

Agenda Item # 216
Date 6-5-2019

AGENDA DODGE COUNTY PLANNING COMMISSION

Dodge County Planning Commission, Tuesday, May 21, 2019 at 4:30 P.M., Board of Supervisors Room, Courthouse, Fremont, NE.

1. Call to Order at 4:30 P.M. – Roll Call – Declaration of Open Meeting
2. Legality of Meeting – Approval of Agenda
3. Approval of Minutes of February 19, 2019 Meeting

4. **Public Hearing:** Consider request of Randall L. Tomasek, Trustee of Virginia M. Tomasek and the Leonard Tomasek, Revocable Trusts of 1021 Elk St., Schuyler, NE 68661 to subdivide a 5.49-acre parcel and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Conditional Uses 4.2 Exemptions B. (1) located in Part SW ¼ SW ¼ Section 23, Township 19 North, Range 5 East in Union Township, Zoning District A-1, Intensive Ag.

 Testimony:
 For:
 Against:
 Possible Action:

5. **Public Hearing:** Consider request of Dodge County, Nebraska to obtain a Conditional Use Permit for a proposed radio communication tower as per Article 25 **Supplemental Regulations** Section 4 located in the West ½ SW ¼ Section 12, Township 20 North, Range 7 East in Cuming Township, Zoning District A-1, Intensive Ag.

 Testimony:
 For:
 Against:
 Possible Action:

6. **Public Hearing:** Consider request of Dodge County, Nebraska to obtain a Conditional Use Permit for a proposed radio communication tower as per Article 25 **Supplemental Regulations** as per Section 4 located South ½ SW ¼ Section 2, Township 18 North, Range 7 East in Maple Township, Zoning District A-1, Intensive Ag.

 Testimony:
 For:
 Against:
 Possible Action

7. **Public Hearing:** Consider request of Dodge County, Nebraska to obtain a Conditional Use Permit for a proposed radio communication tower as per Article 25 **Supplemental Regulations** as per Section 4 located NE ¼ NE ¼ Section 16, Township 18 North, Range 6 East in Cotterell Township, Zoning District A-1, Intensive Ag.

 Testimony:
 For:
 Against:
 Possible Action

8. **Public Hearing:** Consider request of Dodge County, Nebraska to obtain a Conditional Use Permit for a proposed radio communication tower as per Article 25 **Supplemental Regulations** as per Section 4 located East ½ NE ¼ Section 21, Township 20 North, Range 5 East in Webster Township, Zoning District A-1, Intensive Ag.

Testimony:

For:

Against:

Possible Action

9. Other business brought to the board (by published addendum only)
10. Adjournment

AGENDA POSTED AND KEPT CONTINUALLY CURRENT AT THE DODGE COUNTY COURTHOUSE AND DISTRIBUTED TO THE PLANNING COMMISSION ON MAY 10, 2019. COPIES AVAILABLE AT THE OFFICE OF THE COUNTY ZONING ADMINISTRATOR AND COUNTY CLERK.

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Randall L. Tomasek 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 _____ day of _____, 20_____.

BY: _____

LOT SPLIT APPLICATION
Dodge County, Nebraska

Date 4-25-19

Property Owner's Name Randall L. Tomasek, Trustee of the Virginia M. Tomasek and the Leonard Tomasek Reusable Trusts
Address: 1021 Elk St, Schuyler, NE 68661

Phone No. 402-563-4853

Legal Description of the Property to be split SW¹/₄ SW¹/₄, 23-18-5, Dodge Co, NE

Number of Acres being split off 5.49 Zoning District A-1

Total Number of Acres the subdivision subdivided from 40 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) Randall L. Tomasek, Trustee

Applicant's Address 1021 Elk St, Schuyler, NE 68661

Applicant's Signature Randall L Tomasek

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

RECEIVED
Dodge Co Highway Dept
2019 APR 26 AM 11:52

OFFICE USE ONLY

Permit No 2019-002

Date 5-21-19 Approved _____
Disapproved _____

Chairman, Dodge Co. Planning Comm.

Date 6-5-19 Approved _____
Disapproved _____

Chairman, Dodge Co. Board of Superv.

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

Date 4-25-19
Property Owner's Name Randall L. Tomasek, Trustee of the Virginia M. Tomasek and Leonard Tomasek Revocable Trusts
Address: 1021 Elk St., Schuyler, NE 68661
Phone No. 402-563-4853 (Home) same (Work)

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: Division of existing acreage from farm land. Acreage to be sold as a personal residence.

Section 23 Township 18 N Range 5 E Lot No. _____

Location within Section SW¹/₄ SW¹/₄ Lot Size _____ (Sq.Ft./Acres)

Estimated Cost of Structure/Use \$ 240,000 Zoning District A-1

Will use in all other respects conform to the applicable regulations of the district in which it is located?
yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? yes

How are Adjoining Properties Used (Actual Use)

North <u>Farm Land</u>	South <u>Farm Acreage</u>
East <u>Farm Land</u>	West <u>Farm Land</u>

Justification

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

1. What is the general character of the area? Describe. Agriculture with an Existing Acreage
2. Can soil conditions support the proposed development? What is the soil classification of the area?
yes, there is an existing acreage
3. Will use have adequate water, sewer and drainage facilities (approved by the Dodge County Board of Health, Dodge County Board of Supervisors, and the State of Nebraska Department of Health)? yes

4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?
yes How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be? No affect on traffic. No updates necessary.

Enclosed:

Site Plan _____ Soil Suitably Map _____ Easements _____ Vicinity Sketch
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 \$ 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 Randall L Tomard Mailing Address 1021 Elk St.
Schuyler, NE 68661

OFFICE USE ONLY

PERMIT NO. 2019-005

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 5/21/19 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Planning Comm

Date 6/5/19 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Board of Comm

____ See attachment for added conditions.

ATTEST _____
Dodge County Clerk

Dated this _____ day of _____ 20__

RECEIVED
2019 APR 26 AM 11:52
Dodge Co Hwy Dept

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: Randall L Tomasek

Address of Applicant: 1021 Elk St, Schuyler, NE 68661

In witness whereof, the parties aforesaid have hereto set their hand with this application 25 day of April 2019

Date filed with Dodge County Joint Planning Commission: 5-21-19

Date filed with Dodge County Board of Supervisors: 6-5-19

Dean Andrews

Dodge County Zoning Administrator or County Building Inspector

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

2019 APR 26 AM 11:52
RECEIVED
Dodge Co Highway Dept

APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT

(cont.)

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

Permit No. 2019-002

Property Owner's Name Randall L. Tomasek ^{Trustee of the Virginia M. Tomasek and Leonard Tomasek Revocable Trusts}

Address 1021 Elk St., Schuyler, NE 68661

Legal Description S¹/₄ S¹/₄ 23-18-5, Dodge Co, NE

Lot Size and Number of Acres 5.49 acres

Distance from Nearest Livestock Operation 5 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 Chad M. Ruzicka

Mailing Address 1967 County Road 2 North Bend, NE 68649

Telephone No. 402-616-1785

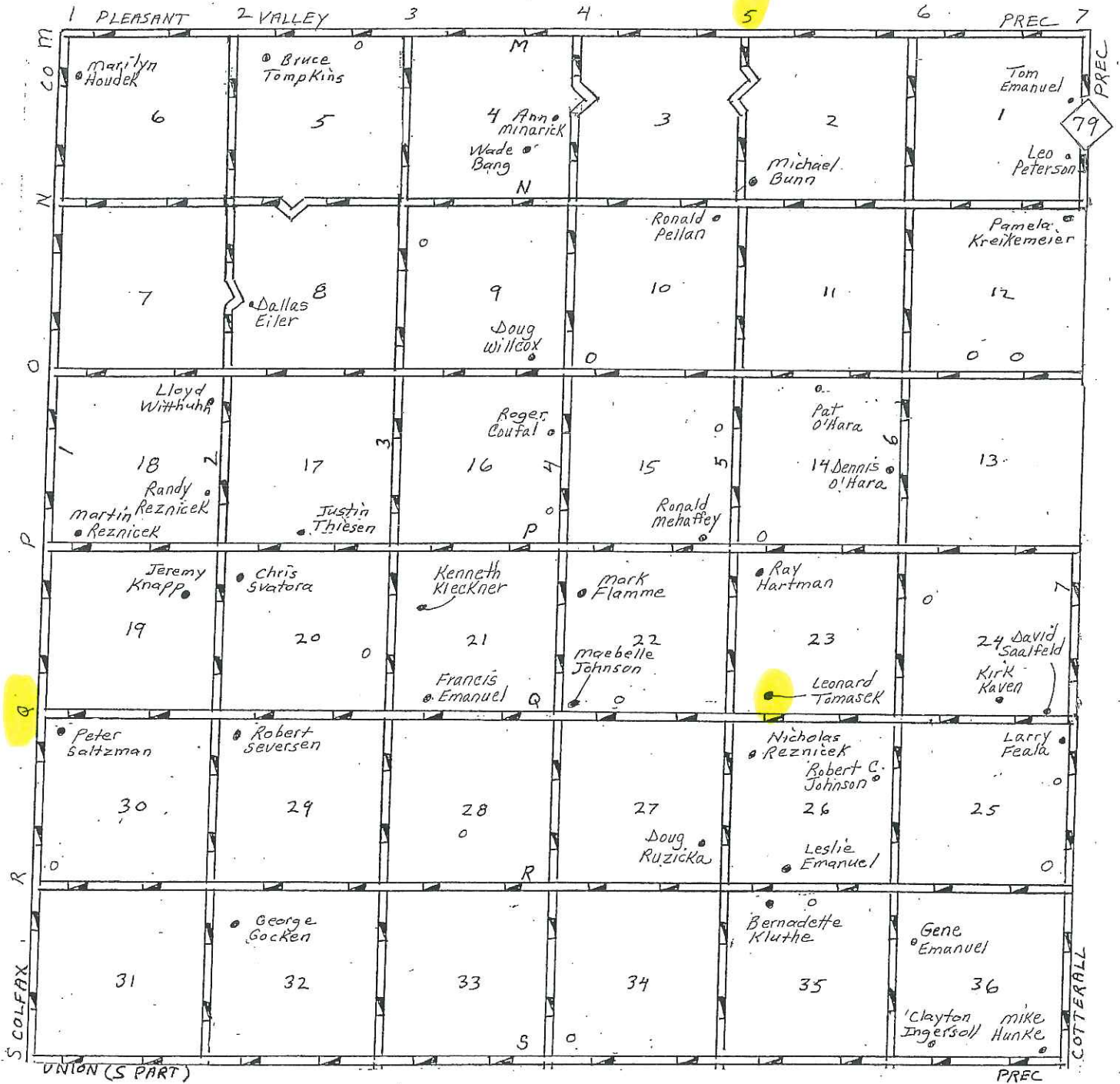
OFFICE USE ONLY

Chad Ruzicka 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 5-21-19

Chairman, Dodge County Planning Commission

UNION
(N. PART)
T17,18N - R5E



DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

May 10, 2019

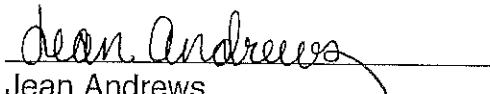
Randall L. Tomasek
1021 Elk St.
Schuyler, NE 68661

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held May 21, 2019 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 June 5, 2019 where your application will be heard at 9:30 A.M.

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

Thank you,


Jean Andrews,
Dodge County Zoning Administrator

Enclosure
Cc: File

DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

May 10, 2019


Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, May 21, 2019 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 Randall L. Tomasek, Trustee of Virginia M. Tomasek and the Leonard Tomasek, Revocable Trusts of 1021 Elk St., Schuyler, NE 68661 to subdivide a 5.49-acre parcel and obtain a Conditional Use Permit for an existing dwelling as per Article 12, Conditional Uses 4.2 Exemptions B. (1) located in Part SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 23, Township 19 North, Range 5 East in Union 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, May 21, 2019 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

2019 APR 26 PM 2:47

NAME AND ADDRESS SEARCH

RECEIVED
Dodge Co Hyway Dept

Request Made By: **Rodney A. Johnson**

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 the property owners of land adjoining the property described as:

The Southwest Quarter of the Southwest Quarter of Section 23, Township 18 North, Range 5 East of the 6th P.M., Dodge County, Nebraska. Also referred to as Tax Lot 3 and 4 in said Section.

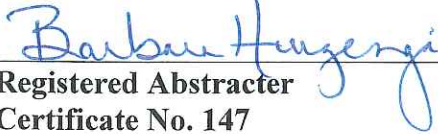
The list of names and addresses include all property owners within 300 feet of said property:

Corey Powers ETAL 911 Abbey Ln Fremont, NE 68025	SE1/4 SW1/4	23 - 18 - 5
Gene A. Ruzicka Billy D. Ruzicka & Larry L. Ruzicka P.O Box 495 North Bend, NE 68649	S1/2N1/2SW1/4, S1/2NW1/4SE1/4	23 - 18 - 5
Susan Scott, TR 67 Silver Hill Rd Weston, MA 02493	NE1/4SE1/4 & S1/2SE1/4	22 - 18 - 5
Larry L. Ruzicka, ETAL Gene Ruzicak, ETAL Billy D. Ruzicka, ETAL PO Box 495 North Bend, NE 68649-0495	E1/2NE1/4, SE1/4SE1/4 & TL 3	27 - 18 - 5
Nicholas J. and Amanda M. Reznicek 1722 CO RD 5 North Bend, NE 68649	TL 6	26 - 18 - 5
Ronald D. & Jeannie L. Marquardt, CoTr 1320 Elkhorn DR PO Box 497 Arlington, NE 68002-0497	W1/2NE1/4NW1/4 & TL 5	26 - 18 - 5

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: April 25, 2019

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

A handwritten signature in blue ink that reads "Barbara Huzengi". The signature is written over a horizontal line.

Registered Abstracter

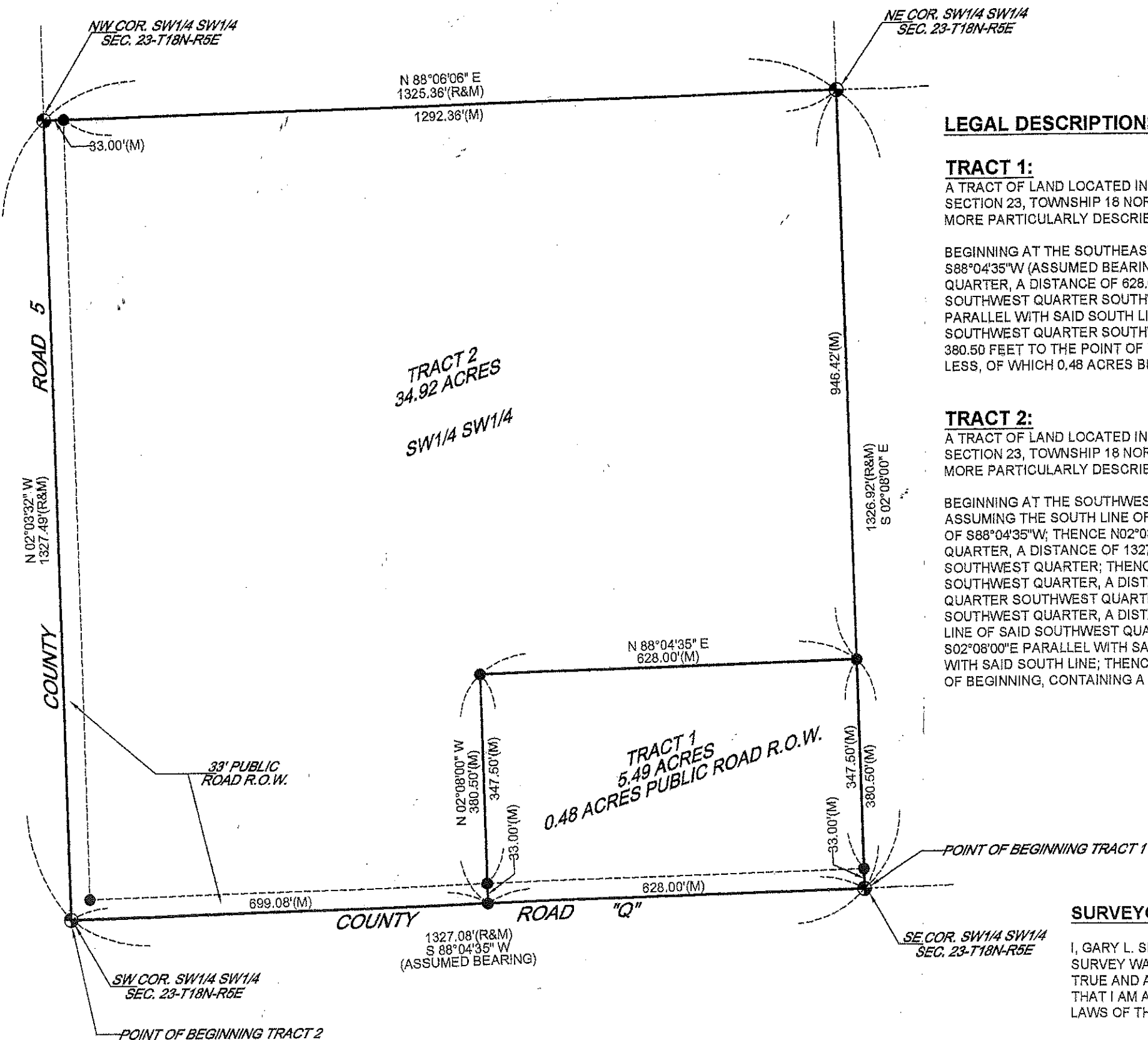
Certificate No. 147

Order No. 190443

2019 APR 26 PM 2:48
RECEIVED
Dodge Co Highway Dept

SURVEY RECORD

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA.



LEGAL DESCRIPTIONS:

TRACT 1:

A TRACT OF LAND LOCATED IN A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER; THENCE S88°04'35"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER, A DISTANCE OF 628.00 FEET; THENCE N02°08'00"W PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER, A DISTANCE OF 380.50 FEET; THENCE N88°04'35"E PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 628.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER; THENCE S02°08'00"E ON SAID EAST LINE, A DISTANCE OF 380.50 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 5.49 ACRES, MORE OR LESS, OF WHICH 0.48 ACRES BEING PUBLIC ROAD RIGHT-OF-WAY.

TRACT 2:

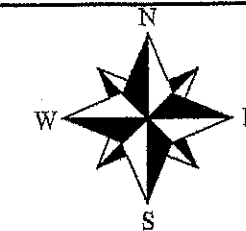
A TRACT OF LAND LOCATED IN A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER AND ASSUMING THE SOUTH LINE OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER TO HAVE A BEARING OF S88°04'35"W; THENCE N02°03'32"W ON THE WEST LINE OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER, A DISTANCE OF 1327.49 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER; THENCE N88°06'06"E ON THE NORTH LINE OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER, A DISTANCE OF 1325.36 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER; THENCE S02°08'00"E ON THE EAST LINE OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER, A DISTANCE OF 946.42 FEET; THENCE S88°04'35"W PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER, A DISTANCE OF 628.00 FEET; THENCE S02°08'00"E PARALLEL WITH SAID EAST LINE, A DISTANCE OF 380.50 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH LINE; THENCE S88°04'35"W SAID SOUTH LINE, A DISTANCE OF 699.08 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 34.92 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

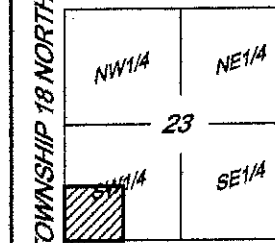
I, GARY L. SIEDSCHLAG, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

Gary L. Siedschlag
 GARY L. SIEDSCHLAG, RLS 517 DATE: FEBRUARY 19, 2014



VICINITY SKETCH

DODGE COUNTY
 NEBRASKA
 RANGE 5 EAST



GLS SURVEYING, INC.
 1618 SHAMROCK BLVD.
 YUTAN, NE 68073
 OFFICE: (402) 625-2692
 CELL: (402) 618-9133

LEGEND

- ⊕ MONUMENT FOUND (8" REBAR UNLESS NOTED OTHERWISE)
- MONUMENT SET (4" X 4" REBAR WITH A PLASTIC CAP 1.5" DIA UNLESS NOTED OTHERWISE)
- TEMPORARY POINT
- C.T.P. CRIMPED TOP PIPE
- O.T.P. OPEN TOP PIPE
- C COMPUTED DISTANCE
- D DEEDED DISTANCE
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- R RECORDED DISTANCE

NOTE: ALL BEARINGS ARE ASSUMED

CLIENT NAME:	VIRGINIA TOMASEK
PROJECT NUMBER:	SU - 2445
DATE:	FEBRUARY 19, 2014
FIELD BOOK:	DODGE COUNTY #16
SCALE:	1" = 200'
REVISION DATE:	
SHEET:	1 OF 2

CORNER TIES: (HORIZONTAL DISTANCES)

SW COR. SW1/4 SW1/4 SEC. 23-T18N-R5E
 FOUND AN ALUMINUM CAP 1.0' BELOW THE ROAD SURFACE.
 SW 39.33' TO "X" NAILS IN THE NE-FACE OF A POWER POLE
 SE 39.57' TO "X" NAILS IN THE NW-FACE OF A CORNER FENCE POST
 NE 46.61' TO A 5/8" X 24" REBAR WITH A PLASTIC CAP "LS 517"
 NW 45.29' TO A DODGE COUNTY R.M. MONUMENT

NW COR. SW1/4 SW1/4 SEC. 23-T18N-R8E
 FOUND A 5/8" REBAR WITH A PLASTIC CAP "LS 517" 0.3' BELOW THE ROAD SURFACE.
 ESE 32.13' TO A 60D SPIKE IN THE N-FACE OF A POWER POLE
 E 33.00' TO A 5/8" X 24" REBAR WITH A PLASTIC CAP "LS 517"
 WSW 29.10' TO A 60D SPIKE IN THE E-FACE OF A POWER POLE
 ENE 41.16' TO THE NW CORNER OF A CONCRETE PAD FOR PIVOT.

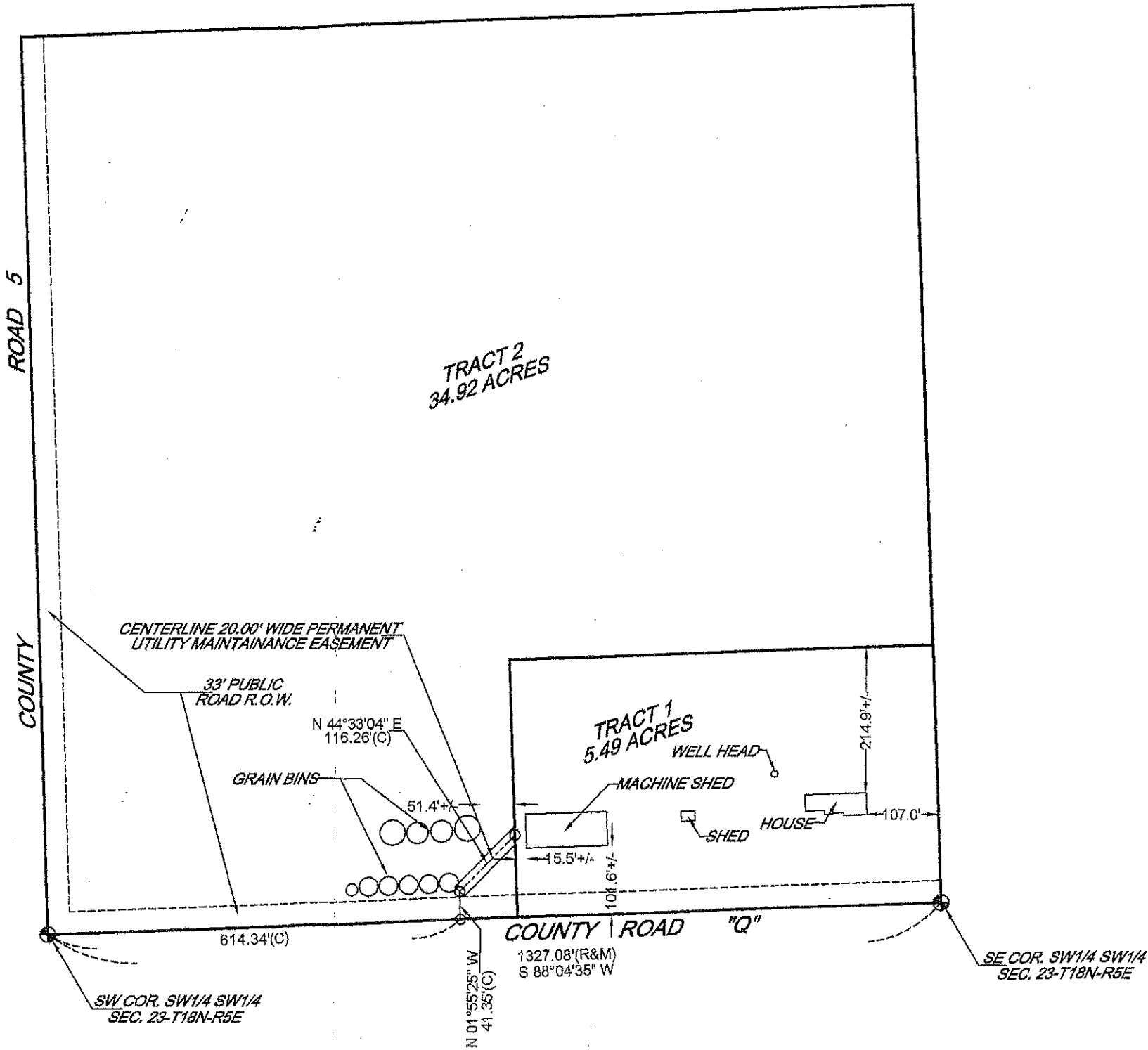
SE COR. SW1/4 SW1/4 SEC. 23-T18N-R5E
 FOUND A 5/8" REBAR WITH A PLASTIC CAP "LS 517" 0.5' BELOW THE ROAD SURFACE.
 N 33.00' TO A 5/8" X 24" REBAR WITH A PLASTIC CAP "LS 517"
 NNW 29.69' TO A 60D SPIKE IN TOP OF A TELEPHONE PEDESTAL WARNING POST
 SSW 32.15' TO 60D SPIKE IN THE N-FACE OF A POWER POLE

NE COR. SW1/4 SW1/4 SEC. 23-T18N-R5E
 FOUND 5/8" REBAR WITH A PLASTIC CAP "LS 517" 0.5' DEEP.
 SW 10.13' TO A 60D SPIKE IN THE NW-FACE OF A STUB POWER POLE
 NOTE: (NO OTHER PHYSICAL TIES AVAILABLE)

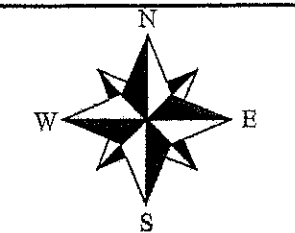
20.00' WIDE PERMANENT UTILITY MAINTAINANCE EASEMENT:

A 20.00 FOOT WIDE PERMANENT UTILITY MAINTAINANCE EASEMENT LOCATED IN A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, THE CENTERLINE OF SAID 20.00 FOOT WIDE PERMANENT UTILITY MAINTAINANCE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

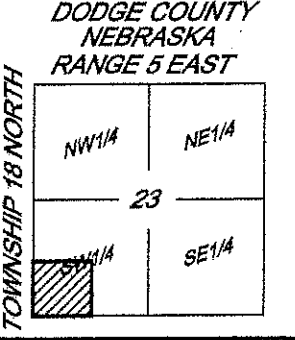
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER; THENCE N88°04'35"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER, A DISTANCE OF 614.34 FEET; THENCE N01°55'25"W PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 41.35 FEET TO THE POINT OF BEGINNING; THENCE N44°33'04"E ON SAID CENTERLINE, A DISTANCE OF 116.26 FEET TO THE POINT OF TERMINATION. THE SIDELINES OF SAID 20.00 FOOT WIDE PERMANENT UTILITY MAINTAINANCE EASEMENT TO BE LENGTHENED OR SHORTENED TO INTERSECT AT ANGLE POINT INTERSECTIONS.



EXISTING BUILDINGS AND 20.00' WIDE PERMANENT UTILITY MAINTAINANCE EASEMENT DETAIL



VICINITY SKETCH



GLS SURVEYING, INC.
 1618 SHAMROCK BLVD.
 YUTAN, NE 68073
 OFFICE: (402) 625-2692
 CELL: (402) 618-9133

LEGEND

⊙	MONUMENT FOUND (5/8" REBAR UNLESS NOTED OTHERWISE)
●	MONUMENT SET (5/8" X 24" REBAR WITH A PLASTIC CAP UNLESS NOTED OTHERWISE)
○	TEMPORARY POINT
C.T.P.	CRIMPED TOP PIPE
O.T.P.	OPEN TOP PIPE
C	COMPUTED DISTANCE
D	DEEDED DISTANCE
M	MEASURED DISTANCE
P	PLATTED DISTANCE
R	RECORDED DISTANCE

NOTE: ALL BEARINGS ARE ASSUMED

CLIENT NAME:	VIRGINIA TOMASEK
PROJECT NUMBER:	SU - 2445
DATE:	FEBRUARY 19, 2014
FIELD BOOK:	DODGE COUNTY #16
SCALE:	1" = 200'
REVISION DATE:	
SHEET:	2 OF 2