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DODGE COUNTY DAIRY

SEP 27 PM 4:01

LOT SPLIT APPLICATION
Dodge County, Nebraska

Agenda Item # 23c
Date 10-23-2019

- * Date 9-12-19
- * Property Owner's Name Nextera Properties LLC
- * Address: 4650 - 26th Ave S, Fargo, ND 58104
- * Phone No. (701) 237-6000
- * Legal Description of the Property to be split tbd
- Number of Acres being split off 5.24 Zoning District A-3
- * Total Number of Acres the subdivision subdivided from 46.01 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) Nextera Properties LLC
- Applicant's Address 4650-26th Ave S, Fargo, ND 58104
- Applicant's Signature [Signature] Sec/Treas

APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT
(cont.)
(A-1, A-2, and A-3 Agricultural Districts)
Dodge County, Nebraska

Permit No. _____
Property Owner's Name Zoua Lo dotloop verified 09/17/19 12:29 PM PDT NWYE-8BBA-SDLN-VZCO Dang Vang dotloop verified 09/17/19 12:28 PM PDT XM31-9EXC-6ZTG-WPPD
Address Hbd Rosedale Rd Fremont NE
Legal Description hbd 68025
Lot Size and Number of Acres 5+ -
Distance from Nearest Livestock Operation 5-10 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 Zoua Lo dotloop verified 09/17/19 12:29 PM PDT 9C8D-FMKC-105H-YGWE Dang Vang dotloop verified 09/17/19 12:28 PM PDT NYRD-UWYC-NCUJ-EJ8C
Mailing Address 20129 Furaby Rd Taylor Falls MN
Telephone No. 651-808-7600 55084

OFFICE USE ONLY

Zoua Lo & Dang Vang 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 9-27-19

Chairman, Dodge County Planning Commission

**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: Zoua Lo dotloop verified 09/17/19 12:29 PM PDT MK60-ZY1K-JHJI-FDEZ Dang Yang dotloop verified 09/17/19 12:28 PM PDT DOVI-HAQL-7ML8-YTJB

Address of Applicant: 20126 Foraby Rd Taylor Falls MN 55084

In witness whereof, the parties aforesaid have hereto set their hand with this application 12 day of Sept 2019

Date filed with Dodge County Joint Planning Commission: 10-15-19

Date filed with Dodge County Board of Supervisors: 10-23-19

Dean Andrews
Dodge County Zoning Administrator or County Building Inspector

**DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT**

JEAN ANDREWS, Zoning Administrator

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

October 1, 2019


Nextera Properties, LLC
4650 – 26th Ave. S.
Fargo, ND 58104

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held October 15, 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 October 23, 2019 where your application will be heard at 9:35 A.M.

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

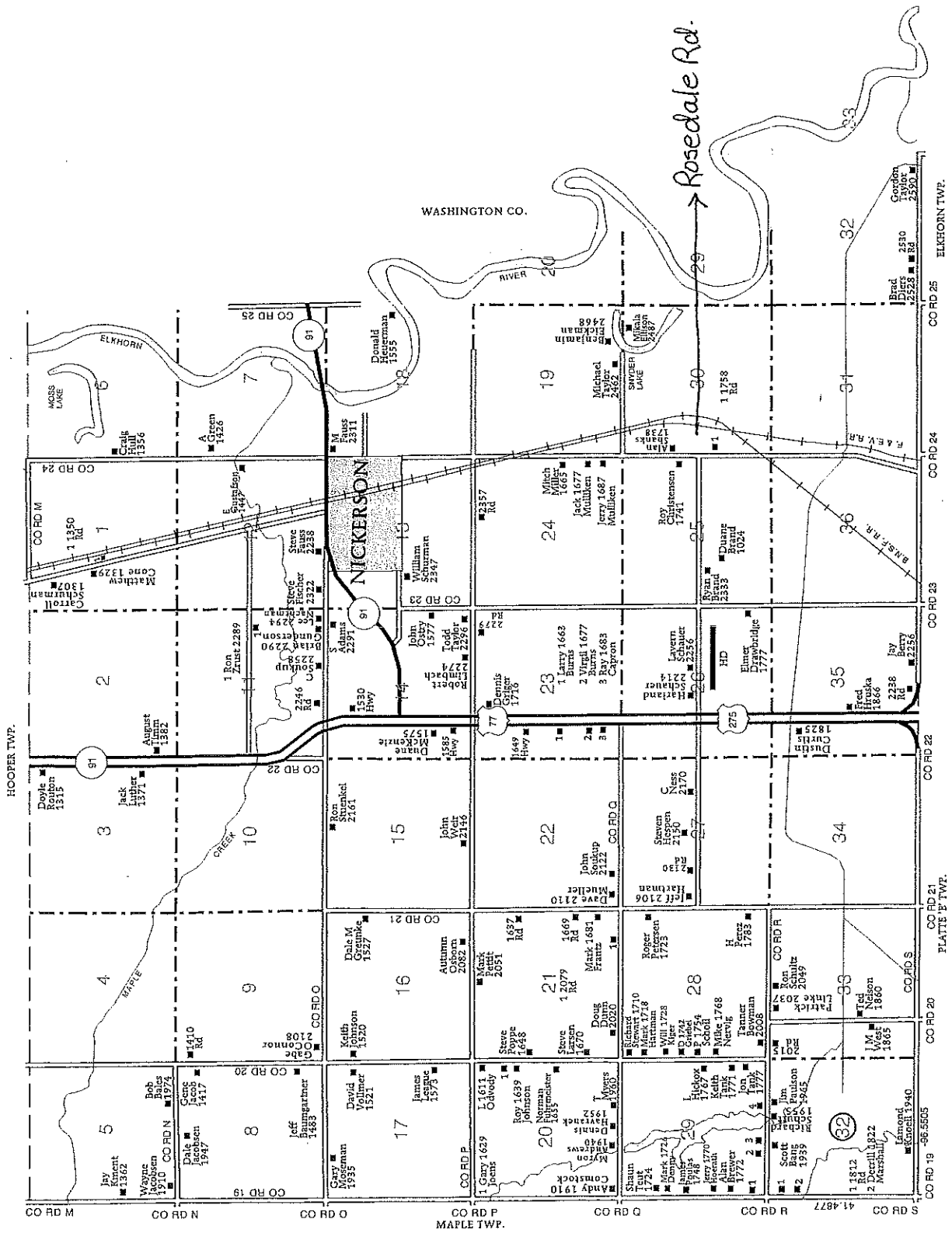
Thank you,



Jean Andrews,
Dodge County Zoning Administrator

Enclosure

Cc: Platinum Realty
File



NICKERSON
TOWNSHIP
SECTION 23W
 1 Jedlicka, Edward 1794
 2 Brodd, Brian 1938
 3 Krenk, C 1948
 4 Kremiacek, Gary 1976

**DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT**

JEAN ANDREWS, Zoning Administrator

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

October 1, 2019

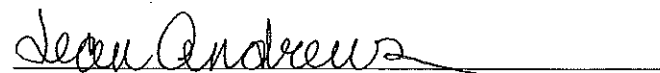
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, October 15, 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 Nextera Properties, LLC of 4650 – 26th Ave. S, Fargo, ND 58104 (Platte Valley Implement) to request a Lot Split and a Residential Registration for a 5.24 acre tract located in part of Tax Lot 8 in the West ½ NW ¼ Section 26, Township 18 North, Range 8 East in Nickerson Township, Zoning District A-3, Transitional Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, October 15, 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, it is a requirement that we notify you of such hearing.

If you have any objections or comments of this proposal, please send them in writing to this office or appear at the meeting and express them verbally.

Thank you,



Jean Andrews,
Dodge County Zoning Administrator

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

NAME AND ADDRESS SEARCH

Request Made By: **Platinum Realty**

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:

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

Nextera Properties LLC **PT TL 26** **26 - 18 - 8**
201 N 5th St
PO Box 230
Fargo, ND 58107-0230

Nextera Properties LLC **TL 8 W1/2NW1/4** **26 - 18 - 8**
201 N 5th St
PO Box 230
Fargo, ND 58107-0230

Carroll Hasemann **PT TL 29** **26 - 18 - 8**
261 CO RD 16 Blvd
Scribner, NE 68057

John and Jolene Schauer **TL 30** **26 - 18 - 8**
2214 Rosedale Rd
Fremont, NE 68025

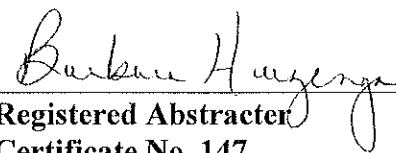
James Schauer ETAL **TL 27 SE1/4NW1/4** **26 - 18 - 8**
Bonnie Phillips
Janice Stieren
David Schauer
1735 N Keene Ave
Fremont, NE 68025-2989

RECEIVED
DODGE COUNTY TITLE & ESCROW CO.
SEP 30 PM 1:02

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: September 27, 2019

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

A handwritten signature in cursive script, appearing to read "Barbara Haysen", is written over a horizontal line.

Registered Abstractor
Certificate No. 147
Order No. 191126

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN PART OF TAX LOT 8 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 DESCRIBED AS FOLLOWS: REFERRING TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE S89°48'32"W (ASSUMED BEARING) ON THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 390.06 FEET TO THE SOUTHEAST CORNER OF TAX LOT 8 OF SAID SECTION 26 AND THE POINT OF BEGINNING; THENCE CONTINUING S89°48'32"W ON SAID SOUTH LINE, A DISTANCE OF 318.76 FEET; THENCE N00°27'01"W PARALLEL WITH THE EAST LINE OF SAID TAX LOT 8, A DISTANCE OF 716.95 FEET; THENCE N89°48'32"E PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 318.76 FEET TO SAID EAST LINE; THENCE S00°27'01"E ON SAID EAST LINE, A DISTANCE OF 716.95 FEET TO THE POINT OF BEGINNING, CONTAINING 5.24 ACRES, MORE OR LESS, WHICH INCLUDES 0.24 ACRES, MORE OR LESS, OF CURRENTLY OCCUPIED PUBLIC ROAD RIGHT OF WAY.

CORNER TIES:

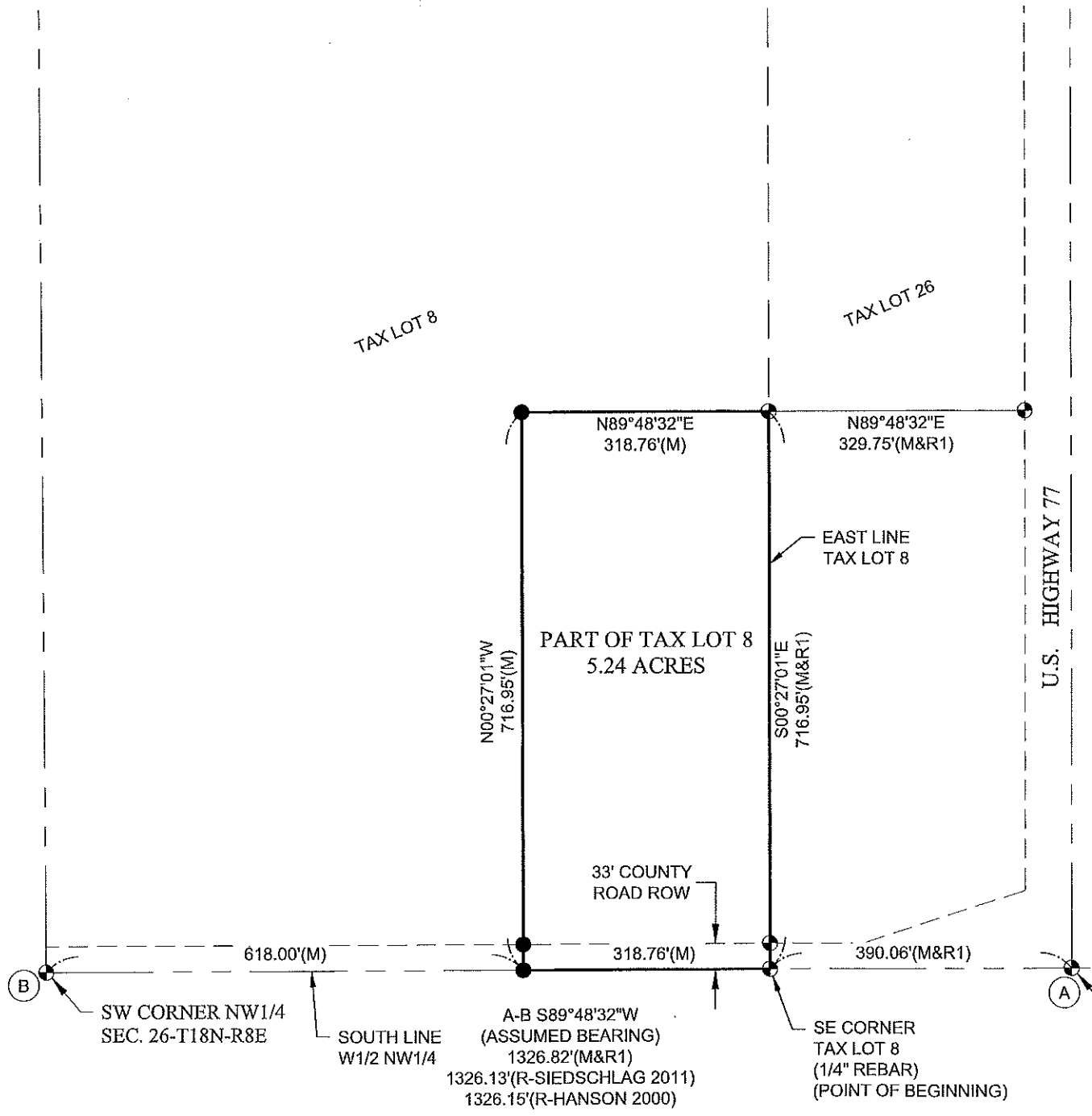
- (A) SE CORNER W1/2 NW1/4 SECTION 26-T18N-R8E**
FOUND A STEEL NAIL MARKER STAMPED "SURVEY MARK" IN ASPHALT RETURN
- | | | |
|-----|---------|-------------------------------------------------------------------------|
| E | 43.80' | TO THE CENTERLINE NORTH-SOUTH SAW CUT JOINT OF SOUTH BOUND LANES |
| N | 32.76' | 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 | 294.98' | TO A FOUND 5/8" REBAR |
| W | 385.66' | 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 |
- (B) SW CORNER NW1/4 SECTION 26-T18N-R8E**
FOUND A DODGE COUNTY ALUMINUM CAP, 0.5' DEEP.
- | | | |
|-----|---------|---------------------------------------------------------------------|
| N | 33.00' | TO A 1/2" OPEN TOP PIPE |
| NNW | 19.47' | TO A MAG NAIL FOUND IN THE TOP NORTH END OF A 24" CMP |
| WNW | 111.36' | TO A MAG NAIL FOUND IN THE TOP EAST END OF A 24" CMP |
| ESE | 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 |

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF DIANA MADSEN WITH PLATINUM REALTY. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF PART OF TAX LOT 8 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, UNLESS NOTED OTHERWISE. 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.



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

PLATINUM REALTY SURVEY

P:\Engineering\190645.02 - Platte Valley Equipment - North Hwy 77 Site Development\6 Survey\Drawings\SV-190645.02 PLAT 4.dwg on 9/24/2019 7:09 AM.

REPOSITORY STAMP

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 9/24/2019
JOSHUA D. BORCHERS, LS 766

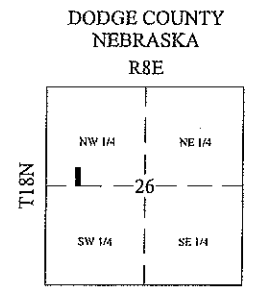


LEGEND

- 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

GRAPHIC SCALE

VICINITY SKETCH



NOTE: ALL BEARINGS ARE ASSUMED.

PROJECT NO. 190645.02
DATE 9/24/2019
DRAWN BY AWF
FILE NAME SV-190645.02 PLAT 4.dwg
FIELD BOOK DODGE CO.2E
FIELD CREW MS/NF
SURVEY FILE NO. 31C-54