

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Kaup Produce, Inc. 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 18 day of April, 2023.

BY: _____

APPLICATION FOR A CHANGE OF ZONING
Dodge County, Nebraska

Date March 28, 2023

Form must be filled out completely before acceptance of this application for processing. Please print.

Applicant's Name Kaup Produce Inc. Telephone No. (402) 372-5588

Applicant's Address 2225 Q Rd, Fremont

Present Use of Subject Property Agricultural production

Desired Use of Subject Property Retail ag seed/fertilizer/chemical sales, custom application, seed treatment

Present Zoning C-1 Commercial Requested Zoning I-1 Light Industrial

Legal Description of Property Requested to be Rezoned See attached Exhibit A.

Area of Subject Property, Square Feet and/or Acres 20.01 acres

How are Adjoining Properties Used (Actual Use)

North <u>Ag implement sales</u>	South <u>Ag production</u>
East <u>Ag production</u>	West <u>Ag production</u>

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.) 1) legal description (Exhibit A); 2) survey plat (Exhibit B); 3) site survey (Exhibit C); 4) USDA NRCS soil map (Exhibit D); 5) access road easement (Exhibit E)
The Zoning Administrator, 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.

Justification

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

1. What is the general character of the area? Describe.
Commercial and Agricultural.
2. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area?
Yes, Moody Soil Silty Clay Loam.
3. What type of sewer and water system will be used?
Private well and private septic system.
4. 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?
Change of zoning will not affect traffic in the area. No roads will need to be changed.

Signature of Owner [Signature] or Signature of Agent _____

OFFICE USE ONLY

Permit No. 2023-001
Date 04-18-23 Approved _____
Disapproved _____

Chairman, Dodge County Planning Commission

Date 05-03-23 Approved _____
Disapproved _____

Chairman, Dodge County Board of Supervisors

2023 MAR 31 PM 3:10
DODGE COUNTY PLANNING DEPT

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

Date March 28, 2023
Property Owner's Name Kaup Produce Inc.

Address: 2225 Q Rd., Fremont

Phone No. _____ (Home) (402) 372-5588 (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: Retail sale of agricultural seed, fertilizer, and chemicals;
custom application of agricultural fertilizer and chemicals; seed treatment services; illuminated stand-
alone business signs.

Section 26 Township 18 N Range 8 E Lot No. 8 and 26

Location within Section W1/2 NW1/4 Lot Size 20.01 acres (Sq.Ft./Acres)

Estimated Cost of Structure/Use \$ N/A Zoning District C-1 Commercial (requesting I-1 Light Industrial)

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 implement sales South Ag production

East Ag production West Ag production

Justification

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

1. What is the general character of the area? Describe.
Commercial and Agricultural.
2. Can soil conditions support the proposed development? What is the soil classification of the area?
Yes, Moody Soil 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)? Yes

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

2023 MAR 31 PM 3:10
Dodge County Planning & Zoning Administrator

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?

Change of zoning will not affect traffic in the area. No roads will need to be changed.

Enclosed:

Site Plan Exhibit C Soil Suitably Map Exhibit D Easements Exhibit E
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.) 1) legal description (Exhibit A); 2) survey plat (Exhibit B); 3) site survey (Exhibit C); 4) USDA NRCS soil map (Exhibit D); 5) access road easement (Exhibit E)
Application Fee of \$ 150 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 Jeff Wilmes Mailing Address 1101 Beemer Street
West Point, Nebraska 68788

OFFICE USE ONLY

PERMIT NO 2023-004

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 04-18-23 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Planning Comm

Date 05-03-23 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Board of Comm

____ See attachment for added conditions.

ATTEST _____
Dodge County Clerk

Dated this 3 day of May 2023

NICKERSON TOWNSHIP

SECTION 1

1 SCHURMAN LE, CARROLL ETAL 17.03

SECTION 3

1 HEUSINKVELT TRUST, PATON ETAL 5.01

2 SNOVER, JOHN ETAL 6.79

SECTION 5

1 WALLLEN, DEREK T ETAL 36.07

2 WALLLEN, DEREK T ETAL 11.01

3 ANDREWS TRUST, DAN ETAL 10.11

4 TASSET, MICHAEL J 11.25

5 LAMB, MATTHEW G 10.21

6 WITTE, MARK ETAL 10.99

7 WEAKLEND, JEFFREY A ETAL 13.03

8 TRÖST, RYAN S ETAL 6.93

SECTION 6

1 HULL, CRAIG D ETAL 11.75

SECTION 7

1 TIMM, JUNE L 9.55

2 MEYER, KEVIN E 24.11

3 STATE OF NE 12.37

4 HEURMAN, DONALD A ETAL 16.66

5 DAVES AUTO BODY INC 7.31

SECTION 8

1 JACOB, GENE 5.76

2 BRAND LE, DUANE O ETAL 18.25

3 BAUMGARTNER, JEFFREY A ETAL 6.18

SECTION 11

1 ZRUST, RONNIE D ETAL 5.81

2 MAPLE HILL DAIRY INC 19.53

3 BRABEC TRUST, JANET L 35.74

4 DOLEZAL SOUKUP, CARLA K 10.06

5 BRABEC TRUST, MARLIN J ETAL 6.31

6 DEERING TRUST, CHRISTOPHER W ETAL 5.49

7 KRIEFLS, JOSEPH K ETAL 5.27

8 WHITAKER, JUSTIN R ETAL 5.26

9 NACHTMANN, LEE 5.23

SECTION 12

1 BRABEC TRUST, MARLIN J ETAL 15.45

2 ZRUST, RONNIE D ETAL 5.82

3 BRABEC TRUST, MARLIN J ETAL 35.11

4 NIELSEN, ROGER L ETAL 7.45

SECTION 13

1 GOREE TRUST, GORDON ETAL 22.53

2 BRABEC TRUST, JOHN G ETAL 81.89

3 RAMSAY, JOHN M ETAL 9.69

SECTION 14

1 OSTRY, JOHN E ETAL 24.95

2 MCKENZIE, DUANE C ETAL 18.89

3 LIMBACH TRUST, AUDREY L ETAL 5.62

SECTION 15

1 CAMENZIND TRUST, CASE ETAL 13.7

SECTION 16

1 PETERSEN, ROGER G ETAL 6.4

2 BANG, JOSHUA M 7.8

SECTION 17

1 JACOBSEN TRUST, LOIS J 26.63

2 LEAGUE, JAMES A ETAL 6.06

SECTION 18

1 VILLAGE OF NICKERSON 9.53

2 HARSHMAN, STEPHEN D 5.03

SECTION 19

1 TAYLOR, SHARON L 11.7

SECTION 20E

1 MCKENZIE, DUANE C ETAL 26.24

2 RASMUSSEN, LARK 24.79

SECTION 20W

1 FUHRMEISTER, RANATTA J ETAL 20.03

2 RASMUSSEN, CARMEN ETAL 19.85

3 JOENS SR, GARY R ETAL 9.07

4 JOHNSON, ROY A ETAL 6.26

SECTION 21

1 PETTIT, MARK D 10.45

2 POPPE, STEPHEN ETAL 5.35

3 BESTNPET INC 10.29

SECTION 22

1 MUELLER, DAVID C ETAL 5.11

SECTION 23

1 BRABEC TRUST, JANET L 12.81

SECTION 24

1 BARTELS, GLORIA JEAN ETAL 15

SECTION 25

1 CHRISTENSEN LE, ROY G ETAL 10.08

SECTION 26

1 NEXTERA PROP LLC 20.47

2 NEXTERA PROP LLC 5.49

3 KAUP PROP INC 18.93

4 SCHAUER, JOHN ETAL 20.22

5 SCHAUER, JOHN ETAL 11.33

6 SCHAUER, JOHN ETAL 10.25

7 GARAY TRUST, JONATHAN M ETAL 5.88

SECTION 27

1 HARTMAN, JEFFREY ETAL 7.29

2 HESPEN, STEVEN ETAL 5.28

3 NESS, FRED E ETAL 5.28

4 HESPEN PETS INC 5.99

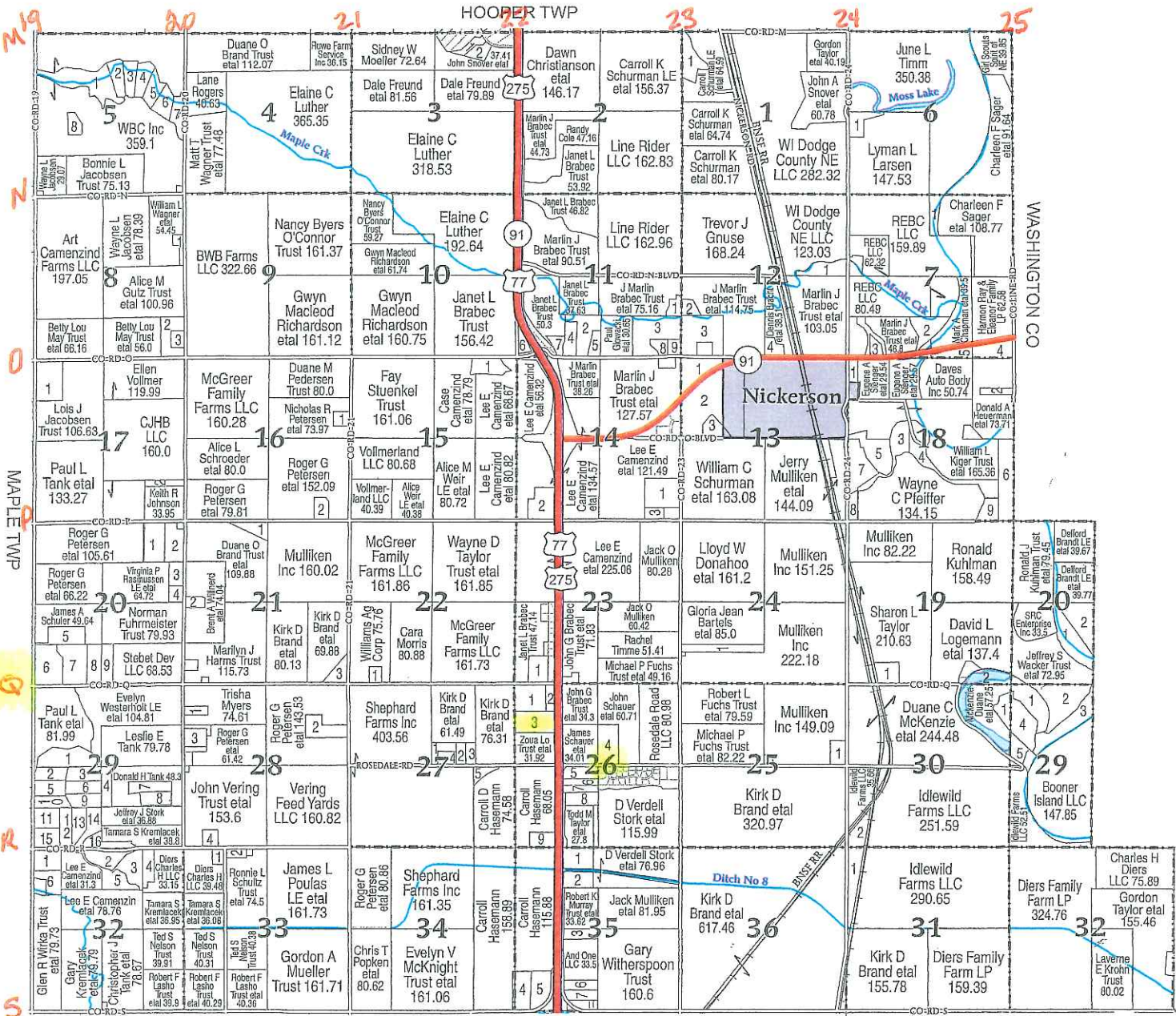


Table of sections 20E, 20W, 21, 22, 23, 24, 25, 26, 27 with corresponding landowner names and acreages.

T-18-N

NICKERSON PLAT (landowners)

WASHINGTON CO R-8-9-E

CONTINUED ON NEXT PAGE

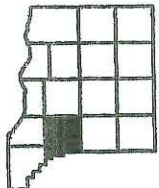


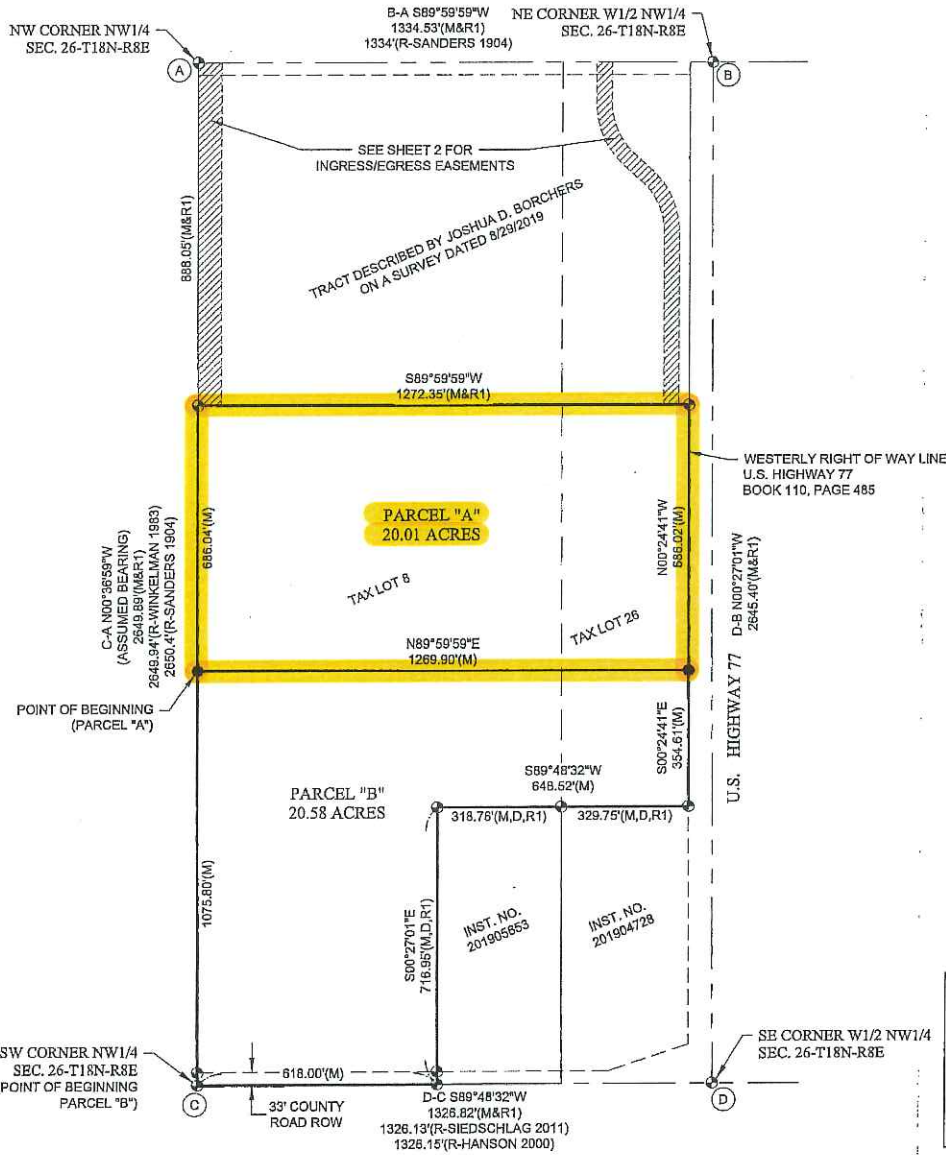
EXHIBIT A

Legal Description

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING COMPRISED OF PART OF TAX LOT 8 AND PART OF TAX LOT 26, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE N00°36'59"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1075.80 FEET TO THE POINT OF BEGINNING; THENCE N89°59'59"E, PARALLEL WITH THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 1269.90 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 77 DESCRIBED IN BOOK 110, PAGE 485; THENCE N00°24'41"W ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 686.02 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED ON A SURVEY BY JOSHUA D. BORCHERS DATED 8/29/2019; THENCE S89°59'59"W ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 1272.35 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE S00°36'59"E ON SAID WEST LINE, A DISTANCE OF 686.04 FEET TO THE POINT OF BEGINNING, CONTAINING 20.01 ACRES, MORE OR LESS.

2023 MAR 31 PM 3:10
REGISTERED
Dodge Co Highway Dept

EXHIBIT B



LEGAL DESCRIPTIONS:

PARCEL "A"

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING COMPRISED OF PART OF TAX LOT 8 AND PART OF TAX LOT 26, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE N00°36'59"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1075.80 FEET TO THE POINT OF BEGINNING; THENCE N89°59'59"E, PARALLEL WITH THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 1269.90 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 77 DESCRIBED IN BOOK 110, PAGE 485; THENCE N00°24'41"W ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 686.02 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED ON A SURVEY BY JOSHUA D. BORCHERS DATED 8/29/2019; THENCE S89°59'59"W ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 1272.35 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE S00°36'59"E ON SAID WEST LINE, A DISTANCE OF 686.04 FEET TO THE POINT OF BEGINNING, CONTAINING 20.01 ACRES, MORE OR LESS.

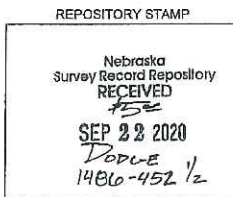
PARCEL "B"

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING COMPRISED OF PART OF TAX LOT 8 AND PART OF TAX LOT 26, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE N00°36'59"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1075.80 FEET; THENCE N89°59'59"E, PARALLEL WITH THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 1269.90 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 77 AS DESCRIBED IN BOOK 110, PAGE 485; THENCE S00°24'41"E ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 354.61 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 201904728; THENCE S89°48'32"W ON THE NORTH LINE OF SAID TRACT AND THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 201905653, A DISTANCE OF 648.52 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN INSTRUMENT 201905653; THENCE S00°27'01"E ON THE WEST LINE OF SAID TRACT, A DISTANCE OF 716.95 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE S89°48'32"W ON THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 618.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20.58 ACRES, MORE OR LESS.

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 9/15/2020
 JOSHUA D. BORCHERS, LS 766



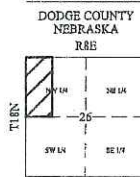
LEGEND

- ⊙ MONUMENT FOUND
- ⊙ MONUMENT SET
- CALCULATED POINT
- D DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- RI RECORDED DISTANCE-BORCHERS 2019

GRAPHIC SCALE

0 75 150 300 600

VICINITY SKETCH



NOTE: ALL BEARINGS ARE ASSUMED.



PLATTE VALLEY SURVEY
 PT. OF TAX LOT 8 & PT. OF TAX LOT 26
 IN THE W1/2 NW1/4
 SEC. 26-T18N-R8E SIXTH P.M.
 DODGE COUNTY, NEBRASKA

PROJECT NO. 190845.02
 DATE 9/15/2020
 DRAWN BY AWH
 FILE NAME BV-190845-02 PLAT 5.dwg
 FIELD BOOK DODGE CO.28
 FIELD CREW MS/NF
 SURVEY FILE NO. 2020-95



PT. OF TAX LOT 8 & PT. OF TAX LOT 25
IN THE W1/2 NW1/4
SEC. 26-T18N-R8E SIXTH P.M.
DODGE COUNTY, NEBRASKA

PLATTE VALLEY EQUIPMENT SURVEY

PROJECT NO. 190645.02
DATE 9/15/2020
DRAWN BY AWH
FILE NAME SV-190645.02 PLAT 5.AWG
FIELD BOOK DODGE CO.28
FIELD CREW MS/INF
SURVEY FILE NO. 2020-95

2 OF 2

INGRESS/EGRESS EASEMENT DESCRIPTIONS:

EASEMENT "A"

THE WEST 60.00 FEET OF THE NORTH 888.00 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, CONTAINING 1.22 ACRES, MORE OR LESS.

EASEMENT "B"

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING COMPRISED OF PART OF TAX LOT 26, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE S89°59'59"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 262.01 FEET TO THE POINT OF BEGINNING; THENCE S00°24'41"E, A DISTANCE OF 105.48 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 180.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 150.41 FEET, THE CHORD OF SAID CURVE BEARS S24°21'00"E, A DISTANCE OF 146.07 FEET; THENCE S48°17'19"E, A DISTANCE OF 59.71 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 220.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 183.84 FEET, THE CHORD OF SAID CURVE BEARS S24°21'00"E, A DISTANCE OF 178.53 FEET; THENCE S00°24'41"E, A DISTANCE OF 447.07 FEET TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED BY JOSHUA D. BORCHERS ON A SURVEY DATED 8/29/2019; THENCE N89°59'59"W ON SAID SOUTH LINE, A DISTANCE OF 40.00 FEET; THENCE N00°24'41"W, A DISTANCE OF 446.78 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 180.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 150.41 FEET, THE CHORD OF SAID CURVE BEARS N24°21'00"W, A DISTANCE OF 146.07 FEET; THENCE N48°17'19"W, A DISTANCE OF 59.71 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 220.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 183.84 FEET, THE CHORD OF SAID CURVE BEARS N24°21'00"W, A DISTANCE OF 178.53 FEET; THENCE N00°24'41"W, A DISTANCE OF 105.77 FEET TO SAID NORTH LINE; THENCE N89°59'59"E ON SAID NORTH LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.86 ACRES, MORE OR LESS.

CORNER TIES:

- (A) NW CORNER NW1/4 SECTION 26-T18N-R8E**
FOUND A DODGE COUNTY ALUMINUM CAP, 0.5' DEEP
 - S 33.00' TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED "BORCHERS L.S. 766"
 - NNW 35.38' TO A FOUND 5/8" REBAR WITH AN ALUMINUM CAP, 0.5' DEEP
 - NE 41.90' TO A FOUND 5/8" REBAR WITH AN ALUMINUM CAP, 1.0' DEEP
 - SSE 36.41' TO A FOUND 5/8" REBAR WITH AN ALUMINUM CAP, 0.8' DEEP
 - SW 38.77' TO A FOUND 5/8" REBAR WITH AN ALUMINUM CAP, 1.0' DEEP
- (B) NE CORNER W1/2 NW1/4 SECTION 26-T18N-R8E**
FOUND A STEEL NAIL MARKER STAMPED "SURVEY MARK" IN CONCRETE RETURN FROM RECORD TIES
 - E 46.30' TO THE CENTERLINE NORTH-SOUTH SAW CUT JOINT OF SOUTH BOUND LANES
 - W 100.00' TO A 3/4" OPEN TOP PIPE, FOUND 1.5' DEEP (100.0' R)
 - WSW 73.78' TO A NAIL "X" FOUND IN THE NORTH FACE OF A POWER POLE (6' ABOVE GROUND)
 - N 3.85' TO THE EAST-WEST CENTERLINE SAW CUT JOINT OF CONCRETE RETURN
 - E 5.25' TO A NORTH-SOUTH SAW CUT JOINT
 - W 390.07' TO A FOUND 1/2" REBAR (390.0' R)
 - W 67' TO A NORTH-SOUTH POWER LINE
- (C) SW CORNER NW1/4 SECTION 26-T18N-R8E**
FOUND A DODGE COUNTY ALUMINUM CAP, 0.5' DEEP
 - N 33.00' TO A FOUND 1/2" OPEN TOP PIPE
 - NNW 19.47' TO A MAG NAIL FOUND IN THE TOP EAST END OF A 24" CMP
 - ENE 62.63' TO A NAIL FOUND IN THE NORTH FACE OF A POWER POLE (4' ABOVE GROUND)
 - N 49.98' TO A FOUND 3/4" REBAR
 - W 1.5' TO A RANGE OF FENCE NORTH
 - S 31.5' TO AN EAST-WEST POWER LINE
- (D) SE CORNER W1/2 NW1/4 SECTION 26-T18N-R8E**
FOUND A STEEL NAIL MARKER STAMPED "SURVEY MARK" IN ASPHALT RETURN
 - E 43.80' TO THE CENTERLINE NORTH-SOUTH SAW CUT JOINT OF SOUTH BOUND LANES
 - N 32.78' TO A MAG NAIL FOUND IN THE TOP NORTH END OF A 24" CMP
 - S 46.26' TO A MAG NAIL FOUND IN THE TOP SOUTH END OF A 24" CMP
 - WSW 74.40' TO A NAIL "X" FOUND IN THE NORTH FACE OF A POWER POLE (3' ABOVE GROUND)
 - E 444.80' TO A FOUND 5/8" REBAR
 - W 294.88' TO A FOUND 5/8" REBAR
 - W 385.68' TO A FOUND 5/8" REBAR
 - W 390.06' TO A FOUND 1/4" REBAR
 - W 67' TO A NORTH-SOUTH POWER LINE
 - S 37' TO AN EAST-WEST POWER LINE

SURVEYOR'S REPORT:

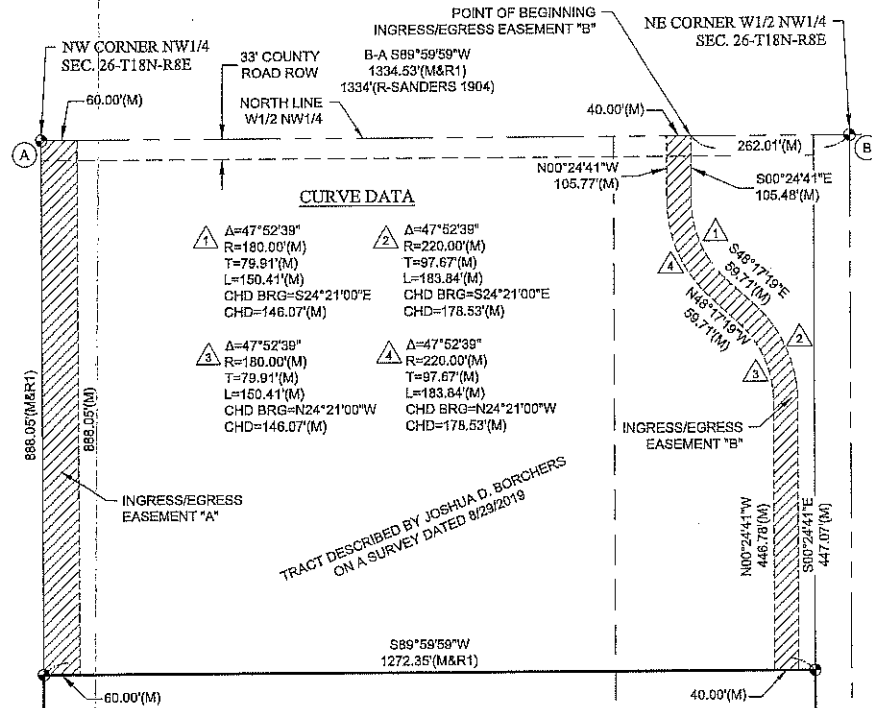
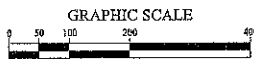
THIS SURVEY WAS PERFORMED AT THE REQUEST OF PLATTE VALLEY EQUIPMENT. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF 2 TRACTS OF LAND LOCATED IN PART OF TAX LOT 8 AND PART OF TAX LOT 25 BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 8 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 A 5/8" REBAR WITH A PLASTIC CAP STAMPED "BORCHERS L.S. 766" OR ARE DESCRIBED IN THE CORNER TIES ON THIS PLAT. 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 R10 GNSS RECEIVER.

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- CALCULATED POINT
- D DEEDED DISTANCE
- G GOVERNMENT DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE
- RI RECORDED DISTANCE-BORCHERS 2019



1480-452 7/2

P:\Equipment\190645.02 - Platte Valley Equipment - North Hwy 77 Site Development\Drawings\45057-190645.02 PLAT 5.AWG, on 9/15/2020 9:52 AM





































EXHIBIT D

Soil Map—Dodge County, Nebraska
(USDA NRCS Soil Map: Kaup Seed & Fertilizer - Fremont, Nebraska)



Soil Map—Dodge County, Nebraska
(USDA NRCS Soil Map: Kaup Seed & Fertilizer - Fremont, Nebraska)

MAP LEGEND

Area of Interest (AOI)		 Spoil Area
	Area of Interest (AOI)	 Stony Spot
Soils		 Very Stony Spot
	Soil Map Unit Polygons	 Wet Spot
	Soil Map Unit Lines	 Other
	Soil Map Unit Points	 Special Line Features
Special Point Features		Water Features
	Blowout	 Streams and Canals
	Borrow Pit	Transportation
	Clay Spot	 Rails
	Closed Depression	 Interstate Highways
	Gravel Pit	 US Routes
	Gravelly Spot	 Major Roads
	Landfill	 Local Roads
	Lava Flow	Background
	Marsh or swamp	 Aerial Photography
	Mine or Quarry	
	Miscellaneous Water	
	Perennial Water	
	Rock Outcrop	
	Saline Spot	
	Sandy Spot	
	Severely Eroded Spot	
	Sinkhole	
	Slide or Slip	
	Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dodge County, Nebraska
Survey Area Data: Version 24, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6545	Moody silty clay loam, terrace, 0 to 2 percent slopes	16.3	74.4%
6811	Moody silty clay loam, 2 to 6 percent slopes	5.6	25.6%
Totals for Area of Interest		21.9	100.0%

EXHIBIT E

DOCUMENT#: **202005994**
Recorded 10-21-2020 at 2:45 PM
Carol Givens, Register of Deeds
DODGE COUNTY NE
Pages: 16 Fee: \$100.00

***The above recording information verifies
this document has been electronically
recorded and returned to the submitter***

WHEN RECORDED MAIL TO:
Nextera Properties LLC
4650 26th Avenue South, Suite E
Fargo, ND 58104

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT ("Agreement") is made effective as of September 30, 2020, by and between **NEXTERA PROPERTIES LLC**, a North Dakota limited liability company ("Nextera"), and **KAUP PRODUCE INC.**, a Nebraska corporation ("Kaup").

RECITALS

- A. Nextera is the record owner of approximately 25.97 acres of real property located in Dodge County, Nebraska, as legally described on attached Exhibit A (the "Nextera Property"), upon which the tenant of Nextera will operate a John Deere® agricultural equipment dealership (the "Dealership").
- B. As of the date hereof, Kaup has purchased certain real property from Nextera. Accordingly, Kaup is now the record owner of approximately 20.01 acres of real property, as legally described on attached Exhibit B (the "Kaup Property").
- C. The Nextera Property and Kaup Property are adjacent to each other.
- D. As a material condition of the purchase of the Kaup Property, Kaup has requested that Nextera grant certain easements to Kaup over and upon designated portions of the Nextera Property for the purposes set forth in this Agreement. Nextera is willing to grant such easements, upon the terms set forth herein.
- E. The Recitals are a part of this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree to the following:

1. Grant of Easements. Nextera does hereby grant, bargain, sell and convey to Kaup and its tenants, designees, agents, contractors, employees, customers, guests, invitees, successors and assigns, for their use and for the benefit of the Kaup Property, each of the following easements:

- (a) East Access Easement. A non-exclusive easement for ingress and egress purposes, for the passage of vehicles over, across and upon a thirty foot (30.0') wide strip of the Nextera Property as further described upon attached Exhibit C (such access easement area referred to hereafter as the "East Access Road"), to allow for vehicular access to and from the Kaup Property from the County Road Q right-of-way. Such easement shall be appurtenant to and for the non-exclusive benefit of the Kaup Property.
- (b) West Access Easement. A non-exclusive easement for ingress and egress purposes, for the passage of vehicles over, across and upon a sixty foot (60.0') wide strip of the Nextera Property as further described upon attached Exhibit D (such access easement area referred to hereafter as the "West Access Road"), to allow for vehicular access to and from the Kaup Property from the County Road Q right-of-way. Such easement shall be appurtenant to and for the non-exclusive benefit of the Kaup Property.

2. Installation. The owner of the Kaup Property shall be responsible for the installation, construction, maintenance, repair and replacement of both the East Access Road and West Access Road at its sole cost and expense. The East Access Road shall be constructed of concrete pavement which meets the technical specifications set forth upon attached Exhibit E (comprised of 7 pages). The West Access Road shall be constructed initially of gravel which meets the technical specifications for a local township road, including applicable roadbed and grade requirements. Kaup and its agents shall coordinate the initial construction of the East Access Road and West Access Road with Nextera and its contractor, including the installation of drainage culverts and/or pipes shown on attached Exhibit E. The owner of the Kaup Property shall promptly pay or cause to be paid all costs for construction, repair and maintenance of the East Access Road and West Access Road of a character which will or may result in liens on the Nextera Property (collectively "construction liens"), and the owner of the Kaup Property shall keep the Nextera Property free and clear of all such construction liens relating to the East Access Road or West Access Road, and if a construction lien nevertheless is asserted against the Nextera Property, the owner of the Kaup Property shall promptly remove or release such construction lien, by the posting of a bond as required or permitted by law, or by payment of the amount claimed due. The owner of the Kaup Property shall indemnify the owner of the Nextera Property and hold the owner of the Nextera Property harmless from any liability, loss, damage, cost, expense or claim, including attorney's fees, as a result of any such construction liens on the Nextera Property relating to the East Access Road or West Access Road.

3. Maintenance and Repair / Expenses. The East Access Road and West Access Road shall be maintained, repaired and replaced by the owner of the Kaup Property in good order and

repair, in a first class condition consistent with a reputable commercial development. The maintenance, repair and replacement obligations shall include, but not be limited to, the following: (i) maintaining, repairing, replacing and re-stripping the East Access Road; (ii) placing, keeping, operating, repairing, replacing or repainting any appropriate directional signs or markers for the East Access Road; (iii) keeping the East Access Road and West Access Road reasonably clear and free of snow, ice, rubbish and obstructions of every nature; and (v) maintaining, repairing and replacing the gravel road comprising the West Access Road, including routine grading and replacement of gravel to avoid excessive washboards or ruts. All costs of maintaining, repairing and replacing the East Access Road and West Access Road shall be the sole cost and responsibility of the owner of the Kaup Property. The owner and occupants of the Nextera Property may use the East Access Road and West Access Road without having to contribute to the cost of their maintenance, repair or replacement. In the event the owner of the Kaup Property fails to perform necessary maintenance, repairs or replacement of the East Access Road or West Access Road after sixty (60) days' notice from the owner of the Nextera Property, the owner of the Nextera Property shall have the right (but not the obligation) to cause completion of the necessary maintenance, repairs or replacement. In such event, the owner of the Nextera Property may then seek reimbursement from the defaulting owner of the Kaup Property for the cost incurred by the owner of the Nextera Property in completing such maintenance, repair or replacement. If the defaulting owner of the Kaup Property fails to reimburse the owner of the Nextera Property after written demand, the owner of the Nextera Property may bring appropriate legal action seeking reimbursement from the owner of the Kaup Property for the cost incurred by the owner of the Nextera Property in completing such maintenance, repair or replacement.

4. Use. The East Access Road and West Access Road shall be used only for common ingress and egress of vehicles and no party shall use such roads for parking or for any other use which would obstruct the free flow of traffic thereon. No fence, wall, structure or similar barrier which would unreasonably prevent or obstruct the passage of vehicular travel shall be erected or permitted on the East Access Road or West Access Road.

5. Duration. The perpetual easements created herein shall be permanent and shall run with the land until such time as the easements granted herein may be terminated or amended by the recording of an appropriate document in the office of the County Recorder of Dodge County, Nebraska, which document must be executed by the undersigned, or their successors and assigns.

6. Not a Public Dedication. Nothing contained in this Agreement shall, or shall be deemed to, constitute a gift or dedication of any portion of the property to the general public or for the benefit of the general public or for any public purpose whatsoever, it being the intention of the parties that this Agreement be strictly limited to and for the purposes expressed herein.

7. Benefit and Binding Effect. The easements granted or created herein, together with all terms, conditions, covenants and agreements in this Agreement, shall be deemed to be covenants running with the land and shall inure to the benefit of and be binding upon the undersigned parties, their successors (including successors in title), and their assigns.

8. Waiver. No waiver of any breach of the easements or of any rights, obligations, covenants or other provisions herein contained shall be construed as a waiver of any breach or a

waiver, acquiescence in or consent to any further or succeeding breach of the same or any other such easements, rights, obligations, covenants or other provisions.

9. Enforcement. In the event of violation by an owner in the performance of any of the terms, covenants and conditions provided herein, the other owner shall have, in addition to the right to collect damages, the right to enjoin such violation or threatened violation in a court of competent jurisdiction.

10. Indemnification. Each owner agrees to indemnify, defend and hold harmless the other, and the other's agents and employees, from and against all third party claims of whatever nature arising from any act, omission or negligence of the party to be bound, to include that party's agents or employees, or arising from any accident, injury or damage whatsoever caused to any such third party, or to the property of any third party, occurring during the term of this Agreement in or about the easement areas, where such accident, damage or injury results or is claimed to have resulted from an act or omission on the part of the party sought to be bound by this provision.

11. Severability. If any term or provision of this Agreement shall to any extent be held invalid or unenforceable, the remaining terms or provisions of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

12. Recording. A fully-executed counterpart of this Agreement shall be recorded in the office of the County Recorder of Dodge County, Nebraska.

13. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Nebraska.

Signatures on following page 5.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

NEXTERA PROPERTIES LLC

By: Ace A Brandt
Ace A. Brandt, President

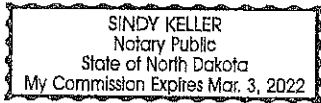
KAUP PRODUCE INC.

By: Jeff Wilmes
Jeff Wilmes, President

STATE OF NORTH DAKOTA)
)
COUNTY OF CASS)

The foregoing instrument was acknowledged before me this 5th day of October, 2020, by Ace A. Brandt, the President of Nextera Properties LLC, a North Dakota limited liability company, on behalf of the limited liability company.

(STAMP)

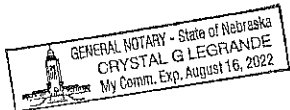


Sindy Keller
Notary Public

STATE OF NEBRASKA)
)
COUNTY OF DODGE)

The foregoing instrument was acknowledged before me this 20th day of October, 2020, by Jeff Wilmes, the President of Kaup Produce Inc., a Nebraska corporation, on behalf of the corporation.

(STAMP)



Crystal G. LeGrande
Notary Public

EXHIBIT A
(Nextera Property)

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING COMPRISED OF PART OF TAX LOT 8 AND PART OF TAX LOT 26, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE N89°59'59"E (ASSUMED BEARING) ON THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 1275.53 FEET TO THE WESTERLY RIGHT OF WAY LINE OF UNITED STATES HIGHWAY 77 AS DESCRIBED IN BOOK 110, PAGE 485; THENCE S00°24'41"E ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 888.02 FEET; THENCE S89°59'59"W PARALLEL WITH AND 888.00 FEET DISTANT FROM SAID NORTH LINE, A DISTANCE OF 1272.35 FEET TO THE WEST LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER; THENCE N00°36'59"W ON SAID WEST LINE, A DISTANCE OF 888.05 FEET TO THE POINT OF BEGINNING, CONTAINING 25.97 ACRES, MORE OR LESS, WHICH INCLUDES 0.97 ACRES, MORE OR LESS, OF CURRENTLY OCCUPIED PUBLIC ROAD RIGHT OF WAY.

THIS LEGAL DESCRIPTION PREPARED BY JOSHUA D. BORCHERS, REGISTERED LAND SURVEYOR LS-766, JEO CONSULTING GROUP INC., 1937 N. CHESTNUT STREET, WAHOO, NEBRASKA 68066-0207.

EXHIBIT B
(Kaup Property)

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING COMPRISED OF PART OF TAX LOT 8 AND PART OF TAX LOT 26, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE N00°36'59"W (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1075.80 FEET TO THE POINT OF BEGINNING; THENCE N89°59'59"E, PARALLEL WITH THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 1269.90 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 77 DESCRIBED IN BOOK 110, PAGE 485; THENCE N00°24'41"W ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 686.02 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED ON A SURVEY BY JOSHUA D. BORCHERS DATED 8/29/2019; THENCE S89°59'59"W ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 1272.35 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE S00°36'59"E ON SAID WEST LINE, A DISTANCE OF 686.04 FEET TO THE POINT OF BEGINNING, CONTAINING 20.01 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION PREPARED BY JOSHUA D. BORCHERS, REGISTERED LAND SURVEYOR LS-766, JEO CONSULTING GROUP INC., 1937 N. CHESTNUT STREET, WAHOO, NEBRASKA 68066-0207.

EXHIBIT C
(30' East Access Road)

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING COMPRISED OF PART OF TAX LOT 26, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE S89°59'59"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 262.01 FEET TO THE POINT OF BEGINNING; THENCE S00°24'41"E, A DISTANCE OF 105.48 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 180.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 150.41 FEET, THE CHORD OF SAID CURVE BEARS S24°21'00"E, A DISTANCE OF 146.07 FEET; THENCE S48°17'19"E, A DISTANCE OF 59.71 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ON A 220.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 183.84 FEET, THE CHORD OF SAID CURVE BEARS S24°21'00"E, A DISTANCE OF 178.53 FEET; THENCE S00°24'41"E, A DISTANCE OF 447.07 FEET TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED BY JOSHUA D. BORCHERS ON A SURVEY DATED 8/29/2019; THENCE N89°59'59"W ON SAID SOUTH LINE, A DISTANCE OF 40.00 FEET; THENCE N00°24'41"W, A DISTANCE OF 446.78 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 180.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 150.41 FEET, THE CHORD OF SAID CURVE BEARS N24°21'00"W, A DISTANCE OF 146.07 FEET; THENCE N48°17'19"W, A DISTANCE OF 59.71 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 220.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 183.84 FEET, THE CHORD OF SAID CURVE BEARS N24°21'00"W, A DISTANCE OF 178.53 FEET; THENCE N00°24'41"W, A DISTANCE OF 105.77 FEET TO SAID NORTH LINE; THENCE N89°59'59"E ON SAID NORTH LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.86 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION PREPARED BY JOSHUA D. BORCHERS, REGISTERED LAND SURVEYOR LS-766, JEO CONSULTING GROUP INC., 1937 N. CHESTNUT STREET, WAHOO, NEBRASKA 68066-0207.

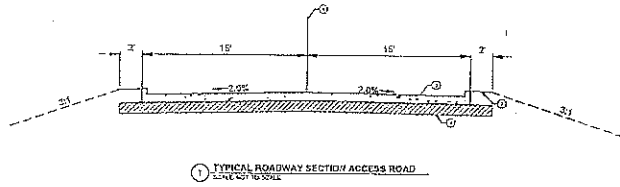
EXHIBIT D
(60' West Access Road)

THE WEST 60.00 FEET OF THE NORTH 888.00 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, CONTAINING 1.22 ACRES, MORE OR LESS.

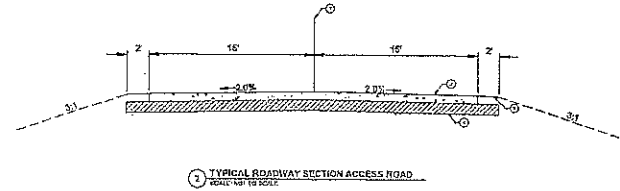
THIS LEGAL DESCRIPTION PREPARED BY JOSHUA D. BORCHERS, REGISTERED LAND SURVEYOR LS-766, JEO CONSULTING GROUP INC., 1937 N. CHESTNUT STREET, WAHOO, NEBRASKA 68066-0207.

EXHIBIT E-1
(Road Technical Specifications)

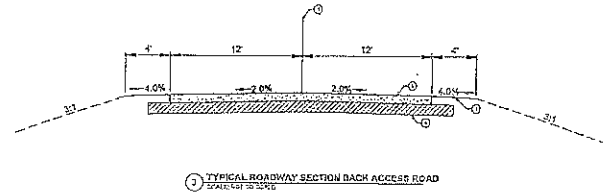
LOCATION:
STA. 1+48.70 TO STA. 1+54.00



LOCATION:
STA. 1+54.00 TO STA. 1+60.00
STA. 1+60.00 TO STA. 1+64.00



LOCATION:
STA. 1+64.00 TO STA. 1+67.00



- LEGEND**
- 1 ASPHALT PAVEMENT
 - 2 FILL MATERIAL
 - 3 GRAVEL
 - 4 SUBGRADE PREPARATION
 - 5 DRAIN



PLATTE VALLEY EQUIPMENT
1700 W. 10TH ST.
P.O. BOX 100
PACIFIC, NEBRASKA
68048

TYPICAL CROSS SECTIONS

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ASPHALT PAVEMENT			
2	FILL MATERIAL			
3	GRAVEL			
4	SUBGRADE PREPARATION			
5	DRAIN			



EXHIBIT E-2

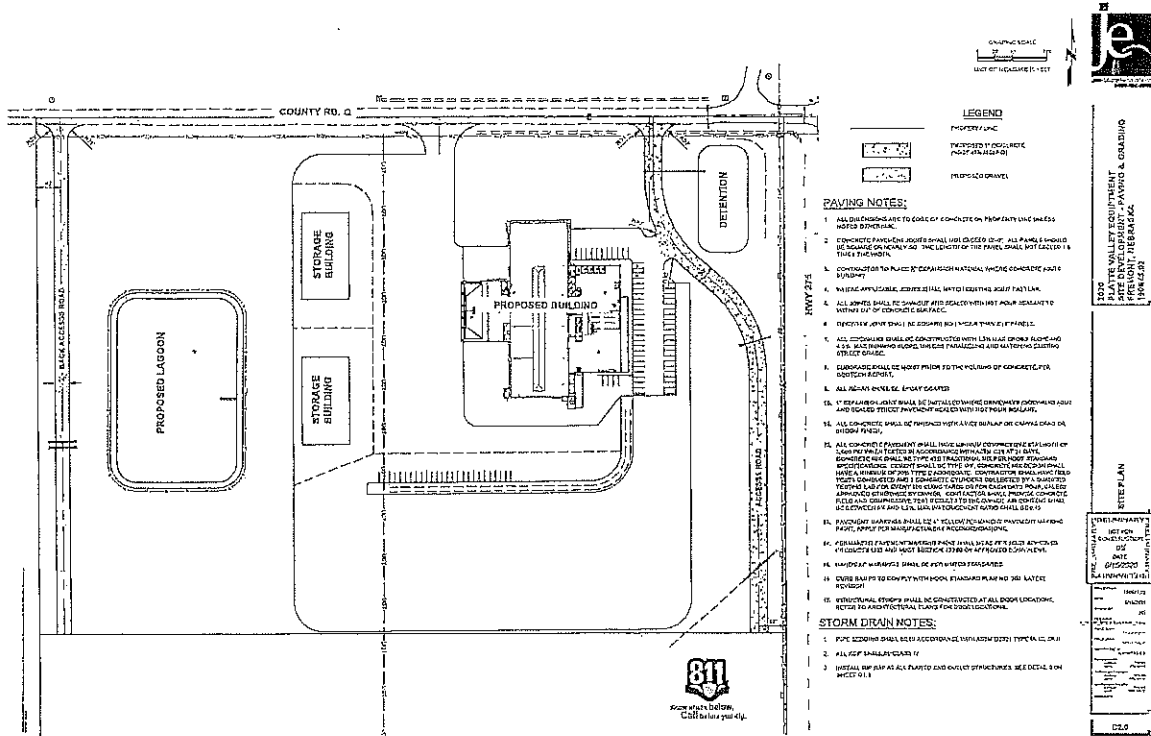


EXHIBIT E-4

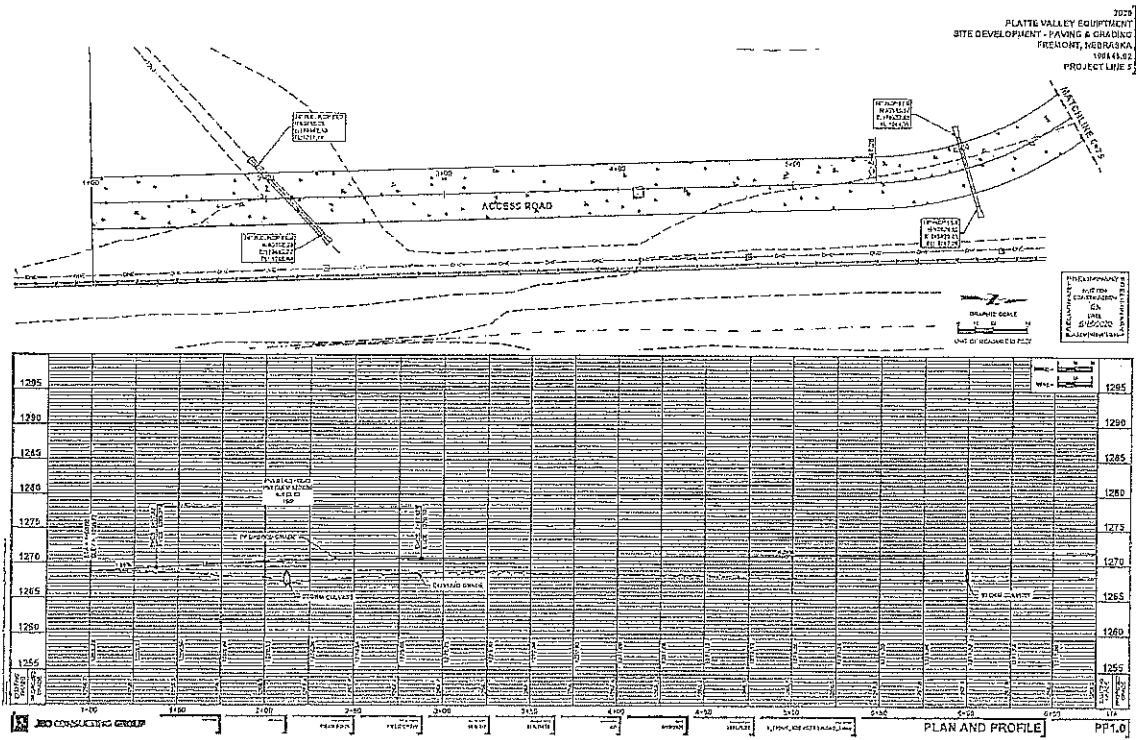


EXHIBIT E-6

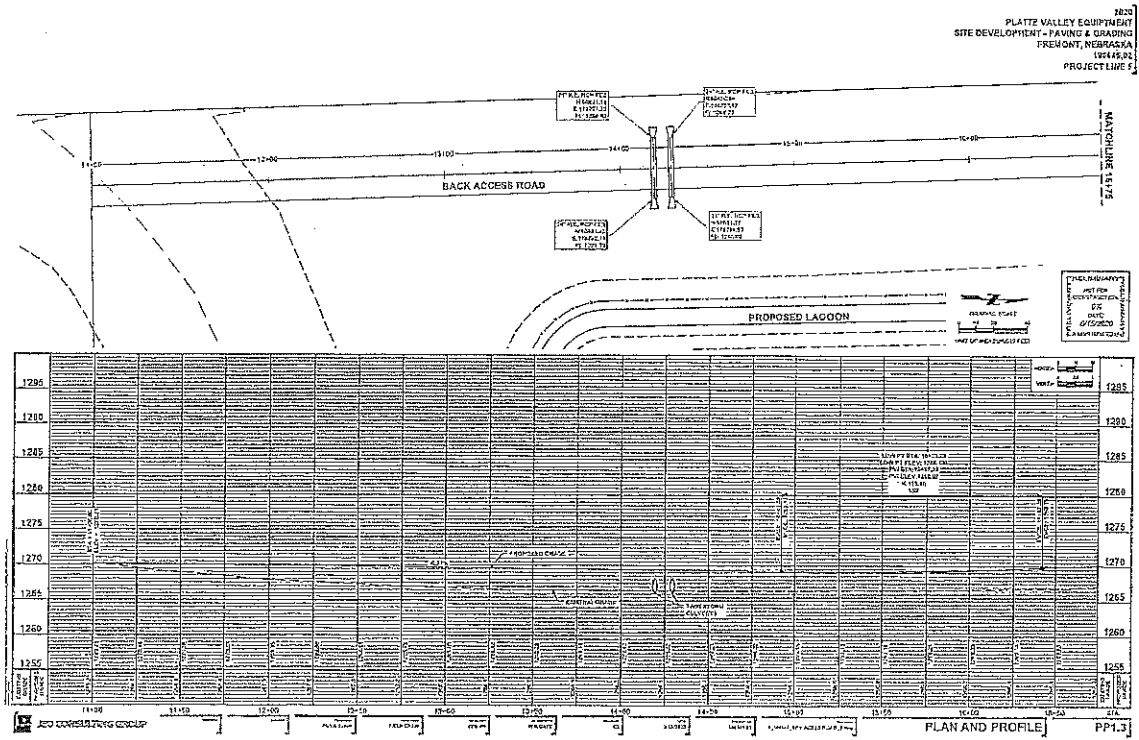
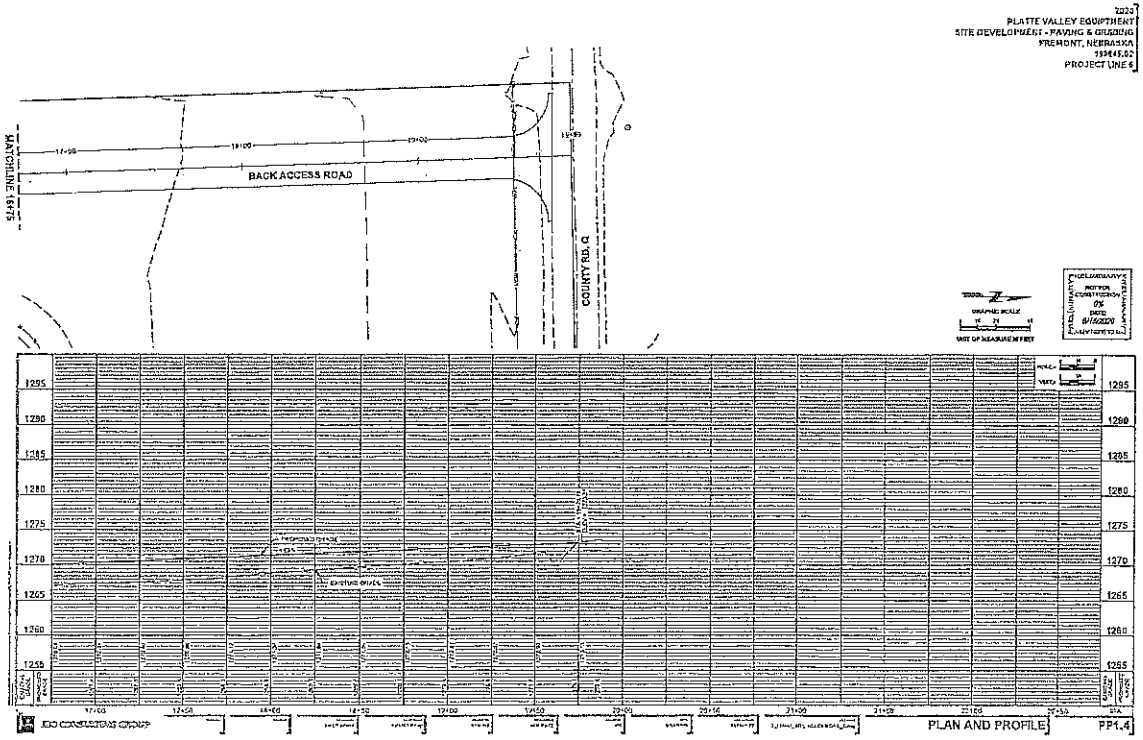


EXHIBIT E-7



**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

April 7, 2023

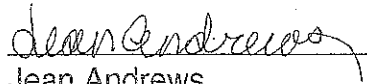
Jeff Wilmes
Kaup Produce, Inc.
1101 S. Beemer St.
West Point, NE 68788-4591

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held April 18, 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 May 3, 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: David Mitchell, Atty.
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

April 6, 2023

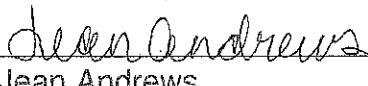
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a Public Hearing on Tuesday, April 18, 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 Kaup Produce, Inc. of 2225 Q Rd., Fremont, NE 68025 to change zoning from C-1 Commercial to I-1 Light Industrial and to obtain a Conditional Use Permit on a 20.01-acre parcel located in West ½ NW ¼ Section 26, Township 18 North, Range 8 East in Nickerson Township, Dodge County

The Dodge County Planning Commission will hold a public hearing on the matter at 4:30 P.M., Tuesday, April 18, 2023 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property that is requesting the Change of Zoning 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 TITLE & ESCROW CO., LLC
549 NORTH MAIN STREET,
FREMONT, NE 68025
402-721-5833**

NAME AND ADDRESS SEARCH

Request Made By: **McGrath North Mullin & Kratz, PC LLO**

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:

Part Tax Lot 8 and Part Tax Lot 26, in Section 26, Township 18 North, Range 8 East of the 6th P.M., Dodge County, Nebraska.

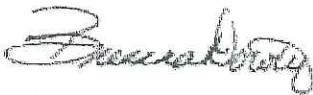
The list of names and addresses include all property owners within 300 feet of said property:

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: March 7, 2023

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



**Registered Abstractor
Certificate No. 147
Order No. 230127**

2023 MAR 31 PM 3:11
DODGE COUNTY TITLE & ESCROW CO.
Dodge County, Nebraska

Exhibit A

<p>Nextera Properties LLC 201 N 5th St PO Box 230 Fargo, ND 58107-0230</p>	<p>PT TL 8 (W1/2NW1/4)</p>	<p>26 - 18 - 8</p>	<p>270119315</p>
<p>Kirk D Brand and Jeanne M. Brand (TIC) 2190 Rosedale Rd Fremont, NE 68025-7830</p>	<p>TL 11 (E1/2NE1/4)</p>	<p>27 - 18 - 8</p>	<p>270118447</p>
<p>Zoua Lo (Etux JT WROS) Dang Vang (JT WROS ETUX) Sheng Yeng Vang (JT WROS ETUX) 2256 Rosedale Rd Fremont, NE 68025-7829</p>	<p>PT TL 8 & PT TL 26 (W1/2NW1/4)</p>	<p>26 - 18 - 8</p>	<p>270141305</p>
<p>James Schauer (ETAL) Bonnie Phillips Janice Stieren David Schauer 1735 N Keene Ave Fremont, NE 68025-2989</p>	<p>TL 27 (SE1/4NW1/4)</p>	<p>26 - 18 - 8</p>	<p>270119322</p>
<p>NE Dept of Roads State Capitol PO Box 94759 Lincoln, NE 68509-4759</p>	<p>TL 10</p>	<p>26 - 18 - 8</p>	<p>270119357</p>
<p>John G and Jacqueline S Brabec (Co-Trustees) 426 County Rd 19 Hooper, NE 68031-2178</p>	<p>TL 25</p>	<p>26 - 18 - 8</p>	<p>270119350</p>
<p>Nextera Properties LLC 201 N 5th St PO Box 230 Fargo, ND 58107-0230</p>	<p>Pt TL 26</p>	<p>26 - 18 - 8</p>	<p>270119364</p>
