

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Kenneth, Sandra & Kevin

Based on the record in this case of the application of Hosemann 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 17 day of January, 2023.

BY: _____

LOT SPLIT APPLICATION
Dodge County, Nebraska

Date 12-30-2022

Property Owner's Name Kenneth, Sandra, Kevin Hasemann

Address: 1046 Co Rd 16 Hooper Ne 68031

Phone No. 402-719-4305

Legal Description of the Property to be split NW 1/4 22-9-7 Everett

Number of Acres being split off 6.55 Zoning District A-1

Total Number of Acres the subdivision subdivided from 6.52 154.53 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) Kevin Hasemann Kenneth Hasemann Sandra Hasemann

Applicant's Address 1229 Glenwood ST Fremont NE 68025

Applicant's Signature Kevin Hasemann Sandra Hasemann Kenneth Hasemann

2022 DEC 30 AM 9:45
DODGE COUNTY PLANNING AND ZONING DEPARTMENT

OFFICE USE ONLY

Permit No. 2023-001

Date 01-17-2023 Approved _____
Disapproved _____

Chairman, Dodge Co. Planning Comm.

Date 01-25-2023 Approved _____
Disapproved _____

Chairman, Dodge Co. Board of Superv.

APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska

Date 12-30-2022
Property Owner's Name Kenneth, Sandra, Kevin Hasemann
Address: 1229 Glenwood Court Fremont, NE 68025
Phone No. 402-720-4969 (Home) 402-720-4969 (Work)

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

Section 22 Township 9 Range 7 Lot No. _____
Location within Section 10W114 Lot Size 6.52 (Sq.Ft./Acres)
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 Ag South Ag
East Ag West Air Base

Justification

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

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

Ag

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

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

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DODGE COUNTY PLANNING & ZONING

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 X 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.

X Applicant's Signature Kari Haasen Mailing Address 1 Pioneer Lake
Kenneth Haasen Sandra Hehemann North Bend, NE 68649

OFFICE USE ONLY

PERMIT NO. 2023-001

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 01-17-23 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Planning Comm

Date 01-25-23 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Board of Comm

_____ See attachment for added conditions.

ATTEST _____
Dodge County Clerk

Dated this 25 day of January 2023

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: 1650 Co Rd N Hooper

In witness whereof, the parties aforesaid have hereto set their hand with this application 30 day of Dec 2022

Date filed with Dodge County Joint Planning Commission: 01-17-2023

Date filed with Dodge County Board of Supervisors: 01-25-2023


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. 2023-001

Property Owner's Name Keneth Hasemann - Kevin Hasemann

Address 1229 Glenwood Ct. Fremont

Legal Description NW 1/4 of SW 1/4 Sec 22, T19N, R7E

Lot Size and Number of Acres 6.55 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 Keneth Hasemann

Mailing Address _____

Telephone No. _____

OFFICE USE ONLY

Craig Hasemann 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 01-17-2023

Chairman, Dodge County Planning Commission

**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

January 6, 2023

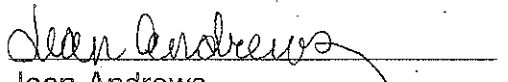
Kenneth & Sandra Hasemann
1 Pioneer Lake
North Bend, NE 68649

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held January 17, 2023 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 January 25, 2023 where your application will be heard at approximately 9:30 A.M.

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

Thank you,

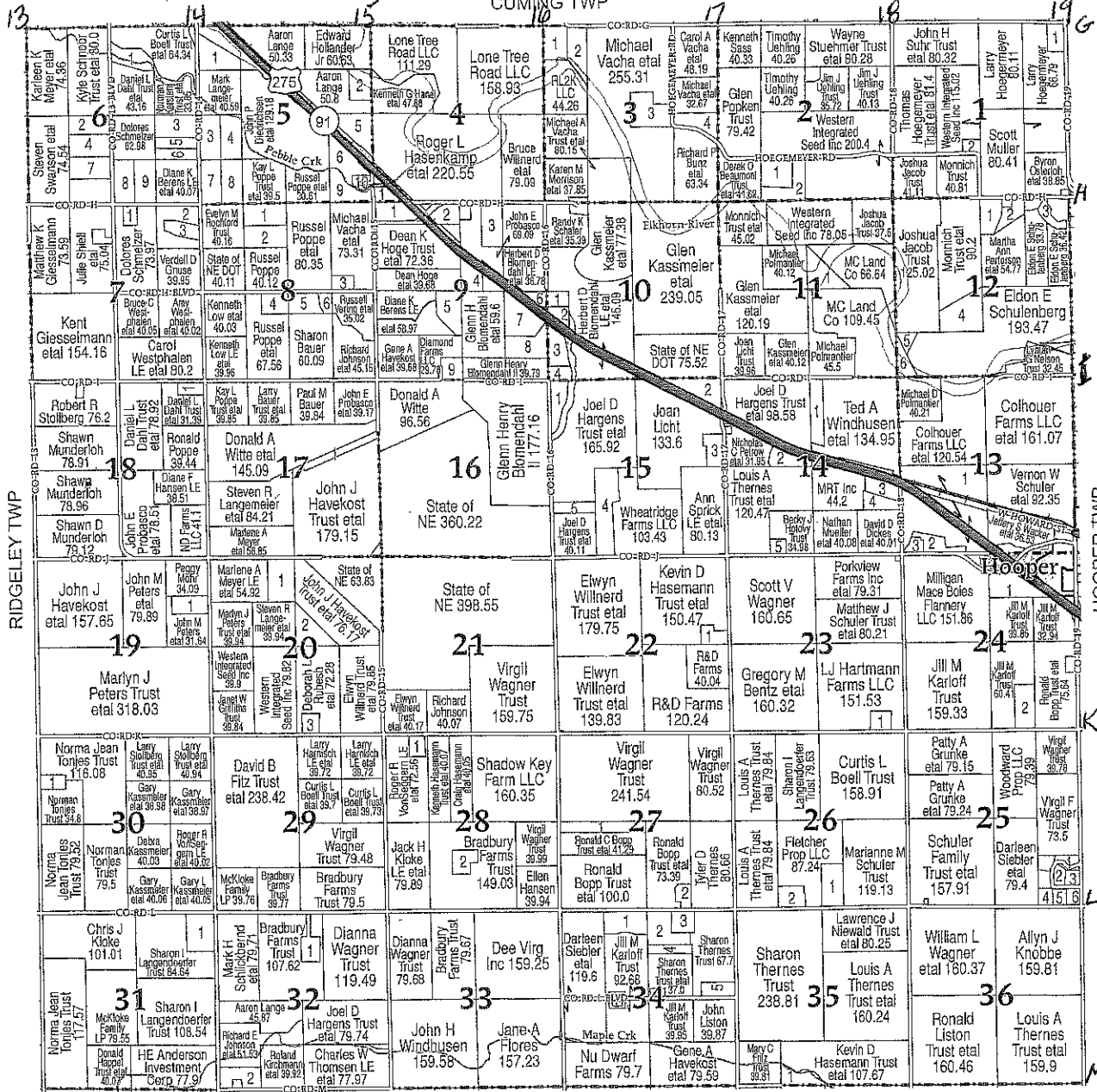

Jean Andrews,
Dodge County Zoning Administrator

Enclosure

Cc: Kevin Hasemann
Craig Hasemann
File

(Landowners)

CUMING TWP



MAPLE TWP

EVERETT TOWNSHIP

SECTION 1

- 1. Schofie, Nathan J etal 10.38
- 2. Freudenburg, Gregory A etal 5.19

SECTION 2

- 1. Stenvers Trust, Wade W etal 19.78
- 2. Western Integrated Seed Inc 20.46

SECTION 3

- 1. Showalter, Raymond R etal 16.87
- 2. Robb, Sharon E 19.21
- 3. Vacha, Michael A 26.29
- 4. Vacha Trust, Michael A etal 17.19

SECTION 4

- 1. Hoge Trust, Dean K etal 7.45

SECTION 5

- 1. Dahl Trust, Daniel L etal 22.30
- 2. Winburn, Lynn W etal 14.62
- 3. Toelle, Morella C etal 20.32
- 4. Peters Trust, Marilyn J etal 20.30

- 5. Lange, Aaron etal 22.25
- 6. Diedrichsen, John etal 20.11
- 7. Kersten Trust, Norman A etal 20.34
- 8. Poppe, Russel etal 20.31
- 9. Poppe, Russel J etal 19.22
- 10. Brealing, Jshon etal 5.17

SECTION 6

- 1. Dahl Trust, Joann 16.02
- 2. Johnson Trust, Robert A etal 17
- 3. Kersten Trust, Loha Ann etal 20.03
- 4. City of Scribner 20
- 5. Dahl Trust, Daniel L etal 10.01
- 6. Swanson, Michael etal 10.01
- 7. Peters Trust, Marilyn J etal 20.01
- 8. Hoge, Dean K etal 19.97
- 9. Hoge, Kurt J 20.01

SECTION 7

- 1. Hoge Trust, Dean K etal 5.91
- 2. Koglin, Larry etal 29.39

- 3. Hunke Trust, Mark R etal 10.51

SECTION 8

- 1. Poppe Trust, Kay L etal 20.10
- 2. Poppe Trust, Kay L etal 20.07
- 3. Pfeiffer Trust, Lavern A etal 7.14
- 4. Uehling, Leha K etal 12.52
- 5. Poppe, Russel etal 14.50
- 6. Verling, Russel etal 5.56

SECTION 9

- 1. Hoge Trust, Dean K etal 15.09
- 2. Hasenkamp, Roger L etal 12.65
- 3. Probasco, John E 18.86
- 4. Hansen, Gerald etal 11.96
- 5. Love Shack 20.39
- 6. Lange, Aaron etal 5.23
- 7. Hansen, Dennis 24.26
- 8. Hansen, Gerald 21.78
- 9. Witte, Donald A 9.93

SECTION 10

- 1. Lange, Aaron etal 6.87
- 2. Lange, Aaron O etal 5.91

- 3. Hansen, Gerald 14.02
- 4. Hansen, Dennis 6.92

SECTION 11

- 1. MC Land Co 20.03
- 1. Jensen, Robert E etal 14.82
- 2. Wellman, Edwin H etal 10.71
- 3. Smith, Lon M etal 7.12
- 4. Schulenberg Trust, Eldon etal 30.10
- 5. Jacob Trust, Joshua 5.05
- 6. MC Land Co 9.89

SECTION 12

- 1. Milligan Mace Boies Flannery LLC 111.29
- 2. Milligan Farms 12.20
- 3. Milligan, Michael 5.33

SECTION 13

- 1. Hargens Trust, Joel D etal 17.97
- 2. Thernes Trust, Sharon etal 12.18
- 3. Milligan, Clark S etal 11.91
- 4. Waters, Billie J etal 10.51
- 5. Bronson, Saliy J 5.16

SECTION 14

- 1. Licht, Joan 20.58
- 2. Hansen, Dennis 15.49

- 3. Licht, Scott etal 12.94
- 4. Hargens Trust, Joel D etal 37.20
- 5. Hargens Trust, Joel D etal 10.10

SECTION 15

- 1. Havekost Trust, John J etal 11.75
- 1. Niewohnner, Tamara etal 8
- 1. Bronte Holding IV LLC 14.25
- 1. Langemeier, Jane M etal 24.98
- 2. Havekost, John J etal 19.95
- 3. Stout, Tracy etal 7.56

SECTION 16

- 1. Nemeec, Rudie etal 9.65
- 1. Thernes, Tyler D 8.69
- 1. Stebet Dev LLC 21.36
- 2. Schuler, Matt J etal 19.21

SECTION 17

- 1. Wagner Trust, Virgil F 7.04
- 2. Robertson Trust, Paul M etal 5.07
- 3. Robertson, Paul M etal 5.31

- 4. Schuler Trust, Vernon W etal 5.41
- 5. Drey, Kimberly D etal 5.34
- 6. Delozier, Royce A etal 5.76

SECTION 18

- 1. Fletcher Prop LLC 19.89
- 2. Andrews, Marvin 12.29
- 1. Bopp Trust, Ronald C etal 20
- 2. Cassell, Leonard etal 7.21

SECTION 19

- 1. Langemeier, Jane M etal 24.98
- 2. Havekost, John J etal 19.95
- 3. Stout, Tracy etal 7.56

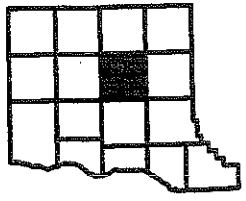
SECTION 20

- 1. Nemeec, Rudie etal 9.65
- 1. Thernes, Tyler D 8.69
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- 1. Wagner Trust, Virgil F 7.04
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- 3. Robertson, Paul M etal 5.31

SEE PAGES 54-55 FOR ADDITIONAL NAMES NOT LISTED ON MAP.



**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

January 6, 2023

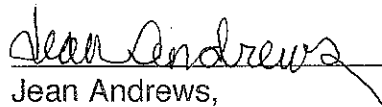
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a Public Hearing on Tuesday, January 17, 2023 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3rd Floor, Dodge County Courthouse, Fremont, NE 68025 to consider the request of Kenneth, Sandra and Kevin Hasemann of 1 Pioneer Lake, North Bend, NE 68649 to subdivide a 6.55- acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12 Section 2. Conditional Uses 4.2 Exemptions B. located in part of SW ¼ and part of NW ¼ of Section 22, Township 19 North, Range 7 East in Everett Township, Zoning District A-1, Intensive Ag.

The Dodge County Planning Commission will hold a public hearing on the matter at 4:30 P.M., Tuesday, January 17, 2023 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 the 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 NEBRASKA
NOTICE TO PROPERTY OWNERS

PUBLIC HEARING CASE NO. _____

OWNER:

Kenneth Hasemann and Sandra Hasemann, Undivided One-Half Interest;
Kevin Hasemann, Undivided One-Half Interest;

Mailing Address: % Kenneth Hasemann
1 Pioneer Lake
North Bend, NE 68649

Proposed Subdivided Tract: NW 4 and Part SW4, Section 22, Twn 19 N, Range 7
East of 6th PM, Dodge County, Nebraska.

Parties in Interest

A notice of hearing shall be sent to non - resident landowners of land bein
considered in said hearing. (300.0 Feet)

Name	Address
Kevin D Hasemann, Trustee	1229 Glenwood Court
Diane E Hasemann, Trustee	Fremont, NE 68025
Each a One-Half Interest	
Chris T Popken and Nichole D Popken	503 E Circle Dr Hooper, NE 68031
R & D Farms, Partnership	% Roger Huntemann 1083 CR 17 Hooper, NE 68031
Joel D Hargens and Carol A Hargens, Trustees	PO Box 433 Hooper, NE 68031
Wheatridge Farms, LLC	%Hertz Farm Mgt 111717 M Circle Omaha, NE 68137
Virgil F Wagner, Trustee	1452 N Lincoln Ave Fremont, NE 68025

2023 JAN - 9 PM 1:51
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Dodge County Reg. #491

State of Nebraska

1500 Hwy 2 P O Box 94759
Lincoln, NE 68509-4759

I Kenneth D Hurt a Registered Abstracter in the State of Nebraska, Certifies that the above names and address are the parties that own property surrounding the proposed site of a County variance application.



Kenneth D Hurt

Certificate of Authority # 405

December 30, 2022

A SURVEY LOCATED IN THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 7 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.

LEGAL DESCRIPTION: TRACT A

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 7 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, CONTAINING 154.53 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER AND ASSUMING THE WEST LINE OF THE NORTHWEST QUARTER TO BEAR NORTH 0°-39'-46" WEST, THENCE SOUTH 89°-39'-58" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 2640.99 FEET TO THE NORTHEAST CORNER OF THE (NORTHWEST) QUARTER; THENCE SOUTH 0°-43'-34" EAST ALONG THE EAST LINE OF THE (NORTHWEST) QUARTER A DISTANCE OF 2636.53 FEET TO THE SOUTHEAST CORNER OF THE (NORTHWEST) QUARTER; THENCE SOUTH 89°-30'-04" WEST A DISTANCE OF 1207.61 FEET, THENCE NORTH 02°-10'-47" WEST A DISTANCE OF 523.60 FEET, THENCE SOUTH 89°-31'-32" WEST A DISTANCE OF 473.78 FEET; THENCE SOUTH 0°-31'-40" EAST A DISTANCE OF 488.58 FEET; THENCE SOUTH 89°-30'-04" WEST A DISTANCE OF 947.10 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER; THENCE NORTH 0°-41'-03" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 8.07 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER; THENCE NORTH 0°-39'-46" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER A DISTANCE OF 2631.83 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER AND ALSO THE POINT OF BEGINNING.

NOTE: 3 ERRORS IN THE LEGAL DESCRIPTION FOR TRACT A FROM A SURVEY BY KIRK LAND SURVEY, LLC DATED 9-06-22 HAVE BEEN CORRECTED HERE AND THE ERROR LOCATIONS ARE DENOTED WITH A PARENTHESIS (). THE WORD NORTHEAST WAS CHANGED TO THE WORD NORTHWEST.

LEGAL DESCRIPTION: TRACT B

A TRACT OF LAND LYING IN PART OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 7 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, CONTAINING 6.55 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER AND ASSUMING THE WEST LINE OF THE SOUTHWEST QUARTER TO BEAR NORTH 0°-41'-03" WEST; THENCE NORTH 0°-41'-03" WEST ALONG SAID LINE A DISTANCE OF 2588.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°-30'-04" EAST A DISTANCE OF 1435.89 FEET; THENCE NORTH 02°-10'-47" WEST A DISTANCE OF 523.60 FEET; THENCE SOUTH 89°-31'-32" WEST A DISTANCE OF 473.78 FEET; THENCE SOUTH 0°-31'-40" EAST A DISTANCE OF 488.58 FEET; THENCE SOUTH 89°-30'-04" WEST A DISTANCE OF 947.10 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER; THENCE SOUTH 0°-41'-03" EAST ALONG THE WEST LINE OF THE (SOUTHWEST) QUARTER A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

NOTE: 1 ERROR IN THE LEGAL DESCRIPTION FOR TRACT B FROM A SURVEY BY KIRK LAND SURVEY, LLC DATED 9-06-22 HAVE BEEN CORRECTED HERE AND THE ERROR LOCATION IS DENOTED WITH A PARENTHESIS (). THE WORD NORTHWEST WAS CHANGED TO THE WORD SOUTHWEST.

SUBDIVISIONAL CORNER TIES

- A NW CORNER OF THE NORTHWEST QUARTER
 FOUND A 3/4" O.T.P., 1 1/2" DEEP
 NW 53.59 TO A DUPLEX NAIL IN A CABLE PED. WOOD POST
 SW 46.47 TO A DUPLEX NAIL IN A TELEPHONE PED. WOOD POST
 SE 43.59 TO A DUPLEX NAIL IN TOP OF A WOOD FENCE POST
- B NE CORNER OF THE NORTHWEST QUARTER
 FOUND A 3/4" O.T.P., 1 1/2" DEEP
 WSW 52.49 TO A DUPLEX NAIL IN A POWER POLE
 SSW 42.73 TO A DUPLEX NAIL IN TOP OF A BRACE POST
 SSW 33.36 TO A DUPLEX NAIL IN TOP OF AN END POST
- C SOUTHWEST CORNER OF THE NORTHWEST QUARTER
 FOUND A 7/8" SQUARE HEAD IRON, 0 7/8" DEEP
 W 49.23 TO A THE TOP SE FACE OF A STEEL CORNER POST
 WSW 31.68 TO A DUPLEX NAIL IN A POWER POLE
 WSW 31.34 TO A DUPLEX NAIL IN A TELEPHONE PED. WOOD POST
 S 43.07 TO A 5/8" REBAR WITH AN RLS 622 PLASTIC CAP
 S 8.07 TO A 5/8" REBAR WITH AN RLS 622 PLASTIC CAP
 S 26 1/4 TO A PROJECTED CENTERLINE OF A DRIVE LANE EAST
- D SOUTHEAST CORNER OF THE NORTHWEST QUARTER
 FOUND A 5/8" REBAR WITH AN RLS 622 PLASTIC CAP, 0.9" DEEP
 NINE 19.12 TO A DUPLEX NAIL IN THE WEST FACE OF A SOUTH END POST OF A FENCE RUNNING NORTH
 E 9.91 TO A DUPLEX NAIL IN THE NORTH FACE OF A NORTH END POST OF A FENCE RUNNING SOUTH
 SSE 30.41 TO A DUPLEX NAIL IN THE WEST FACE OF A FENCE POST
- E SOUTHWEST CORNER OF THE SOUTHWEST QUARTER
 FOUND A 3/4" O.T.P., 1 1/2" DEEP
 NW 58.42 TO A DUPLEX NAIL IN A POWER POLE
 ENE 110.93 TO THE NW COR. OF A BLOCK UTILITY BLD.
 ENE 115.56 TO THE SE COR. OF A BLOCK UTILITY BLD.

NOTE: ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

SCALE 1" = 500'

LEGEND

- △ SUBDIVISIONAL CORNER FOUND - "AS NOTED"
- PROPERTY CORNER SET - 5/8" REBAR WITH AN RLS 622 PLASTIC CAP



CERTIFICATION:
 I HEREBY CERTIFY THAT THIS LAND SURVEYING 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.

NAME: PATRICK W. KIRK
 DATE: 12-29-22 REGISTRATION NO. 622

