

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Kenneth Hasemann 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 SEPT 2-2021

Property Owner's Name Kenneth F. Haseman

Address: 1 Pioneer Lake North (Box), 68049

Phone No. 402-720-4969

Legal Description of the Property to be split 1/4 Sec. 20 N - R & L 1/4 P M Dodge Co.

Number of Acres being split off 5 Acres + road ^{Rev} Zoning District A-1

Total Number of Acres the subdivision subdivided from 40 Acres 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) Kenneth Haseman Kenneth Haseman

Applicant's Address _____

Applicant's Signature Kenneth Haseman

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

2021 SEP -2 AM 10:19
RECEIVED
Dodge Co Highway Dept

OFFICE USE ONLY

Permit No. 2021-005

Date 9-21-21 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 9-2-21
Property Owner's Name Ken & Sandy Haseman

Address: LOT 1 Pioneer Lake

Phone No. 720. 4969 (Home) _____ (Work)

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

Section 20 Township 20 N Range 8 E Lot No. _____

Location within Section _____ Lot Size 5 Acres + 8000 (Sq.Ft./Acres)

Estimated Cost of Structure/Use \$ Present 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 Row crop South Ag Row crop

East Ag Row crop West Ag Row crop

Justification

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

1. What is the general character of the area? Describe. Farm land
2. Can soil conditions support the proposed development? What is the soil classification of the area?
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

4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?
4-2 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 N/A

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

Application Fee of \$ _____ is Non-Refundable.

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

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

Applicant's Signature Kenneth Heron Mailing Address 1 Plover Lake North Park
68449

OFFICE USE ONLY

PERMIT NO. 2021-013

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 Oct. 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: *Jaqueline A. Babe*

Address of Applicant: 1069 130th St Essex IA
curvich

new
426 County Rd 19
Hooper NE

In witness whereof, the parties aforesaid have hereto set their hand with this application 7th day of Sept,
2021

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

Date filed with Dodge County Board of Supervisors: 10-6-2021

Jean Andrews
Dodge County Zoning Administrator or County Building Inspector

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

RECEIVED
2021 SEP 13 AM 7:40
Dodge County Highway Dept

APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT

(cont.)

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

Permit No. 2021-005
Property Owner's Name Kenneth Hasemann
Address 1 Pioneer Lake N Bend, NE 68649
Legal Description NW 1/4 Sec 20, T20N, R8E
Lot Size and Number of Acres 5.03
Distance from Nearest Livestock Operation 1 1/2 miles

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 *Kenneth Hasemann*
Mailing Address 1 Pioneer N Bend
Telephone No. 402-720-1469

OFFICE USE ONLY

_____ 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 09-21-21

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

September 9, 2021

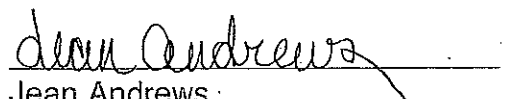
Kenneth F. Hasemann
1 Pioneer Lake
North Bend, NE 68649

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held 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 9:45 A.M.

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

Thank you,


Jean Andrews,
Dodge County Zoning Administrator

Enclosure
Cc: File

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

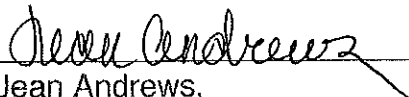
Dear Property Owner:

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 Kenneth Hasemann of 1 Pioneer Lake, North Bend, NE 68649 to subdivide a 5.03 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Section 4.2 Exemptions B located in NW ¼ Section 20, Township 20 North, Range 8 East in Logan 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

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

2021 SEP - 2 AM 7:59
RECEIVED
Dodge County Highway Dept

REVISED
NAME AND ADDRESS SEARCH

Request Made By: **Ken Hasemann**

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:

Tax Lot 10 in Section 20, Township 20 North, Range 8 East of the 6th P.M., Dodge County, Nebraska.
Parcel No. 270135890

The North Half of the South Half of the Northwest Quarter and Tax Lot 9 in Section 20, Township 20 North, Range 8 East of the 6th P.M., Dodge County, Nebraska.
Parcel No. 270135891

The South Half of the Northeast Quarter in Section 24, Township 20 North, Range 7 East of the 6th P.M., Dodge County, Nebraska.
Parcel No. 270118104

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

Mel Weitzenkamp	S1/2NW1/4, N1/2SW1/4, SE1/4SW1/4, &	17 - 20 - 8
Weitzenkamp Farms Inc.	TL 4 (SW1/4SW1/4 EXC TL3) &	Parcel No. 270124418
Dennis L. Carlson	TL 5 (W1/2W1/2SW1/4SE1/4)	
206 County Road 20		
Hooper, NE 68031-2172		

Vernell H. Larson (Trust	N1/2NE1/4, N1/2S1/2NE1/4	20 - 20 - 8
% Richard C. Larson		Parcel No. 270123648
PO Box 116		
Uehling, NE 68063-0116		

Z. Jean Pawling	TLS 6-8	20 - 20 - 8
1923 County Road D		Parcel No. 270124978
Hooper, NE 68031-2177		

Chancey L. & Mondana Kilpatrick	PT S1/2S1/2NE1/4	20 - 20 - 8
(Trustees)		Parcel No. 270124971
440 County Road 19		
Hooper, NE 68031-2178		

Jane Flores (TIC ETAL) PT S1/2N1/2N1/2 20 - 20 - 8
Brian Flores (UND 1/6 INT TIC ETAL) Parcel 270134554
Rebecca Sells (UND 1/6 INT TIC ETAL)
Stacey Smith (UND 1/6 INT TIC ETAL)
Barbara & Laura Flores (EACH AN UND 1/6 INT TIC ETAL)
1845 County Rd E
Hooper, NE 68031-2143

Jane Flores (TIC ETAL) N1/2SW1/4, N1/2S1/2SW1/4, 20 - 20 - 8
Brian Flores (UND 1/6 INT TIC ETAL) NW1/4SE1/4, N1/2SW1/4SE1/4 Parcel No. 270124985
Rebecca Sells (UND 1/6 INT TIC ETAL) & TL 1
Stacey Smith (UND 1/6 INT TIC ETAL)
Barbara & Laura Flores (EACH AN UND 1/6 INT TIC ETAL)
1845 County Rd E
Hooper, NE 68031-2143

Marlene Hilbers (LIFE ESTATE ETAL) PT TL5 (N1/2SE1/4) 24 - 20 - 7
Suzanne Vanampting (ETAL) Parcel No. 270118097
705 2nd St
Scribner, NE 68057-0000

Marlene Hilbers (LIFE ESTATE ETAL) South 30 AC of NW1/4, 24 - 20 - 7
Pamela A. Pribnow (ETAL) & TL 8 & 9 Parcel No. 270118133
705 2nd St
Scribner, NE 68057-0000

Marlene Hilbers (LIFE ESTATE ETAL) S1/2NW1/4 EXC South 30 Acres, 24 - 20 - 7
Pamela A. Pribnow (ETAL TIC) E1/2W1/2NE1/4NW1/4 Parcel No. 270118132
Sandra S. Tigges (ETAL TIC)
Suzanne M. Vanampting (ETAL TIC)
Linda M. Howard (ETAL TIC)
705 2nd St
Scribner, NE 68057-0000

Mark W. Meyerink, Tree E1/2NE1/4NW1/4 & 24 - 20 - 7
PO Box 271 W1/2W1/2NE1/4NW1/4 Parcel No. 270118125
Scribner, NE 68057-0000

William C. Duffack N1/2NE1/4 24 - 20 - 7
525 S Mulberry St Parcel No. 270116172
Monitcello, FL 32344-1313

William C. Duffack
525 S Mulberry St
Monitcello, FL 32344-1313

TL 5

20 - 20 - 8
Parcel No. 270123655

William C. Duffack
525 S Mulberry St
Monitcello, FL 32344-1313

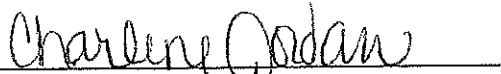
TL 3

17 - 20 - 8
Parcel No. 270124446

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: August 27, 2021

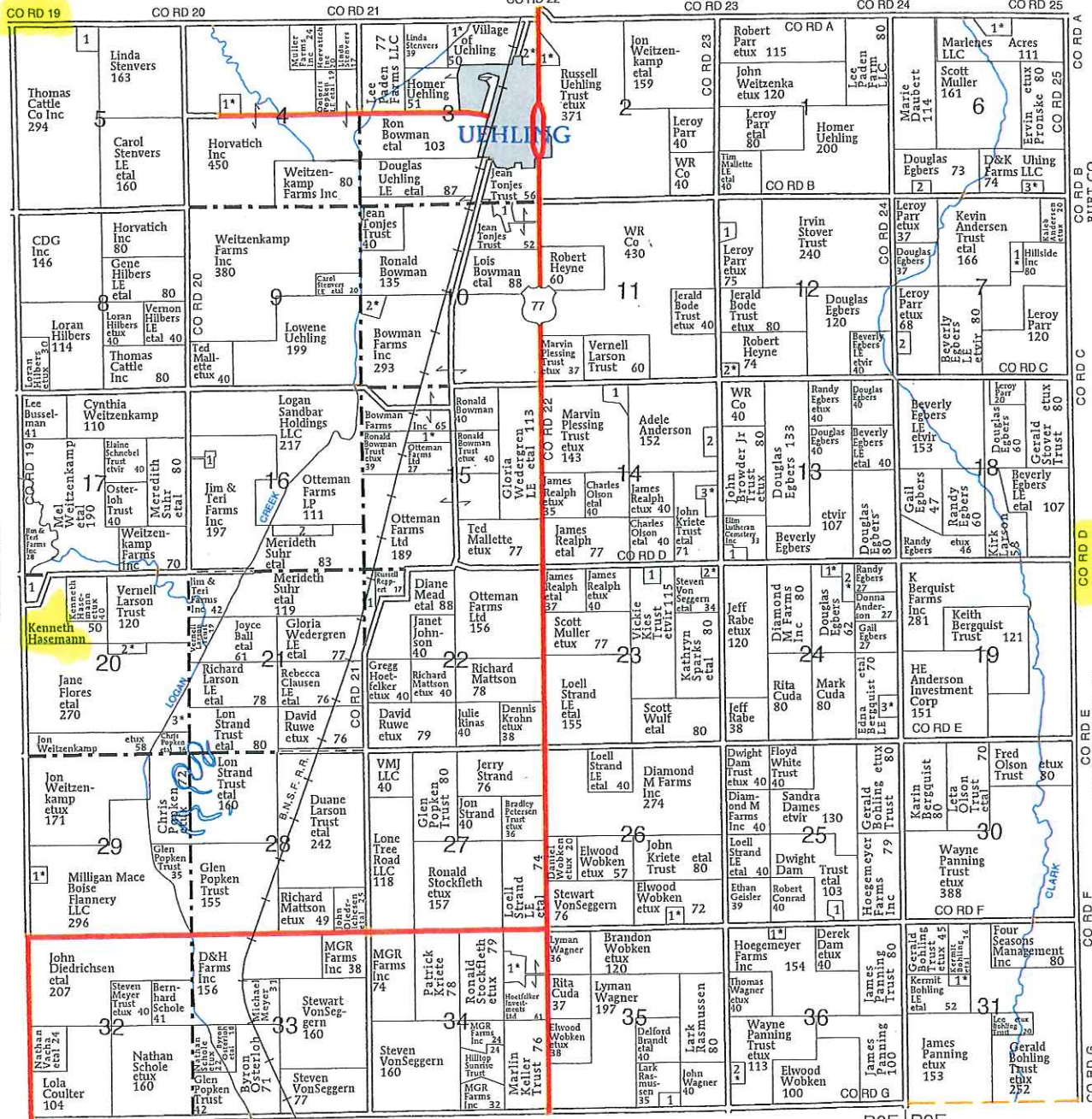
DODGE COUNTY TITLE & ESCROW CO., L.L.C.



Registered Abstracter
Certificate No. 147
Order No. 210833

(Landowners)

BURT CO.
CO RD 22



HOOPER TWP.

R8E R9E

LOGAN TOWNSHIP

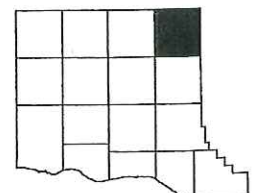
- SECTION 2**
- 1. Guenther, Jeremy etal 8
- SECTION 3**
- 1. Uehling LE, Douglas etal 10
- 2. Uehling Trust, Russell etal 18
- SECTION 4**
- 1. Lupton, Jessie etal 8
- SECTION 5**
- 1. Weitzenkamp, Cynthia etal 11
- SECTION 6**
- 1. Herrmann, Kreg etal 10

- 2. Hueser, Bradley 5
- 3. Hamel, Michael etal 6
- SECTION 7**
- 1. Glasshoff, Larry etal 30
- SECTION 10**
- 1. Wimer, Dale 8
- 2. Bowman, Lois etal 8
- SECTION 12**
- 1. Parr, Leroy 5
- 2. Walraven, Jared etal 6
- SECTION 13**
- 1. Elim Evangelical Lutheran Church 7

- SECTION 14**
- 1. Hilbers, Brent 12
- 2. Bray, Roger 8
- 3. Walraven, Robert etal 9
- SECTION 15**
- 1. Jackson, Michael etal 8
- SECTION 16**
- 1. Zimmer, Daniel 7
- 2. Jim & Teri Farms Inc 15
- SECTION 20**
- 1. Duffack, William 12
- 2. Kilpatrick Trust, Chancey etal 9
- 3. Larson LE, Richard etal 16

- SECTION 22**
- 1. Otteman Farms Ltd 8
- SECTION 23**
- 1. Kies, Vickie 5
- 2. Sparks, Kathryn etal 6
- SECTION 24**
- 1. Camenzind, James etal 7
- 2. Weyhrich, Wade etal 11
- 3. Bohling, Jean etal 10
- SECTION 25**
- 1. Dam Farm Inc 6
- SECTION 26**
- 1. Wobken, David etal 5

- SECTION 29**
- 1. Mace, Bryan etal 7
- SECTION 31**
- 1. Kraus, Kevin etal 6
- SECTION 34**
- 1. Fowler, Jay etal 14
- SECTION 35**
- 1. Brands, Jeffrey 5
- SECTION 36**
- 1. Blomendahl, Amy etal 5
- 2. Watts, Damon etal 7





PLAT OF SURVEY

LOCATED IN THE NORTHWEST 1/4 OF SECTION 20,
TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE 6TH P.M.,
DODGE COUNTY, NEBRASKA.

SCALE 1" = 300'

NORTHWEST CORNER
SEC 20-20-8
FOUND IRON PIPE 1 1/4"

NE.- 25.98' TO FOUND IRON REBAR 5/8" WITH PLASTIC CAP
SE.- 29.17' TO FOUND IRON REBAR 5/8" WITH PLASTIC CAP
SW.- 41.0' TO STOP SIGN POST
NW.- 46.76' TO BASE OF ROAD SIGN 19/D

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA. ALL CORNERS OF THIS DESCRIPTION ARE SET OR FOUND AS DESCRIBED ON OFFICIAL PLAT SIGNED SEPTEMBER 1, 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:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE S00°02'11"E, ON THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1461.50 FEET TO THE POINT OF BEGINNING; THENCE S89°15'41"E A DISTANCE OF 314.03 FEET; THENCE N89°24'01"E A DISTANCE OF 1246.38 FEET; THENCE N00°02'11"W A DISTANCE OF 287.00 FEET; THENCE N89°57'49"E A DISTANCE OF 377.00 FEET; THENCE S00°02'11"E A DISTANCE OF 465.00 FEET; THENCE S89°57'49"W A DISTANCE OF 377.00 FEET; THENCE N00°02'11"W A DISTANCE OF 150.00 FEET; THENCE S89°24'01"W A DISTANCE OF 1246.44 FEET; THENCE N89°15'41"W A DISTANCE OF 313.98 FEET; THENCE N00°02'11"W, ON SAID WEST LINE, A DISTANCE OF 28.00 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 5.03 ACRES MORE OR LESS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°15'41"E	314.03(S)
L2	N89°15'41"W	313.98(S)
L3	N00°02'11"W	28.00(S)
L4	S89°15'41"E	314.00(S)
L5	N89°24'01"E	1246.41(S)

EASEMENT
P.O.B

P.O.B

L3

L4

L5

L1

L2

L3

L4

L5

L1

L2

L3

L4

L5

S00°02'11"E 1475.50(S)
S00°02'11"E 1461.50(S)

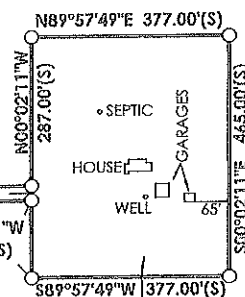
COUNTY ROAD #19

WEST 1/4 CORNER
SEC 20-20-8
FOUND IRON PIPE 3/4"

NE.- 50.16' TO SET IRON REBAR 5/8" WITH PLASTIC CAP
SE.- 29.17' TO SET IRON REBAR 5/8" WITH PLASTIC CAP
SW.- 45.41' TO SET IRON REBAR 5/8" WITH PLASTIC CAP

COUNTY RECORD STAMP

SURVEY RECORD REPOSITORY STAMP



5.03± ACRES TOTAL
0.02± ACRES IN CO RD R.O.W.
5.01± ACRES REMAINDER

EASEMENT DESCRIPTION

AN INGRESS EGRESS EASEMENT LOCATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 8 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA. SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE S00°02'11"E, ON THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1475.50 FEET TO THE POINT OF BEGINNING; THE SIDE LINES OF SAID EASEMENT TO BE SHORTENED OR LENGTHENED TO TERMINATE AT ANGLE POINT INTERSECTIONS, SAID EASEMENT LYING 14.00 FEET LEFT AND 14.00 RIGHT OF THE FOLLOWING DESCRIBED CENTER LINE; THENCE S89°15'41"E A DISTANCE OF 314.00 FEET; THENCE N89°24'01"E A DISTANCE OF 1246.41 FEET AND END OF SAID EASEMENT.

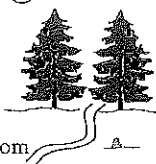
LEGEND

- P.O.B. - POINT OF BEGINNING
- (S) - MEASURED BY SEERY
- (R) - RECORD DISTANCE MEASURED
- (G) - MEASURED BY GOVERNMENT
- W/ - WITH
- FIR - FOUND IRON REBAR
- FIP - FOUND IRON PIPE
- SIR - SET IRON REBAR
- PC - PLASTIC CAP
- W.C. - WITNESS CORNER SET AT 33.00'
- X - CALCULATED POINT
- - SET IRON REBAR 5/8" WITH PLASTIC CAP
- - FOUND CORNER AS DESCRIBED
- ▲ - FOUND SECTION CORNER AS DESCRIBED

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.

SEPTEMBER 1, 2021
DATE OF SIGNATURE

Nicholas Seery
NICHOLAS SEERY

DRAWN BY: NNS

FIELD DATE: AUGUST 31, 2021

CHECKED BY: NNS

PROJECT #: 2021147

