general character of the area? Describe.

Agriculture

2. Can soil conditions support the proposed development? What is the soil classification of the area?

Yes, silty clay loam

3. Will use have adequate water, sewer and drainage facilities (approved by the Dodge County Board of Health, Dodge County Board of Supervisors, and the State of Nebraska Department of Health)?

Dodge County Planning & Zoning Administrator
435 N. Park, Rm. 204, Fremont, NE 68025
(402)727-2724

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Dodge County Hwy Dept

4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?
yes How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Enclosed:

Site Plan Soil Suitably Map _____ Easements _____
Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency _____

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

Application Fee of \$ _____ is Non-Refundable.

The Zoning Administrator or Building Inspector, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

In consideration of the issuance of this Certificate, the applicant hereby certifies that the information in this application is true and correct, and hereby certifies that compliance with the zoning, subdivision and floodplain regulations which are in effect have been met.

Applicant's Signature Randy J. Kuehner Mailing Address 1040 Walnut St
North Bend, NE 68649

OFFICE USE ONLY

PERMIT NO. 2021-008

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 7-20-21 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Planning Comm

Date 7-28-21 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Board of Comm

_____ See attachment for added conditions.

ATTEST _____
Dodge County Clerk

Dated this _____ day of _____ 20__

APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT
(A-1, A-2, and A-3 Agricultural Districts)
Dodge County, Nebraska

"I certify that I am the applicant for a residential use permit to allow a residential use in the A-1, A-2, or A-3 Agriculture Districts. I certify that I have read the following preamble to the A-1 Agriculture-Intensive District contained in the Dodge County Zoning Regulations and that I understand that there are permitted uses and named conditional uses allowed in the A-1, A-2, and A-3 Agriculture Districts that may not be compatible with a residential use in the district. I further understand that residential uses in the A-1, A-2, and A-3 Districts are not given the same provision of services, amenities and protection from other land uses that are afforded to residential uses by the regulations of other districts and that the A-1, A-2, and A-3 District Regulations are not intended to afford such services, amenities and protections to residential uses located therein."

The A-1 Agricultural District regulations are intended to provide for the use and conservation of agricultural land, to protect the value of such land, and to protect it from indiscriminate residential and urban development and other incompatible and conflicting land uses; to conserve and protect the value of open space, wooded areas, streams, mineral deposits and other natural resources and to protect them from incompatible land uses and to provide for their timely utilization; to provide for the location and govern the establishment and operation of land uses which are compatible with agriculture and are of such nature that their location away from residential, commercial and industrial areas is most desirable; to provide for the location and govern the establishment of residential uses which are accessory to and necessary for the conduct of agriculture and to provide for the location and govern the establishment and use of limited non-agricultural residential uses. Such non-agricultural residential uses shall not be so located as to be detrimental to or conflict with other uses which are named as permitted or conditional uses in this district and are appropriate to other property in the area. The nature of the A-1 District and the uses allowed outright or by conditional use precludes the provision of services, amenities and protection from other land uses which are afforded to residential uses by the regulations of other districts, and it is not intended that the A-1 District regulations afford such services, amenities and protection to residential; uses located therein.

"I understand that if the County Board of Dodge County approves my no-fee residential registration permit application and I establish a residential use in the A-1, A-2, or A-3 Agricultural Districts that such land use has no additional rights granted to it that is granted of other uses allowed by either permit or by conditional use in the A-1, A-2, and A-3 Districts. I certify that I have been given a copy of this attachment."

Signature of Applicant:

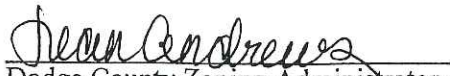


Address of Applicant: 531 CRF Scribner, NE 68087

In witness whereof, the parties aforesaid have hereto set their hand with this application 6 day of July 2021

Date filed with Dodge County Joint Planning Commission: 7-20-21

Date filed with Dodge County Board of Supervisors: 7-28-21



Dodge County Zoning Administrator or County Building Inspector

Dodge County Planning and Zoning Administrator
435 N. Park, Fremont, NE 68025 402/727-2724

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Dodge Co Highway Dept

APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT
(cont.)

(A-1, A-2, and A-3 Agricultural Districts)
Dodge County, Nebraska

Permit No. 2021-002

Property Owner's Name Randy Kreikemeier

Address _____

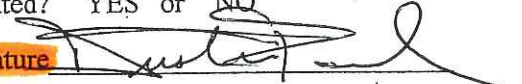
Legal Description _____

Lot Size and Number of Acres _____

Distance from Nearest Livestock Operation _____

Single-family dwellings are not permitted on tracts without legal access to an improved road and owners must sign no-fee Residential Registration Permit Application prior to a 10-day waiting period before a building permit is granted. The Residential Use Permit is valid for the length of the building permit and must be signed and filed with the Dodge County Planning Commission and Zoning Administrator and a copy filed with the Dodge County Register of Deeds. Once the dwelling is constructed, the Residential Registration Permit is valid for the life of the dwelling.

Will the Residential Use in all other respects conform to the applicable regulations of the Zoning District in which it is located? YES or NO

Applicant's Signature 

Mailing Address 531 CR F Scribner, NE 68057

Telephone No. 402-858-3502

OFFICE USE ONLY

Dusty Pond has been granted a no-fee Residential Registration Permit, under the following conditions and/or limitations, all of which must be complied with by applicant for said permit.

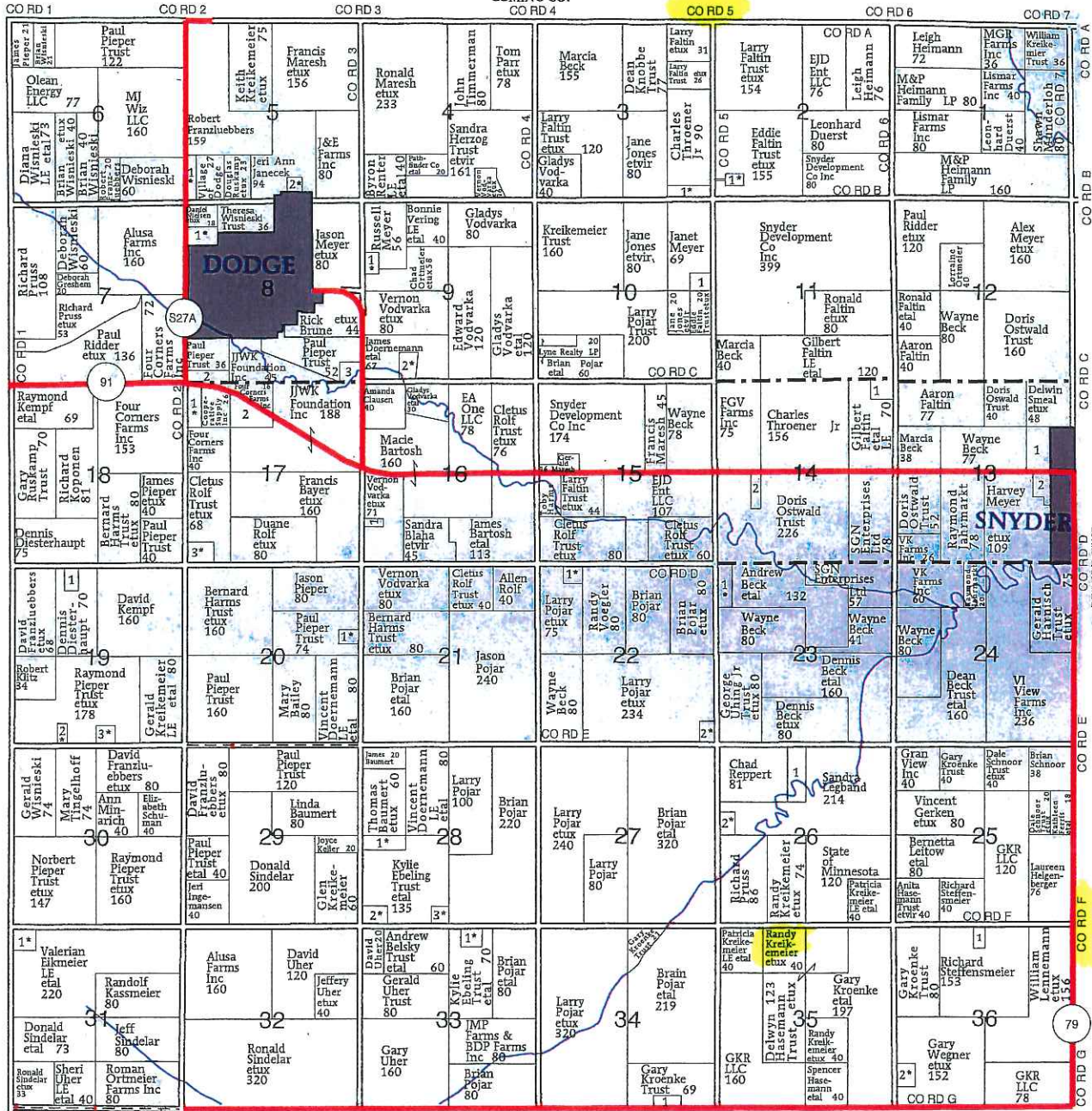
Date 07-20-21

Chairman, Dodge County Planning Commission

Dodge County Planning and Zoning Administrator
435 N. Park, Fremont, NE 68025 402/727-2724

(Landowners)

CUMING CO.



PLEASANT VALLEY TWP.

WEBSTER TOWNSHIP

SECTION 2

- 1. Oelkers, Sean etux 5

SECTION 3

- 1. Throener, Brian etal 10

SECTION 5

- 1. Wiese, Anthony etux 10
- 2. Paus, Jeffrey etux 6

SECTION 8

- 1. Risch, Daylin etal 13
- 2. Four Corners Farms Inc 13

SECTION 9

- 3. Hunke, Leon 9

SECTION 9

- 1. Ortmeier, Chad etux 6

- 2. Bayer, Allen etux 14

SECTION 10

- 1. Meyer, Russell 11

SECTION 13

- 1. Smeal SFA LLC 15

- 2. Hunke Development LLC 10

SECTION 14

- 1. Griffin, Veronica 8
- 2. Kennedy, Roland 6

SECTION 16

- 1. Harms, Daniel 5

SECTION 17

- 1. Wisnieski, John etux 9

- 2. Ruskamp Trust, Daniel 19

SECTION 19

- 3. Rolf, Eric etux 12

SECTION 19

- 1. Anders, Doug 10
- 2. Pieper, Chad etux 5
- 3. Pieper, Chad etux 11

SECTION 20

- 1. Uher, Eugene etux 6

SECTION 22

- 1. Grovijohn, Thomas etux 5

- 2. Gilbertson, Eric etux 6

SECTION 23

- 1. Beck, Leroy etux 10

SECTION 26

- 1. Sandra Legband Family LP 18

- 2. McDuffee, Justin etux 6

SECTION 28

- 1. Belsky, Andrew etux 11
- 2. Baumert, Ralph etux 7

- 3. Hunke, Russell etux 7

SECTION 31

- 1. Uher, Randy etux 7

SECTION 33

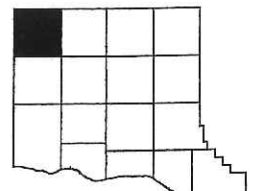
- 1. Ebeling, Zachary etux 11

SECTION 34

- 1. Lou Kroenke Farm Inc 11

SECTION 36

- 1. Steffensmeier Ag Inc 7
- 2. Wegner, Judith etal 8



**DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT**

**JEAN ANDREWS, Zoning Administrator
Flood Plain Manager**

Courthouse – 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

July 9, 2021


Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, July 20, 2021 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3rd Floor, Dodge County Courthouse, Fremont, NE 68025 to consider request of Randy Kreikemeier of 531 County Road F, Scribner, NE 68057 to subdivide a 11.35 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions, B. located in NE ¼ NW ¼ Section 35, Township 20 North, Range 5 East and Tax Lot 3 Section 26, Township 20 North, Range 5 East in Webster Township, Zoning District A-1, Intensive Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, July 20, 2021 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property that is requesting the Lot Split and Conditional Use Permit, it is a requirement that we notify you of such hearing.

If you have any objections or comments of this proposal, please send them in writing to this office or appear at the meeting and express them verbally.

Thank you,



Jean Andrews,
Dodge County Zoning Administrator

DODGE COUNTY TITLE & ESCROW CO., LLC
549 NORTH MAIN STREET,
FREMONT, NE 68025
402-721-5833

2021 JUL -6 AM 11:16

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Dodge Co Hyway Dept

NAME AND ADDRESS SEARCH

Request Made By: **JEO Consulting Group, Inc.**

We, **DODGE COUNTY TITLE & ESCROW CO., L.L.C.**, hereby certify that we have checked the records of the County Assessor of Dodge County, Nebraska, for the purpose of presenting a list to the Zoning Administrator of said County and find the following named persons are shown as property owners of land adjoining the property described as:

The Northeast Quarter of the Northwest Quarter in Section 35, Township 20 Range 5 East of the 6th P.M., Dodge County, Nebraska.

AND

Tax Lot 3 in Section 26, Township 20, Range 5 East of the 6th P.M., Dodge County, Nebraska.

The list of names and addresses include all property owners within 300 feet of said property:

Patricia and Gerald Kreikemeier, Life Estate ETAL - 5 608 Thornbird Dr Fremont, NE 68025	NW1/4NW1/4	35 - 20
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Richard J. Pruss 2367 Road 19 Dodge, NE 68633-4226	TL 4	26 - 20 - 5
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Sandra A. Legband 533 County Rd 6 Scribner, NE 68057 - 1235	NE1/4 & TL 13	26 - 20 - 5
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Minnesota State Chamber of Agriculture LLC 7040 Lakeland Ave N Ste 100 Minneapolis, MN 55428 - 5615	N1/2SE1/4 & SW1/4SE1/4	26 - 20 - 5
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Delwyn and Anita Hasemann, Tr 3019 N Cedar St Fremont, NE 68025	NE1/4SW1/4, SE1/4NW1/4 NW1/4SE1/4	35 - 20 - 5
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Delwyn and Anita J. Hasemann, Tr	TL 2 & 4	35 - 20
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- 5
3019 N Cedar St
Fremont, NE 68025

Gary Kroenke
- 5
Lou Kroenke Farm Inc
529 County Rd G
Scribner, NE 68057

E1/2NE1/4 & TL 1 & 3

35 - 20

GKR LLC
529 County Rd G
Scribner, NE 68057

SW1/4NW1/4 &
NW1/4SW1/4

35 - 20 - 5

The liability of Dodge County Title & Escrow Co. is limited to the information available in the office of the County Assessor and in no way extends to the correctness of the fee simple title to subject property. A certified search of the records or a Title Insurance Policy would be required to assure the fee simple ownership and any existing liens.

Dated: June 21, 2021

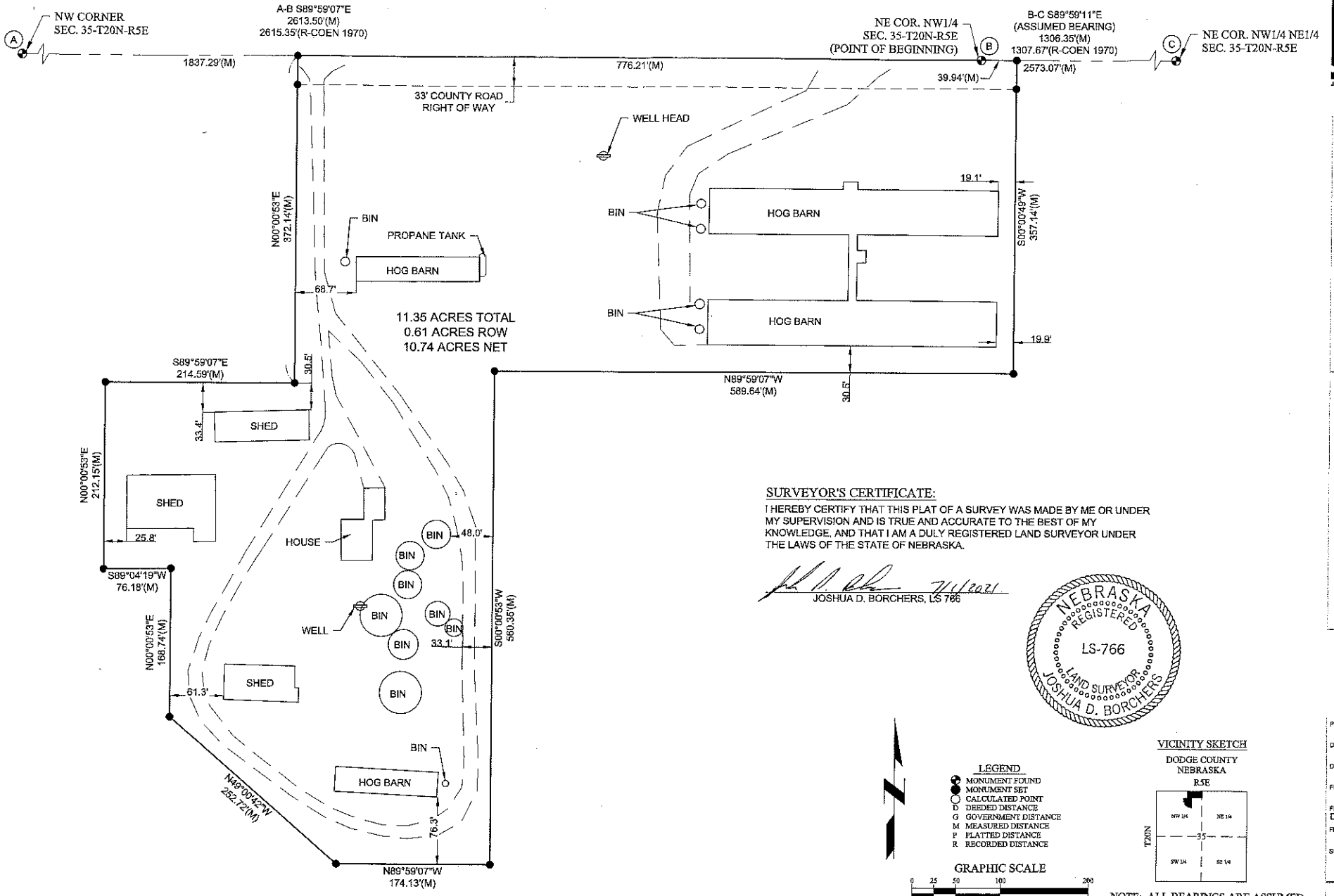
DODGE COUNTY TITLE & ESCROW CO., L.L.C.



Registered Abstracter

Certificate No. 147

Order No. 210574



11.35 ACRES TOTAL
0.61 ACRES ROW
10.74 ACRES NET

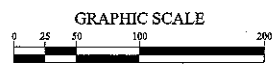
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF A 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.

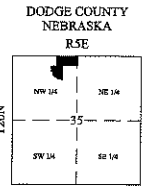
Joshua D. Borchers
7/1/2021
JOSHUA D. BORCHERS, LS 766



- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
 - D DEEDED DISTANCE
 - G GOVERNMENT DISTANCE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE



VICINITY SKETCH



NOTE: ALL BEARINGS ARE ASSUMED.

2021
PART OF THE NE1/4 NW1/4 AND
PART OF THE NW1/4 NE1/4
SEC. 35-T20N-R5E
SURVEY RECORD

DUSTY POND SURVEY

PROJECT NO.
210943.00
DATE
7/1/2021
DRAWN BY
LAS
FILE NAME
SV-210943.dwg
FIELD BOOK
DODGE CO. #30
FIELD CREW
NF
SURVEY FILE NO.
2021-128



JEO CONSULTING GROUP
1-800-723-8554

2021
PART OF THE NE1/4 NW1/4 AND
PART OF THE NW1/4 NE1/4
SEC. 35-T20-R5E
SURVEY RECORD

DUSTY POND SURVEY

PROJECT NO.
210943.00
DATE
7/1/2021
DRAWN BY
LAS
FILE NAME
SV210943.dwg
FIELD BOOK
DODGE CO. #30
FIELD CREW
NF
SURVEY FILE NO.
2021-128

CORNER TIES:

(A) NW CORNER SECTION 35-T20N-R5E

FOUND A DODGE COUNTY SURVEYOR ALUMINUM CAP (0.5' DEEP)		
WNW	61.29'	TO A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED, "RM 2021", SET 0.2' DEEP
SE	28.40'	TO A PUNCH MARK FOUND IN THE TOP SOUTH END OF A 36" CMP
SE	42.12'	TO A NAIL WITH WASHER FOUND IN THE SW FACE OF A POWER POLE (3.5' ABOVE GROUND)
WSW	67.39'	TO A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "RM 2021", SET 0.2' DEEP
E	31.50'	TO THE CENTERLINE OF A NORTH-SOUTH POWER LINE
W	2'	TO THE CENTERLINE OF A NORTH-SOUTH COUNTY ROAD
N	5'	TO THE CENTERLINE OF AN EAST-WEST COUNTY ROAD

(B) NE CORNER NW1/4 SECTION 35-T25-R5E

FOUND DODGE COUNTY SURVEYOR ALUMINUM CAP (0.5' DEEP)		
NW	40.61'	TO A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "RM 2021", SET 0.2' DEEP
NE	44.52'	TO A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "RM 2021", SET 0.2' DEEP
SE	38.73'	TO A NAIL "X" SET IN THE NE FACE OF POWER POLE (2.0' ABOVE GROUND)
SW	42.44'	TO A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "RM 2021", SET 0.2' DEEP
N	2'	TO THE CENTERLINE OF AN EAST-WEST COUNTY ROAD
S	31'	TO AN EAST-WEST POWER LINE

(C) NE CORNER NW1/4 NE1/4 SECTION 35-T25-R5E

FOUND A 3/4" OPEN TOP PIPE (0.5' DEEP)		
NW	34.95'	TO A 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "RM 2021", SET(0.2' DEEP)
NE	47.49'	TO A MAG NAIL SET IN THE TOP WEST END OF A 15" CMP
SE	46.25'	TO A DODGE COUNTY BEARING POST SIGN (STAMPED "46.3") IN THE NW FACE OF A POWER POLE (3.0' ABOVE GROUND)
N	2.5'	TO THE CENTERLINE OF AN EAST-WEST COUNTY ROAD
S	33'	TO AN EAST-WEST POWER LINE

LEGAL DESCRIPTIONS:

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 35, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE S89°59'11"E (ASSUMED BEARING) ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 39.94 FEET; THENCE S00°00'49"W PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 357.14 FEET; THENCE N89°59'07"W PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 589.64 FEET; THENCE S00°00'53"W PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 560.35 FEET; THENCE N89°59'07"W PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 174.13 FEET; THENCE N49°00'42"W, A DISTANCE OF 252.72 FEET; THENCE N00°00'53"E PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 168.74 FEET; THENCE S89°04'19"W, A DISTANCE OF 76.18 FEET; THENCE N00°00'53"E PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 212.18 FEET; THENCE S89°59'07"E PARALLEL WITH SAID NORTH LINE A DISTANCE OF 214.59 FEET; THENCE N00°00'53"E PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 372.14 FEET TO SAID NORTH LINE; THENCE S89°59'07"E ON SAID NORTH LINE, A DISTANCE OF 776.21 FEET; TO THE POINT OF BEGINNING, CONTAINING 11.35 ACRES, MORE OR LESS, WHICH INCLUDES 0.61 ACRES, MORE OR LESS, OF PUBLIC ROAD RIGHT OF WAY.

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DUSTY POND. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 35, TOWNSHIP 20 NORTH, RANGE 5 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ARE DESCRIBED IN THE CORNER TIES. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "BORCHERS L.S. 766".

ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R12i GNSS RECEIVER, UTILIZING THE SEILER INSTRUMENTS REAL TIME NETWORK.