

Agenda Item # 21d

Date 12/29/21

APPLICATION FOR A Replat
Dodge County, Nebraska

PLAT

2021 DEC -2 AM 8:26
RECEIVED
DODGE COUNTY DEPT

Date of Application 12-2-21

Subdivision Name Royal Estates

Owner's Name Bill Hanson

Owner's Home Address 8615 So. 164th St. Omaha, Ne 68136

Telephone No. 402-720-8104

Developer's Name N/A

Developer's Address N/A

Engineer's Name SEO Consulting

Engineer's Address _____

Present use of subject property Residential Replat of lots 20 & 21

Desired use of subject property Residential

Present Zoning Platte River Corridor

Section 11 Township Platte Range 7 Lot No. _____

Area of subject property Lot 20 (Sq. Ft./ Acres)

Signature of Owner William M. Adams

OFFICE USE ONLY

Permit No. 2020-001

Date _____

Date 12-21-21 Approved _____
Disapproved _____

Chairman, Dodge County Planning Commission

Date 12-29-21 Approved _____
Disapproved _____

Chairman, Dodge County Board of Supervisors

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

December 7, 2021


Bill Hanson
8615 S. 164th St.
Omaha, NE 68136

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held December 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 December 29, 2021 where your application will be heard at 9:30 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

**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

December 7, 2021

Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, December 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 Bill Hanson of 8615 S. 164th St., Omaha, NE 68136 to obtain a replat of Lots 20 and 21 Royal Estates Subdivision located in the NE ¼ Section 11, Township 17 North, Range 7 East in Platte Township, Zoning District Platte River Corridor

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, December 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 Replat of Lots 20 and 21 of Royal Estates Subdivision, 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

NAME AND ADDRESS SEARCH

Request Made By: **Bill Hanson**

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:

Lot 21, Royal Estates Subdivision, Dodge County, Nebraska.

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

See **Exhibit A**

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: December 2, 2021

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



Registered Abstracter

Certificate No. 147

Order No. 211110

2021 DEC - 6 AM 10: 24
RECEIVED
Dodge County Highway Dept

Exhibit A

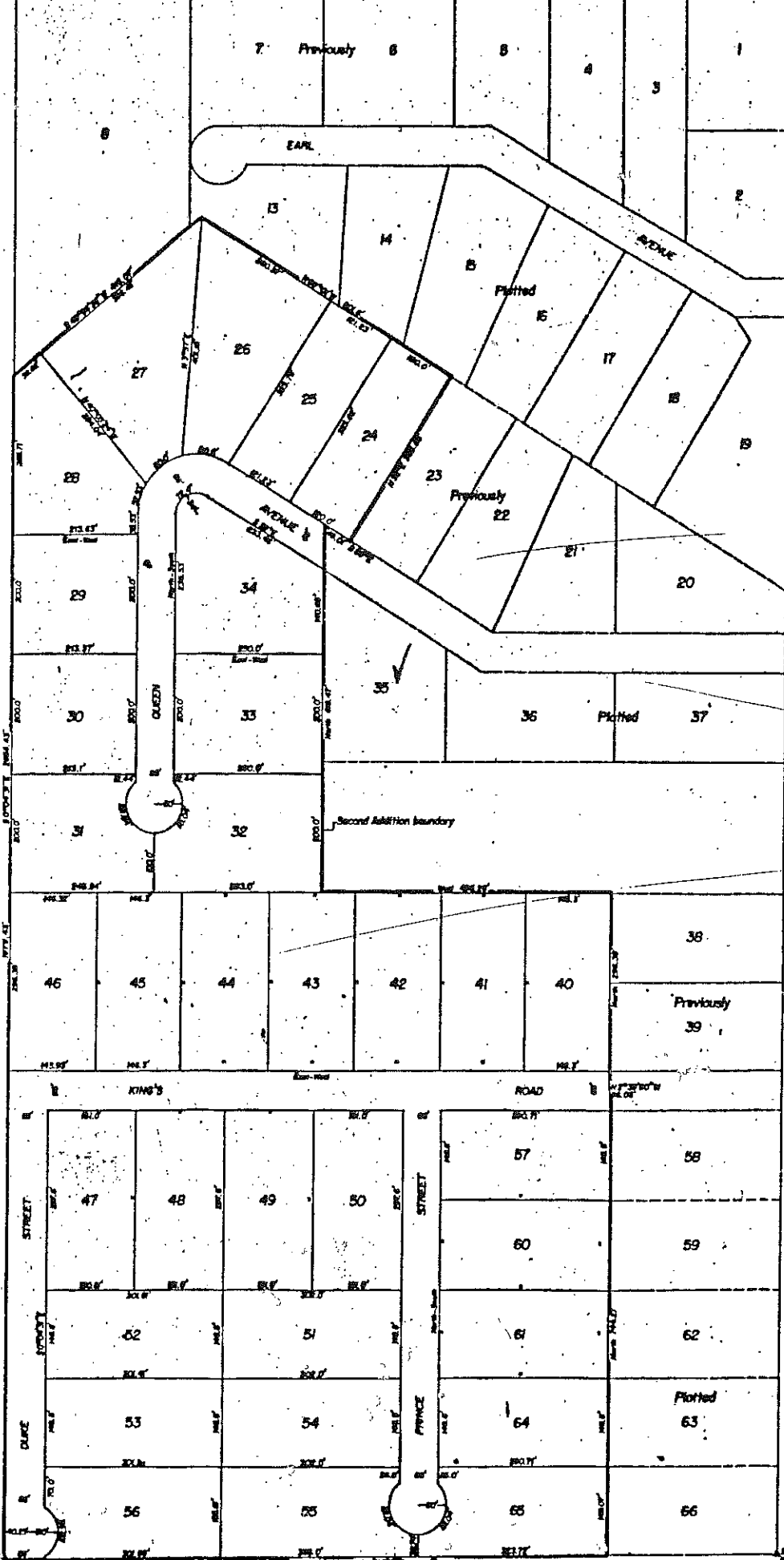
Zachariah Petersen	309 Earl Ave Ames, NE 68621-2159	Lot 15	Royal Estates 1st	270104909
Richard D. Engel	307 Earl Ave Ames, NE 68621-2159	Lot 16	Royal Estates 1st	270104916
Gordon R. Muhm (ETUX)	301 Earl Ave Ames, NE 68621-2159	Lot 17	Royal Estates 1st	270104923
Gordon R. Muhm (ETUX)	301 Earl Ave Ames, NE 68621-0000	Lot 18	Royal Estates 1st	270104930
Gordon R. Muhm (ETUX)	301 Earl Ave Ames, NE 68621-2159	Lot 19	Royal Estates 1st	270104937
Taylor Farms General Partnership	1969 County Road 14 BLVD Ames, NE 68621-2129	N1/2SW1/4, NW1/4NW1/4 & E1/2NW1/4	12 - 17 - 7	270100758
Glenn C. & Lynn M. Miller	2831 County Road 18 Ames, NE 68621-2157	Lot 20	Royal Estates	270104748
Jeffrey J. Anderson (TODD Chelsea Kardell (BENEFICIARY)	201 Queen Ave Ames, NE 68621-2164	Lot 37	Royal Estates	270104790
Daniel & Michelle Engel	3401 County Road 18 Ames, NE 68621-2180	TL1	11 - 17 - 7	270100646
Edwin V. & Mary E. Stewart	205 Queen Ave Ames, NE 68621-2164	Lot 36	Royal Estates	270104783
Lori Prochaska	207 Queen Ave Ames, NE 68621-2164	Lot 35	Royal Estates	270104776

Exhibit A

Blue Truck Properties LLC	213 Queen Ave Ames, NE 68621-2164	Lot 33	Royal Estates 2nd	270104993
Dwight E. Kline	211 Queen Ave Ames, NE 68621-2164	Lot 34	Royal Estates 2nd	270105000
Benny Morales (ETAL JT WROS Yolanda Pardo (ETUX JT WROS Galindo Fuentes (ETUX JT WROS	212 Queen Ave Ames, NE 68621-2164	Lot 24	Royal Estates 2nd	270104944
Benny Morales (ETAL JT WROS Yolanda Pardo (ETUX JT WROS Galindo Fuentes (ETUX JT WROS	212 Queen Ave Ames, NE 68621-2164	Lot 23	Royal Estates	270104769
David S. & Brandy D. Nuss	208 Queen Ave Ames, NE 68621-2164	Lot 22	Royal Estates	270104762

Royal Estates Subdivision
SECOND ADDITION

LOCATED IN THE E 1/2 NE 1/4 OF SECTION 11,
177N, 47E OF THE 6TH P.M., DOGUE CO., NEBR.



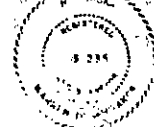
LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE E 1/2 NE 1/4 OF SECTION 11, 177N, 47E OF THE 6TH P.M., DOGUE COUNTY, NEBRASKA, AND ASSUMING THE SOUTH LINE OF THE E 1/2 NE 1/4 OF SAID SECTION 11 TO BE THE SOUTH LINE OF THE E 1/2 NE 1/4 OF SECTION 11, 177N, 47E OF THE 6TH P.M., DOGUE COUNTY, NEBRASKA, THE INCL. NORTH A DISTANCE OF 744.27'; THENCE S 2°19'50" W A DISTANCE OF 66.05'; THENCE NORTH A DISTANCE OF 794.39'; THENCE WEST A DISTANCE OF 495.18'; THENCE NORTH A DISTANCE OF 618.47'; THENCE S 81° E A DISTANCE OF 41.81'; THENCE N 32° E A DISTANCE OF 323.85'; THENCE N 81° W A DISTANCE OF 501.60'; THENCE S 49°56'36" W A DISTANCE OF 415.87' TO THE WEST LINE OF THE E 1/2 NE 1/4; THENCE S 0°04'31" E ALONG SAID WEST LINE A DISTANCE OF 1979.43' TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED ROYAL ESTATES SUBDIVISION SECOND ADDITION, AND HAVE PLACED PERMANENT MARKERS AT THE CORNERS OF ALL LOTS.

I FURTHER CERTIFY THAT ROYAL ESTATES SUBDIVISION SECOND ADDITION IS A SUBDIVISION OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON.



William D. Whitaker
WILLIAM D. WHITAKER
REGISTERED LAND SURVEYOR
REGISTRATION NO. 15-235

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT:

T. W. YRANA AND NOMA YRANA, BEING THE OWNERS AND PROPRIETORS OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, NUMBERED AND NAMED AS SHOWN, AND SAID OWNERS AND PROPRIETORS DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON.

IN WITNESS WHEREOF, THE AFORESAID OWNERS AND PROPRIETORS HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 25 DAY OF July, A.D., 1977.

T. W. Yrana *Noma Yrana*
T. W. YRANA NOMA YRANA

ACKNOWLEDGMENT

STATE OF NEBRASKA)
Dodge COUNTY)

ON THIS 25 DAY OF July, A.D., 1977 BEFORE ME A GENERAL NOTARY PUBLIC, PERSONALLY APPEARED T. W. YRANA AND NOMA YRANA, WHO ARE PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSONS WHOSE NAMES ARE AFFIXED TO THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGE THE SINGING OF SAID INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL AT Frederick, NEBRASKA, IN SAID DOGUE COUNTY THE DATE LAST EXPRESSED.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 30 DAY OF Nov, A.D., 1977.

BOARD OF SUPERVISORS APPROVAL

THIS PLAT OF ROYAL ESTATES SUBDIVISION SECOND ADDITION WAS APPROVED AND ACCEPTED BY THE BOARD OF SUPERVISORS OF DOGUE COUNTY, NEBRASKA, THIS 27 DAY OF July, A.D., 1977.

[Signature] *[Signature]*
ATTY. CLERK COUNTY CLERK

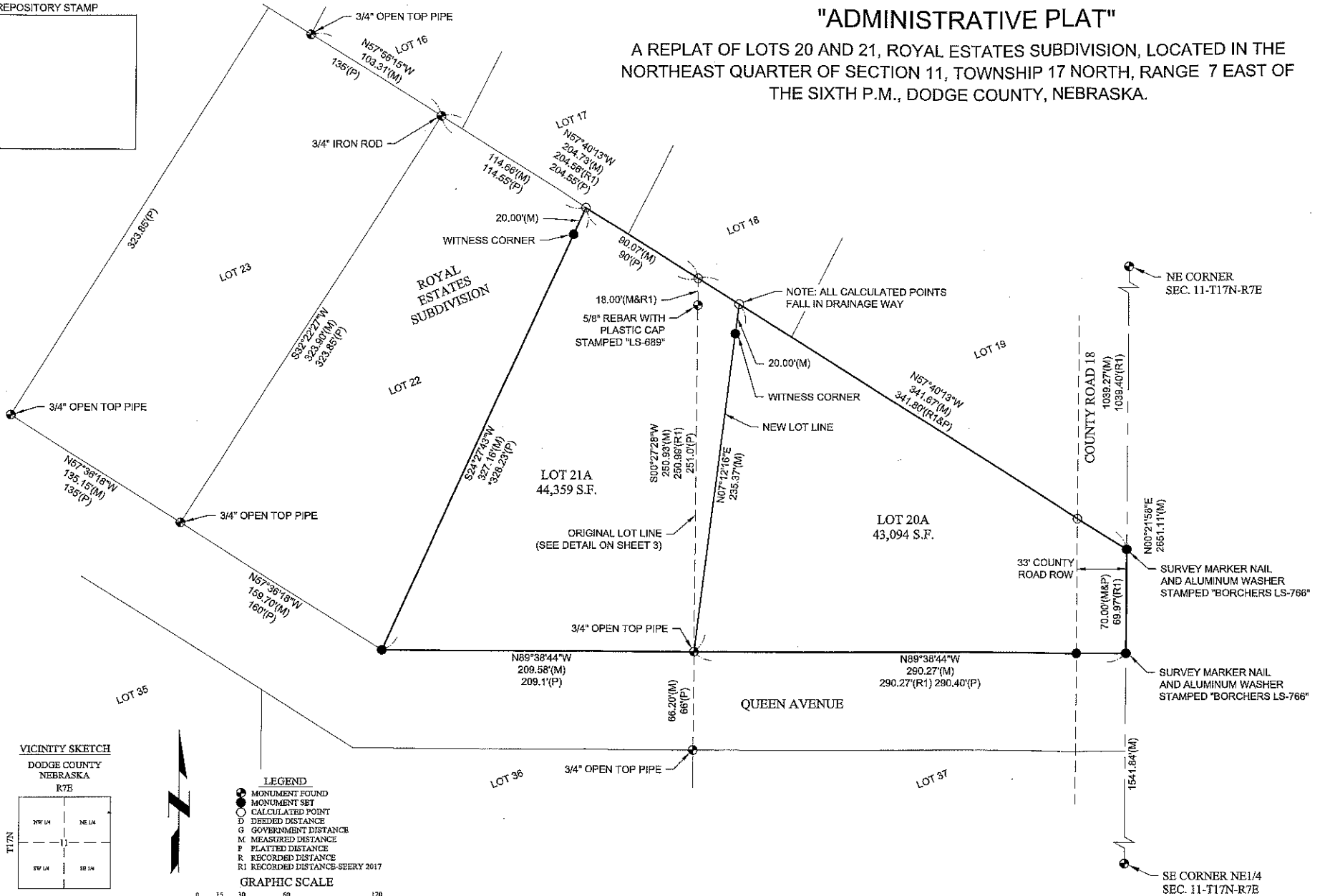
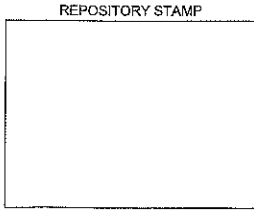


FILED FOR RECORD ON THIS 30th DAY OF August A.D. 1977 AT 3:40 O'CLOCK P.M. AND RECORDED IN 1100



"ADMINISTRATIVE PLAT"

A REPLAT OF LOTS 20 AND 21, ROYAL ESTATES SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 7 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA.



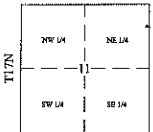
A REPLAT OF LOTS 20 AND 21
ROYAL ESTATES SUBDIVISION
NE1/4 SEC. 11-T17N-R7E OF 6TH P.M.
DODGE COUNTY, NEBRASKA

ADMINISTRATIVE PLAT

PROJECT NO. 211E
DATE 11/15/21
DRAWN BY AJ
FILE NAME SV211E27
FIELD BOOK DODGE
FIELD CREW
SURVEY FILE NO. 2021-5

P:\Surveying\211E27.Dwg - Hanson Survey & Survey/Drawings\211E27.dwg, on 11/16/2021 10:38 AM.

VICINITY SKETCH
DODGE COUNTY
NEBRASKA
R7E



- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
 - D DEEDED DISTANCE
 - G GOVERNMENT DISTANCE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE
 - R1 RECORDED DISTANCE-SEERY 2017

GRAPHIC SCALE



NOTE: ALL BEARINGS ARE ASSUMED.



LEGAL DESCRIPTION:

LOTS 20 AND 21, ROYAL ESTATES SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 7 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT MARC L. NISS, GLENN C. MILLER AND LYNN M. MILLER, BEING THE OWNERS AND PROPRIETORS OF THE LAND DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT, HAS CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, TO BE NAMED AND NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "REPLAT OF LOTS 20 AND 21, ROYAL ESTATES SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 7 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA". SAID OWNERS HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF THEIR PROPERTY, AS SHOWN ON THIS PLAT.

Marc L. Niss
MARC L. NISS

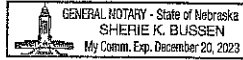
Glenn C. Miller
GLENN C. MILLER

Lynn M. Miller
LYNN M. MILLER

STATE OF NEBRASKA)
COUNTY OF DODGE) SS

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME, MARC L. NISS, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. WITNESS MY HAND AND NOTARIAL SEAL ON 22 DAY OF November 2021.

Sherie K. Busse 12-20-2023
NOTARY PUBLIC MY COMMISSION EXPIRES



STATE OF NEBRASKA)
COUNTY OF DODGE) SS



BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME, GLENN C. MILLER AND LYNN M. MILLER, KNOWN TO ME TO BE THE IDENTICAL PERSON WHO SIGNED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED. WITNESS MY HAND AND NOTARIAL SEAL ON 19 DAY OF November 2021.

Dayle L. Ourada 1-6-2024
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVAL OF THE PLANNING COMMISSION OF DODGE COUNTY, NEBRASKA:

THIS PLAT OF "REPLAT OF LOTS 20 AND 21, ROYAL ESTATES SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 7 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA" HAS BEEN SUBMITTED TO, AND APPROVED BY, THE DODGE COUNTY PLANNING COMMISSION, AND IS HEREBY TRANSMITTED TO THE BOARD OF SUPERVISORS OF DODGE COUNTY, NEBRASKA, WITH THE RECOMMENDATION THAT SUCH PLAT BE APPROVED AS PROPOSED.

DATED THIS _____ DAY OF _____, 2021.

CHAIR _____ SECRETARY _____

APPROVAL OF THE COUNTY BOARD OF SUPERVISORS OF DODGE COUNTY, NEBRASKA:

THE PLAT AND DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE COUNTY BOARD OF SUPERVISORS, DODGE COUNTY, NEBRASKA, THIS _____ DAY OF _____, 2021.

CHAIR, BOARD OF SUPERVISORS _____ COUNTY CLERK _____

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2021.

COUNTY CLERK _____

REGISTER OF DEEDS OF DODGE COUNTY, NEBRASKA:

STATE OF NEBRASKA)
COUNTY OF DODGE) SS

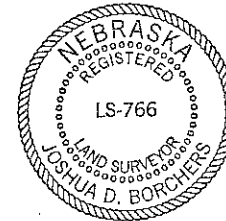
THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATIONS SHOWN ON THIS PLAT WERE FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THE _____ DAY OF _____, 2021, AT _____ O'CLOCK AND IS DULY RECORDED

REGISTER OF DEEDS _____ DEPUTY _____

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 11/15/2021
JOSHUA D. BORCHERS, LS 766



A REPLAT OF LOTS 20 AND 21
ROYAL ESTATES SUBDIVISION
NE 1/4 SEC. 11-T17N-R7E OF 6TH P.M.
DODGE COUNTY, NEBRASKA

ADMINISTRATIVE PLAT

PROJECT NO. 2111
DATE 11/15/21
DRAWN BY AJ
FILE NAME SV-211827
FIELD BOOK DODGE
FIELD CREW
SURVEY FILE NO. 2021-5

SITE DETAIL

CORNER TIES:

NE CORNER SECTION 11-T17N-R7E

FOUND A CHISELED "X" WITH A DRILL HOLE IN CONCRETE ROADWAY.
 SE 67.54' TO A NAIL AND WASHER STAMPED "DODGE COUNTY SURVEYOR" FOUND IN THE EST FACE OF A POWER POLE (3' ABOVE GROUND)
 SW 28.69' TO A CHISELED "X" FOUND IN THE WEST SIDE OF A CONCRETE HEADWALL
 NW 27.67' TO A CHISELED "X" FOUND IN THE WEST SIDE OF A CONCRETE HEADWALL

SE CORNER NE1/4 SECTION 11-T17N-R7E

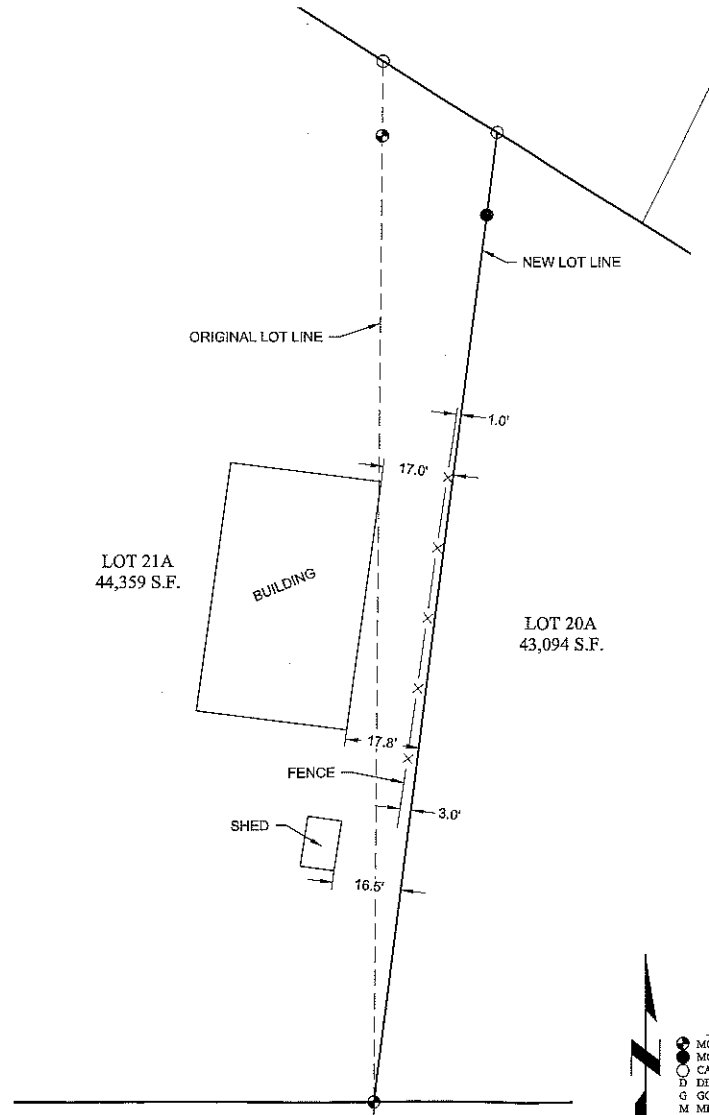
FOUND A CHISELED "X" IN CONCRETE ROADWAY.
 ESE 31.78' TO A NAIL "X" FOUND IN THE NORTH FACE OF A POWER POLE (3' ABOVE GROUND)
 WSW 37.17' TO A NAIL "X" FOUND IN THE TOP OF A CORNER FENCE POST (POST HAS PLATE STAMPED "DODGE COUNTY SURVEYOR")
 NNW 73.71' TO A DRILL HOLE FOUND IN THE TOP OF THE SOUTH END OF A 30" RCCP

SURVEYOR'S REPORT:

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

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

"I BELIEVE THE DISTANCE SHOWN ON THE WEST LINE OF LOT 21 ON THE ORIGINAL PLAT OF ROYAL ESTATES SUBDIVISION TO BE INCORRECT. ASSUMING THAT THE NORTH AND SOUTH LINES OF LOT 22 ARE PARALLEL, AND THE WEST LINE OF LOT 22 IS PERPENDICULAR TO SAID NORTH AND SOUTH LINES, THE DIMENSION OF THE WEST LINE OF LOT 21 MUST MATHEMATICALLY BE 327.02' INSTEAD OF 328.23 AS IS STATED ON THE ORIGINAL PLAT.



LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- R1 RECORDED DISTANCE-SEERY 2017

GRAPHIC SCALE

A REPLAT OF LOTS 20 AND 21
 ROYAL ESTATES SUBDIVISION
 NE1/4 SEC. 11-T17N-R7E OF 6TH P.M.
 DODGE COUNTY, NEBRASKA

ADMINISTRATIVE PLAT

PROJECT NO. 21162
 DATE 11/15/202
 DRAWN BY AW
 FILE NAME SV-211627.A
 FIELD BOOK DODGE 3
 FIELD CREW J
 SURVEY FILE NO. 2021-21

3 OF 3

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