

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Est. Gloria Wegner 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 21 day of September, 2021.

BY: _____

LOT SPLIT APPLICATION
Dodge County, Nebraska

Date September 2, 2021

Property Owner's Name The Estate of Gloria F. Wegner

Address: 759 Co. Road E, Scribner, NE 68057

Phone No. 402-528-3328

Legal Description of the Property to be split The W1/2 NE1/4 of Section 30, Township 20 North, Range 6, East of the 6th P.M., Dodge County, Nebraska.

Number of Acres being split off 12.70 Zoning District A-1

Total Number of Acres the subdivision subdivided from 80.98 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) Louise Herzinger, Personal Representative of the Estate of Gloria F. Wegner

Applicant's Address 1322 R Road, Beemer, NE 68716

Applicant's Signature Louise Herzinger PR

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

2021 SEP -7 AM 9:43
RECEIVED
Dodge Co Highway Dept

OFFICE USE ONLY

Permit No. 2021-006

Date 09-21-21 Approved _____
Disapproved _____

Chairman, Dodge Co. Planning Comm.

Date 10-6-21 Approved _____
Disapproved _____

Chairman, Dodge Co. Board of Superv.

**APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska**

Date September 2, 2021
Property Owner's Name The Estate of Gloria F. Wegner
Address: 759 Co. Rd. E, Scribner, NE 68788
Phone No. 402-528-3328 (Home) _____ (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: Residential - Existing Farmhouse and Buildings

Section 30 Township 20N Range 6E Lot No. _____
Location within Section W1/2 NE1/4 Lot Size 12.70 (Sq.Ft./Acres)
Estimated Cost of Structure/Use \$ N/A 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 <u>Agricultural and Residential</u>	South <u>Agricultural</u>
East <u>Agricultural</u>	West <u>Agricultural</u>

Justification

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

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

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

No new development is being made. This is simply the split of a farm house from the adjoining cropland.

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)? yes

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? No updates needed.

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 \$ \$200.00 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 Louise Hergenrother Mailing Address 1322 R. Road
Beemer, NE 68716

OFFICE USE ONLY

PERMIT NO 2021-014

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 9-21-21 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Planning Comm

Date 10-6-21 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Board of Comm

_____ See attachment for added conditions.

ATTEST _____
Dodge County Clerk

Dated this 6 day of October 2021

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: Louise Hynge PR

Address of Applicant: 1322 R. Road, Beemer, NE 68716

In witness whereof, the parties aforesaid have hereto set their hand with this application 2nd day of September 2021

Date filed with Dodge County Joint Planning Commission: 9-21-21

Date filed with Dodge County Board of Supervisors: 10-6-21

Debra Andrews
Dodge County Zoning Administrator or County Building Inspector

APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT

(cont.)

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

Permit No. 2021-006

Property Owner's Name The Estate of Gloria F. Wegner

Address 759 Co. Rd. E, Scribner, NE. 68507

Legal Description Pt. of the W1/2 NE1/4 of Section 30, Township 20 North, Range 6E

Lot Size and Number of Acres 12.70

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 Louise Henzinger PK

Mailing Address 1322 R. Road, Beemer, NE 68716

Telephone No. 402-528-3328

OFFICE USE ONLY

Louise Henzinger 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 9-21-21

Chairman, Dodge County Planning Commission

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

FILED

IN THE COUNTY COURT OF **DODGE COUNTY, NEBRASKA**

2020 NOV -2 AM 11:09

IN THE MATTER OF THE ESTATE OF **LOUISE F. HERZINGER** 20-164

LISA K. STOVER
COUNTY COURT CLERK

Gloria F. Wegner, Deceased

) **LETTERS OF PERSONAL REPRESENTATIVE**

RECEIVED
DODGE COUNTY
HIGHWAY DEPT
2021 SEP 13 AM 8:10

THE STATE OF NEBRASKA

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on the 2 day of November, 2020, **Louise F. Herzinger** was appointed and qualified as Personal Representative of the above-named Decedent by this Court or its Registrar, with all the authority granted to a Personal Representative by law;

NOW, THEREFORE, these Letters are issued as evidence of such appointment and qualifications and authority of **Louise F. Herzinger** to do and perform all acts which may be authorized by law.

WITNESS, the signature of a Judge or the Registrar of this Court, and the seal of this Court on the 2nd day of November, 2020.

[Handwritten Signature]

County Judge
(Formal Proceedings Only)



Signature of Registrar
(Informal Proceedings Only)

Donner Law Offices
Thomas B. Donner, #16822
Logan Hoyt, #25774
137 S. Main St., Suite 2
West Point, Nebraska 68788
402-372-2719

STATE OF NEBRASKA
COUNTY OF DODGE
I, **Lisa K. Stover**, Clerk of Dodge County Court, Dodge County Nebraska do hereby certify the foregoing copy consisting of 1 pages to be a full, true and correct copy of the original record thereof now remaining on file in said court, that I have legal custody and control of said original record, and that the seal of said Court is hereto affixed.
WITNESS my hand and the seal of said Court of Fremont, Nebraska
this 2 day of Nov 2020

[Handwritten Signature]
Lisa K. Stover, Clerk of Dodge County Court



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

September 9, 2021

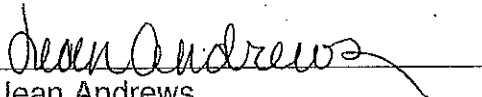
Louise Herzinger, Personal Representative
Estate of Gloria F. Wegner
1322 R Road
Beemer, NE 68716

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held September 21, 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 October 6th, 2021 where your application will be heard at 9:50 A.M.

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

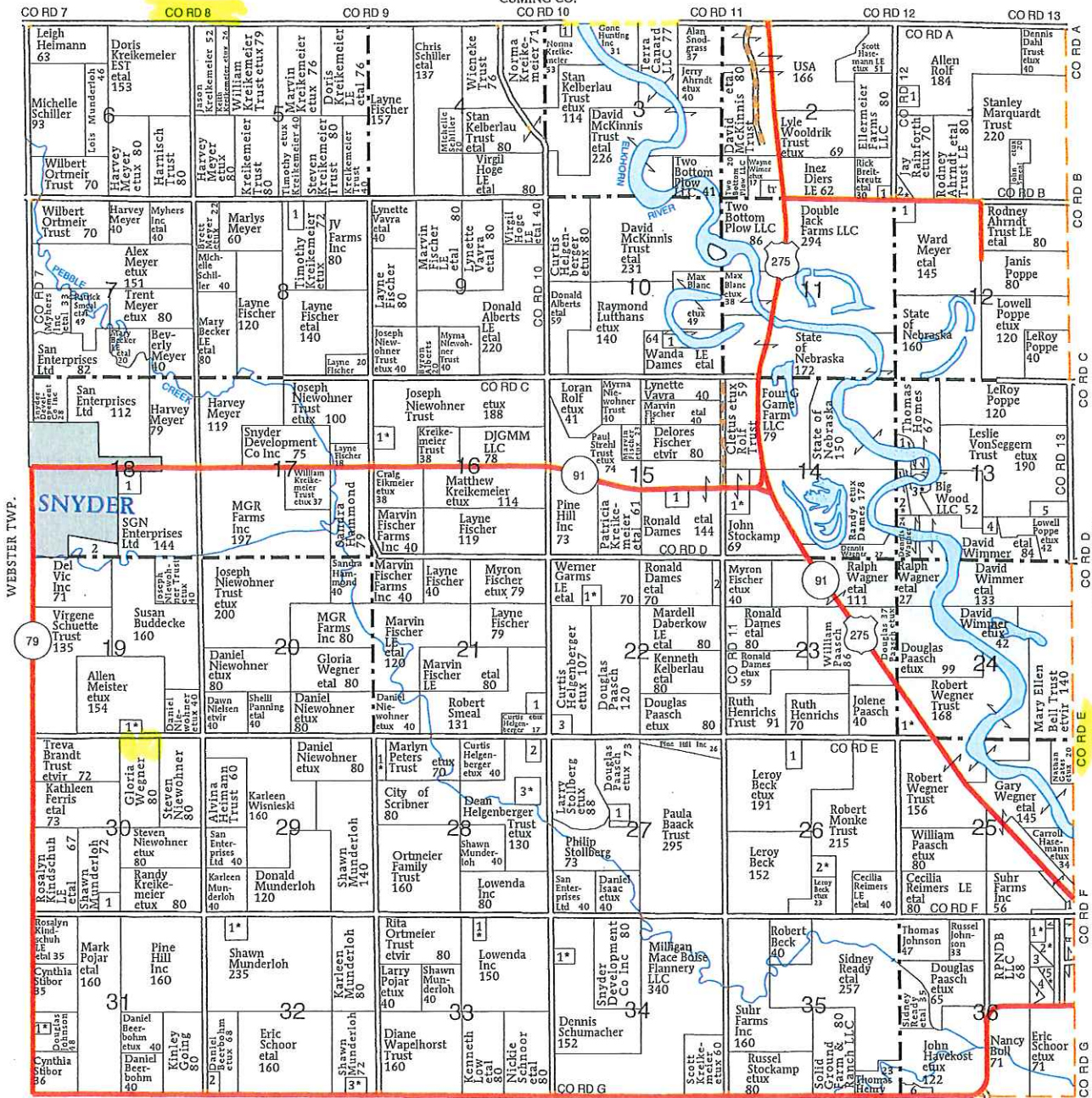
Thank you,


Jean Andrews,
Dodge County Zoning Administrator

Enclosure

Cc: Logan Hoyt, Attorney at Law
File

(Landowners)
CUMING CO.
CO RD 10



PEBBLE TOWNSHIP

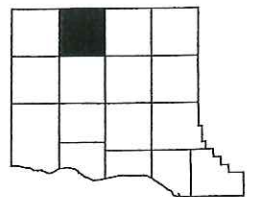
- SECTION 1**
1. Ladehoff, Ricky 8
2. Schmid, Luke etux 8
- SECTION 2**
1. Breitkreutz, Rick 10
- SECTION 3**
1. Kreikemeier, Mark 11
- SECTION 8**
1. Kreikemeier, Timothy 8
- SECTION 10**
1. Fuchert, Dorothy 16
- SECTION 12**
1. Kuester, Ryan 13

- SECTION 13**
1. State of Nebraska 5
2. Dames, Randy etux 14
3. Bates, William etal 26
4. Schwincz Trust, Darlene 5
5. Maple Creek Pig Co 10
- SECTION 14**
1. Kieberlau, Wallace etal 19
- SECTION 15**
1. Dames, Ronald 9
- SECTION 16**
1. Ferguson, Ryan etal 9
- SECTION 18**
1. Omaha Steaks International 10

2. Del Vic Inc 12
- SECTION 19**
1. Nemecek Trust, Daniel etal 6
- SECTION 21**
1. Scoggins, Jody 9
- SECTION 22**
1. Paasch, Douglas etux 9
2. Dames, Robert 10
3. Petersen, Dane etux 9
- SECTION 24**
1. Wegner, Gary etal 14
- SECTION 25**
1. City of Scribner 17

- SECTION 26**
1. Gallant, Annetta 9
2. Weiner, Dennis etux 10
- SECTION 27**
1. Hoegemeyer Trust, Sara 6
- SECTION 28**
1. Schlecht, Susan etvir 10
2. Guenther Pig Co 6
3. Stollberg, Larry etux 17
- SECTION 30**
1. Dirkschneider, Glen 8
- SECTION 31**
1. Hansen, Michael etux 11
- SECTION 32**
1. McCarthy, Terry etal 5

2. Beerbohm, Matthew 12
3. Wisnieski, Kevin etux 8
- SECTION 33**
1. Smeal, John etux 10
- SECTION 34**
1. Smeal, John etux 8
- SECTION 36**
1. Duncan, Ronald etux 8
2. Roby, Kenneth etux 9
3. City of Scribner 6
4. Nebraska DOT 7
5. Vacha, Carol etvir 7
6. Scribner Municipal Cemetery 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

September 9, 2021

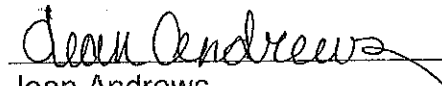
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, September 21, 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 Estate of Gloria F. Wegner of 759 County Road E, Scribner, NE 68057 to subdivide a 12.70 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in West ½ NE ¼ Section 30, Township 20 North, Range 6 East in Pebble 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, September 21, 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

CERTIFICATE

The undersigned, a registered abstractor in and for the State of Nebraska, hereby certifies that she has searched the real estate records of the County Clerk of **Dodge County**, Nebraska as to the ownership of real estate which is adjacent to the real estate owned by Gloria F. Wegner in and to the following described real estate:

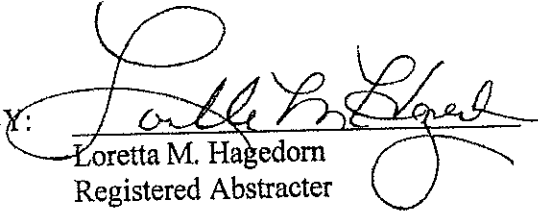
The West half of the Northeast Quarter (W1/2 NE1/4) of Section 30, Township 20 North, Range 6, East of the 6th P.M., Dodge County, Nebraska.

Name	Address
Steven G. and Jennifer Niewohner	525 County Road 8 Scribner, NE 68057
Shawn D. Munderloh	841 County Road F Scribner, NE 68057
Larry L. Brandt, Trustee, an undivided ½ interest; Treva J. Brandt, Trustee, an undivided ½ interest c/o Treva Brandt	904 N Oakwood Effingham, IL 62401
Daniel L. and Malia Nemecek, Trustees	756 County Road E Scribner, NE 68057
Allen and Cheryl Meister	1505 Whitetail Dr. West Point, NE 68788
Daniel H. & Jeannette A. Niewohner	868 County Road E. Scribner, NE 68057

Effective date September 1, 2021, at 8:00 a.m.

AREA ABSTRACT & TITLE CO.
Certificate of Authority #531

BY:


Loretta M. Hagedorn
Registered Abstractor

R-6798.rot

AREA ABSTRACT & TITLE CO.

2032 E. ROAD P.O. BOX 151
WEST POINT, NEBRASKA 68788

TITLE INSURANCE
ABSTRACTS OF TITLE
REPORTS OF TITLE

TELEPHONE (402) 372-5689
FACSIMILE (402) 372-5689

STATEMENT OF ACCOUNT

STATEMENT DATE: September 2, 2021

ORDER NUMBER: R-6798

STATEMENT TO: Mr. Logan Hoyt
Attorney at Law
137 South Main Street, Suite 2
West Point, Nebraska 68788
Email: logan.donnerlaw@gmail.com

RE: Wegner, Gloria F. et al
Surrounding Ownership
Dodge County Properties

DESCRIPTION OF SERVICES PROVIDED:

Search of courthouse records and preparation of Certificate of Ownership to all real estate adjacent to real estate owned by Gloria F. Wegner in and to the following described real estate:

The West half of the Northeast Quarter (W1/2 NE1/4) of Section 30, Township 20 North, Range 6, East of the 6th P.M., Dodge County, Nebraska.

FEES FOR SERVICES PROVIDED: \$ 150.00

TOTAL AMOUNT DUE: \$ 150.00

Please write the above order number on your check and make
your check payable to Area Abstract & Title Co.

*** THANK YOU ***



SCALE 1" = 500'

FLAT OF SURVEY

LOCATED IN THE WEST 1/2 OF THE NORTHEAST 1/4
OF SECTION 30, TOWNSHIP 20 NORTH,
RANGE 6 EAST OF THE 6TH P.M.,
DODGE COUNTY, NEBRASKA.

LEGEND

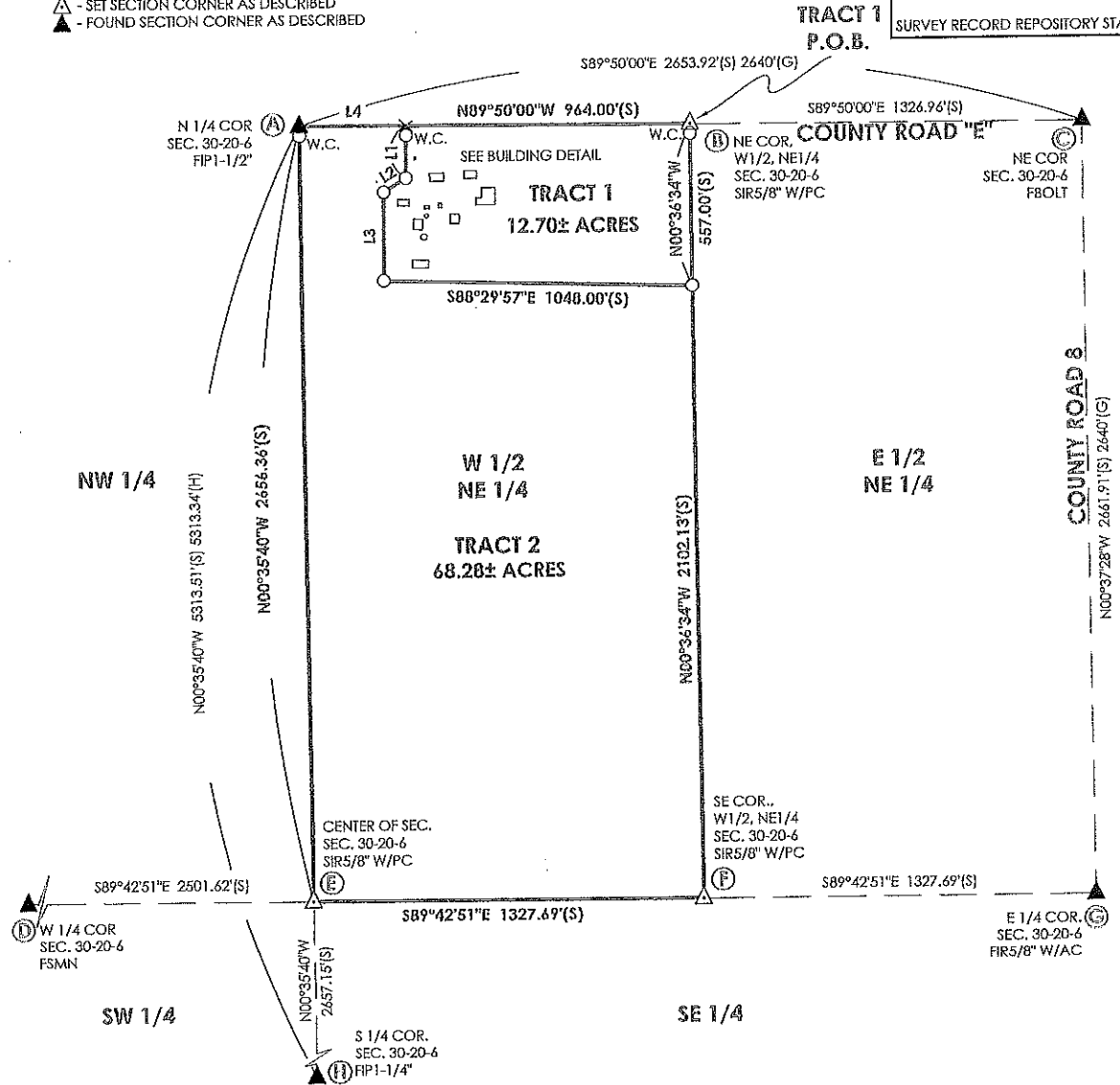
- P.O.B. - POINT OF BEGINNING
- (S) - MEASURED BY SEERY
- (G) - MEASURED BY GOVERNMENT
- (H) - MEASURED BY HANSEN
- W/ - WITH
- FIR - FOUND IRON REBAR
- FIP - FOUND IRON PIPE
- SIR - SET IRON REBAR
- AC - ALUMINUM CAP
- PC - PLASTIC CAP
- W.C. - WITNESS CORNER SET AT 33'
- X - CALCULATED POINT
- - SET IRON REBAR 5/8" WITH PLASTIC CAP
- △ - SET SECTION CORNER AS DESCRIBED
- ▲ - FOUND SECTION CORNER AS DESCRIBED

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°10'00"W	180.00'(S)
L2	S58°11'39"W	89.79'(S)
L3	S00°10'00"W	305.00'(S)
L4	N09°50'00"W	362.96'(S)

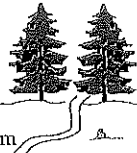
COUNTY RECORD STAMP

SURVEY RECORD REPOSITORY STAMP



Milestone Land Surveying L.L.C.

2406 Highway 32
Oakland, Nebraska 68045
Cell 402-380-6736
E-mail MilestoneLS689@gmail.com



CERTIFICATION

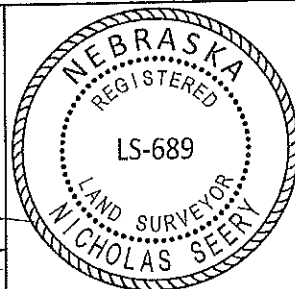
I HEREBY CERTIFY THAT THIS SURVEY DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

AUGUST 5, 2021
DATE OF SIGNATURE

Nicholas Seery
NICHOLAS SEERY

DRAWN BY: JMC
CHECKED BY: NNS

FIELD DATE: 7-27-2021
PROJECT #: 2021092



TRACT 1 LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA. ALL CORNERS OF THIS DESCRIPTION ARE SET OR FOUND AS DESCRIBED ON OFFICIAL PLAT SIGNED AUGUST 5, 2021. HEREAFTER MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE AND ON FILE AT THE DODGE COUNTY COURTHOUSE IN THE COUNTY SURVEYOR'S OFFICE. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30, THENCE N89°50'00"W, ON THE NORTH LINE OF SAID WEST 1/2, A DISTANCE OF 964.00 FEET; THENCE S00°10'00"W A DISTANCE OF 180.00 FEET; THENCE S58°11'39"W A DISTANCE OF 89.79 FEET; THENCE S00°10'00"W A DISTANCE OF 305.00 FEET; THENCE S88°29'57"E A DISTANCE OF 1048.00 FEET TO A POINT THAT INTERSECTS THE EAST LINE OF SAID WEST 1/2; THENCE N00°36'34"W, ON SAID EAST LINE, A DISTANCE OF 557.00 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT BEING 12.70 ACRES MORE OR LESS.

TRACT 2 LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA. ALL CORNERS OF THIS DESCRIPTION ARE SET OR FOUND AS DESCRIBED ON OFFICIAL PLAT SIGNED AUGUST 5, 2021. HEREAFTER MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE AND ON FILE AT THE DODGE COUNTY COURTHOUSE IN THE COUNTY SURVEYOR'S OFFICE. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30, LESS AND EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30, THENCE N89°50'00"W, ON THE NORTH LINE OF SAID WEST 1/2, A DISTANCE OF 964.00 FEET; THENCE S00°10'00"W A DISTANCE OF 180.00 FEET; THENCE S58°11'39"W A DISTANCE OF 89.79 FEET; THENCE S00°10'00"W A DISTANCE OF 305.00 FEET; THENCE S88°29'57"E A DISTANCE OF 1048.00 FEET TO A POINT THAT INTERSECTS THE EAST LINE OF SAID WEST 1/2; THENCE N00°36'34"W, ON SAID EAST LINE, A DISTANCE OF 557.00 FEET BACK TO THE POINT OF BEGINNING.

REFERENCES

- (A) NORTH 1/4 CORNER SECTION 30-20-6 FOUND IRON PIPE 1-1/2"

S.- 2' TO CENTER LINE OF EAST-WEST COUNTY ROAD
 W.- 3' TO SOUTHERLY PROJECTION OF FENCELINE FROM NORTH
 W.- 6.0' TO NORTHERLY PROJECTION OF FENCELINE FROM SOUTH
 NE.- 33.97' TO BEARING PLATE ON FENCE POST
 SSW.- 33.92' TO BEARING PLATE OF FENCE POST
 NW.- 48.42' TO "X" NAILS IN TOP OF FENCE POST
 NNW.- 33.39' TO "X" NAILS IN CORNER FENCE POST

- (B) NORTHEAST CORNER, WEST 1/2, NORTHEAST 1/4 SECTION 30-20-6 SET IRON REBAR 5/8" WITH PLASTIC CAP

N.- 32.91' TO SET NAIL IN DISC IN POWER POLE
 S.- 32.47' TO SET NAIL IN DISC IN CORNER POST
 SE.- 53.90' TO SET NAIL IN DISC IN FENCE POST

- (C) NORTHEAST CORNER SECTION 30-20-6 FOUND IRON BOLT

SE.- 102.45' TO "X" NAILS IN TELEPHONE PEDESTAL SUPPORT POST
 SW.- 45.79' TO "X" NAILS IN TOP OF BRACE POST
 NW.- 46.50' TO BEARING PLATE IN POWER POLE

- (D) WEST 1/4 CORNER SECTION 30-20-6 FOUND SURVEY MARKER NAIL

W.- 100.00' TO 3/4" BOLT ON LINE
 W.- 200.02' TO 3/4" BOLT ON LINE
 NW.- 63.45' TO FOUND IRON REBAR 5/8" WITH PLASTIC CAP
 SW.- 62.05' TO FOUND IRON REBAR 5/8" WITH PLASTIC CAP
 NE.- 64.23' TO FOUND NAIL IN DISC IN POWER POLE
 ESE.- 61.50' TO NAIL IN DISC IN WOOD POST
 SE.- 61.20' TO NAIL IN DISC IN CORNER POST
 SE.- 46' TO CENTER LINE OF HIGHWAY 79

- (E) CENTER OF SECTION SECTION 30-20-6 SET IRON REBAR 5/8" WITH PLASTIC CAP

S.- 16.5' TO SET NAIL IN DISC IN FENCE POST
 SW.- 45.54' TO SET IRON REBAR 5/8" WITH PLASTIC CAP
 ESE.- 49.62' TO SET IRON REBAR 5/8" WITH PLASTIC CAP

- (F) SOUTHEAST CORNER, WEST 1/2, NORTHEAST 1/4 SECTION 30-20-6 SET IRON REBAR 5/8" WITH PLASTIC CAP

ESE.- 14.85' TO SET NAIL IN DISC IN BRACE POST
 SE.- 7.66' TO SET NAIL IN DISC IN CORNER POST
 N.- 35.41' TO SET IRON REBAR 5/8" WITH PLASTIC CAP

- (G) EAST 1/4 CORNER SECTION 30-20-6 FOUND IRON REBAR 5/8" WITH ALUMINUM CAP

SE.- 30.20' TO DRILL HOLE IN CMP
 NNW.- 71.57' TO NAIL IN DISC IN POWER POLE
 ENE.- 30.80' TO PUNCHED "X" ON TOP NORTH END OF CMP

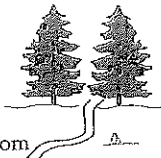
- (H) SOUTH 1/4 CORNER SECTION 30-20-6 FOUND IRON PIPE 1-1/4"

N.- 3' TO CENTERLINE OF EAST-WEST COUNTY ROAD
 N.- 34.48' TO "X" NAILS IN CORNER FENCE POST
 S.- 32.65' TO "X" NAILS IN POWER POLE
 NW.- 43.79' TO "X" NAILS IN FENCE POST

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BUILDING DETAIL

