

**AGENDA
DODGE COUNTY PLANNING COMMISSION**

Dodge County Planning Commission, Tuesday, February 18, 2020 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. Declaration of Exparte
4. Approval of Minutes of January 21, 2020 Meeting

5. **Public Hearing:** Consider request of Gene A. & Clara L. Havekost of 1055 Eastwood Dr., Fremont, NE 68025 to subdivide a 7.00-acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12 Section 2. Conditional Uses Exemptions 4.2 B. located in part of NW ¼ NW ¼ and part NE ¼ NW ¼ Section 25, Township 19 North, Range 6 East in Ridgeley Township, Zoning District A-1, Intensive Ag.

Testimony:

For:

Against:

Possible Action:

Agenda Item # 236

Date 2-26-2020

6. Discussion concerning proposing zoning regulations regarding Wind Energy
7. Other business brought to the board (by published Addendum)
8. Adjournment

AGENDA POSTED AND KEPT CONTINUALLY CURRENT AT THE DODGE COUNTY COURTHOUSE AND DISTRIBUTED TO THE PLANNING COMMISSION ON FEBRUARY 7, 2020. COPIES AVAILABLE AT THE OFFICE OF THE COUNTY ZONING ADMINISTRATOR AND COUNTY CLERK.

**NOTICE
PUBLIC MEETING AND HEARINGS
DODGE COUNTY PLANNING COMMISSION
AND
DODGE COUNTY BOARD OF SUPERVISORS**

NOTICE IS HEREBY GIVEN, that public hearing of the Dodge County Planning Commission will be held during their regularly scheduled meeting, February 18, 2020 at 4:30 P.M. and with the Dodge County Board of Supervisors during their regularly scheduled meeting on Wednesday, February 26, 2020 at 9:00 A.M. Both meetings will be held in the Dodge County Board of Supervisors Room., 3rd floor of the Courthouse, Fremont, NE for the purpose of hearing testimony of support, opposition, criticism, suggestions or observations for the following item:

1. Consider request of Gene A. & Clara L. Havekost of 1055 Eastwood Dr., Fremont, NE 68025 to subdivide a 7.00-acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12 Section 2. Conditional Uses Exemptions 4.2 B. located in part of NW ¼ NW ¼ and part NE ¼ NW ¼ Section 25, Township 19 North, Range 6 East in Ridgeley Township, Zoning District A-1, Intensive Ag.
2. Discussion concerning proposing zoning regulations regarding Wind Energy

Questions or comments concerning the public hearings and proposed request should be directed to the Zoning Administrator at (402) -727-2724 and the Dodge County Clerk's Office at (402)727-2767. All interested parties may offer oral comments at the public hearings and/or may file written comments with the Zoning Administrator or County Clerk concerning the petition and such comments shall be considered by the Board, provided such written comments are received prior to the public hearing dates.

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Gene A. & Clara L. Havekost 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 18th day of February, 20 20.

BY: _____

LOT SPLIT APPLICATION
Dodge County, Nebraska

Date 1-24-20

X Property Owner's Name Gene A and Clara L. Haukekost

X Address 1055 Eastwood Dr. Fremont Ne 68025

Phone No. 402-720-4837

Legal Description of the Property to be split NW 1/4 NW 1/4 Pt NE 1/4 NW 1/4 25-19-6N

Number of Acres being split off 7 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

X Applicant's Name (Print) Gene A + Clara L. Haukekost

X Applicant's Address 1055 Eastwood Dr. Fremont Ne 68025

X Applicant's Signature Clara L Haukekost Gene A Haukekost

Dodge County Planning and Zoning Administrator
435 N. Park Rm.204 Fremont, NE 68025 402-727-2124

2020 FEB - 4 AM 2: 07
RECEIVED
Dodge Co Highway Dept

OFFICE USE ONLY

Permit No. 2020-001

Date 2-18-2020 Approved _____
Disapproved _____

Chairman, Dodge Co. Planning Comm.

Date 2-26-2020 Approved _____
Disapproved _____

Chairman, Dodge Co. Board of Superv.

APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska

Date Jan 29 2020
Property Owner's Name Lisa & Clara Harker
Address 1055 Eastwood Drive Fremont Ne 68025
Phone No. 402-720-4837 (Home) _____ (Work)

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

Section 25 Township 19 Range 6 Lot No. _____
Location within Section NE 1/4 NW 1/4, SW 1/4 NW 1/4 Lot Size 7 AC. (Sq.Ft./Acres)

Estimated Cost of Structure/Use \$ N/A 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 agriculture South agriculture
East agriculture West agriculture

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 residence
2. Can soil conditions support the proposed development? What is the soil classification of the area? yes
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
436 N. Park, Rm. 204, Fremont, NE 68025
(402)727-2724

2020 FEB -4 AM 2:07
RECEIVED
Dodge County Highway Dept

4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?
- NO FEET 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 Soil Suitably Map N/A Easements NO
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 setbacks, 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.

[Signature]
Applicant's Signature _____
Address 1055 Eastwood Dr
Fremont, Ne 68025

OFFICE USE ONLY

PERMIT NO. 2020-003

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 02-18-2020 Approved _____

Approved with Added Conditions _____
Disapproved _____
Chair, Dodge County Planning Comm

Date 02-26-2020 Approved _____

Approved with Added Conditions _____
Disapproved _____
Chair, Dodge County Board of Comm

____ See attachment for added conditions.

ATTEST _____
Dodge County Clerk

Dated this 26 day of Feber 2020

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

APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT

(cont.)

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

Permit No. 2020-001

Property Owner's Name Gene & Clara Hamilton

Address 1055 Eastwood Dr. Fremont Ne 68025

Legal Description NW 1/4 NW 1/4 PT NE 1/4 NW 1/4 sec 25 T419N R.6

Lot Size and Number of Acres Tac

Distance from Nearest Livestock Operation 4 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

X Applicant's Signature Gene & Clara Hamilton

X Mailing Address 1055 Eastwood Drive Fremont Ne 68025

Telephone No. 402-720-4837 402-720-3928

OFFICE USE ONLY

Brittany Strong 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 Feb. 18, 2020

Chairman, Dodge County Planning Commission

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

2020 FEB -4 AM 2:07
RECEIVED
DODGE CO HIGHWAY DEPT

DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

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

February 7, 2020

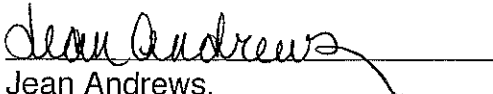
Steven Ondracek
1422 County Rd. 11
North Bend, NE 68649

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held February 18, 2020 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 February 26, 2020 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: Gene A. & Clara L. Havekost

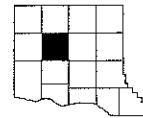


Who Wants Yesterday's News?
 Don't forget to bundle up your newspapers
 weekly for easy recycling!

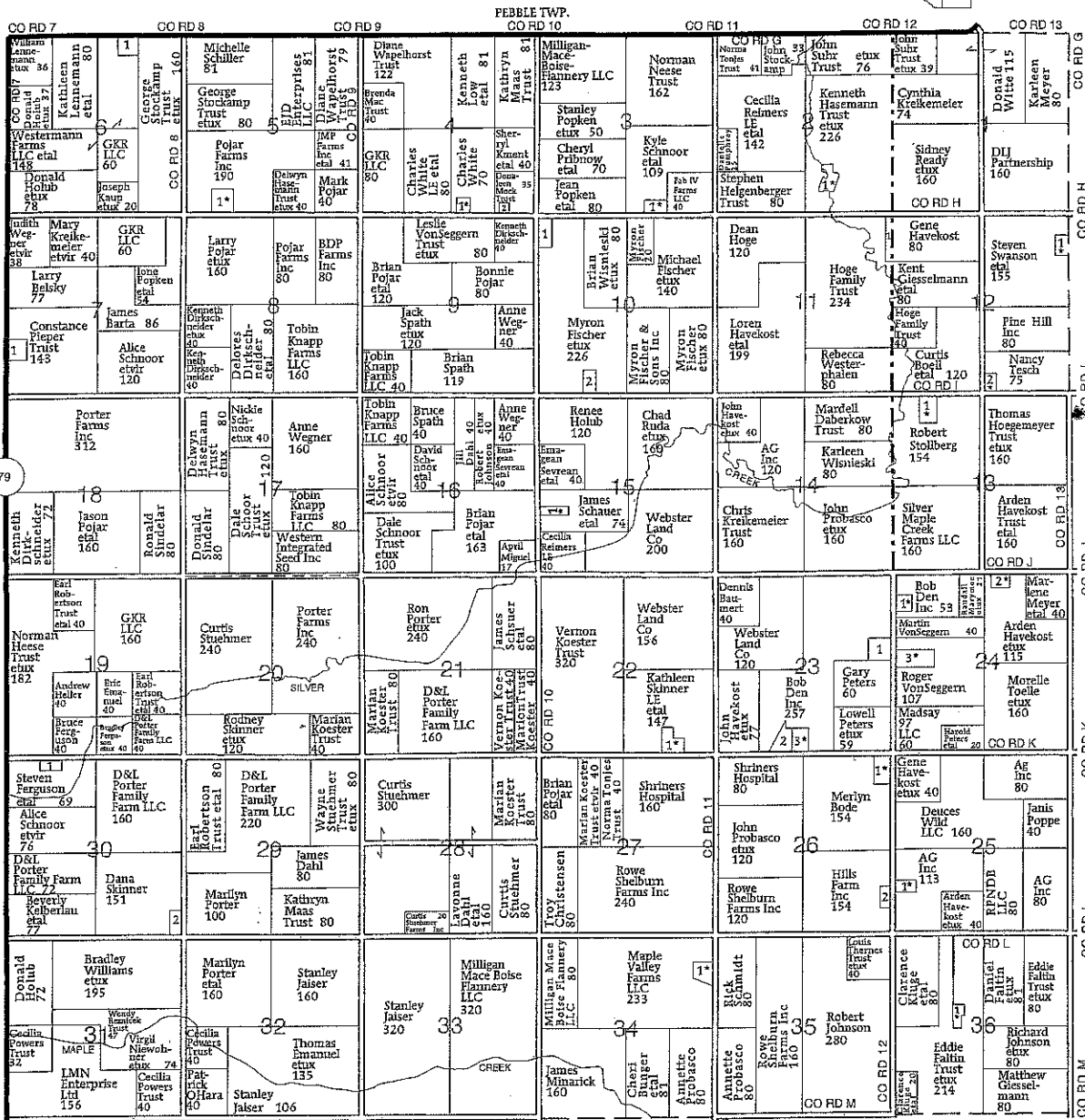
T-19-N

RIDGELEY PLAT

(Landowners)



R-6-E



COTIEREL 'N' TWP.

RIDGELEY TOWNSHIP

SECTION 2

1. Pattavina Jr, Joseph etux 14

SECTION 3

1. Farewell, Angela etal 11

SECTION 4

1. Kafonek, Peter etux 11
2. Dolezal, Colby 6

SECTION 5

1. Gall, Staphen etux 10

SECTION 6

1. Lennemann, Leon 7

SECTION 7

1. Adams, Rosemary 10

SECTION 10

1. Piper, Marvin 8
2. Precision Building & Remodeling 6

SECTION 11

1. Havekost, Gene 6

SECTION 12

1. Armstrong, Elmer etux 5
2. Dahl Trust, Daniel etux 5

SECTION 13

1. Stollberg, Robert etal 6

SECTION 15

1. Keeler, Cody etux 6

SECTION 22

1. Magana, Arturo etal 10

SECTION 23

1. Roemer, Mary 10

SECTION 25

1. St Johns Ridgeley Cemetery Assn 7

SECTION 26

1. Faltin Trust, Eddie etux 6

SECTION 24

1. Booze, David etux 7
2. Thompson, Mark etal 5
3. VonSeggern, Martin etux 13

SECTION 25

1. Steele, Craig etal 7

SECTION 26

1. Peters, Lowell etux 6
2. Madsay 97 LLC 6

SECTION 30

1. Ferguson, Bruce 5
2. Holub, Renee 9

SECTION 34

1. Jindra, Gary etal 7

SECTION 36

1. Faltin, Daniel etux 6

TABLE OF LAND MEASUREMENTS

Square Measure

4840 Sq. Yds. 1 Acre
640 Acres 1 Sq. Mile

1 Sq. Mile 1 Section
36 Sq. Miles . . . 1 Township

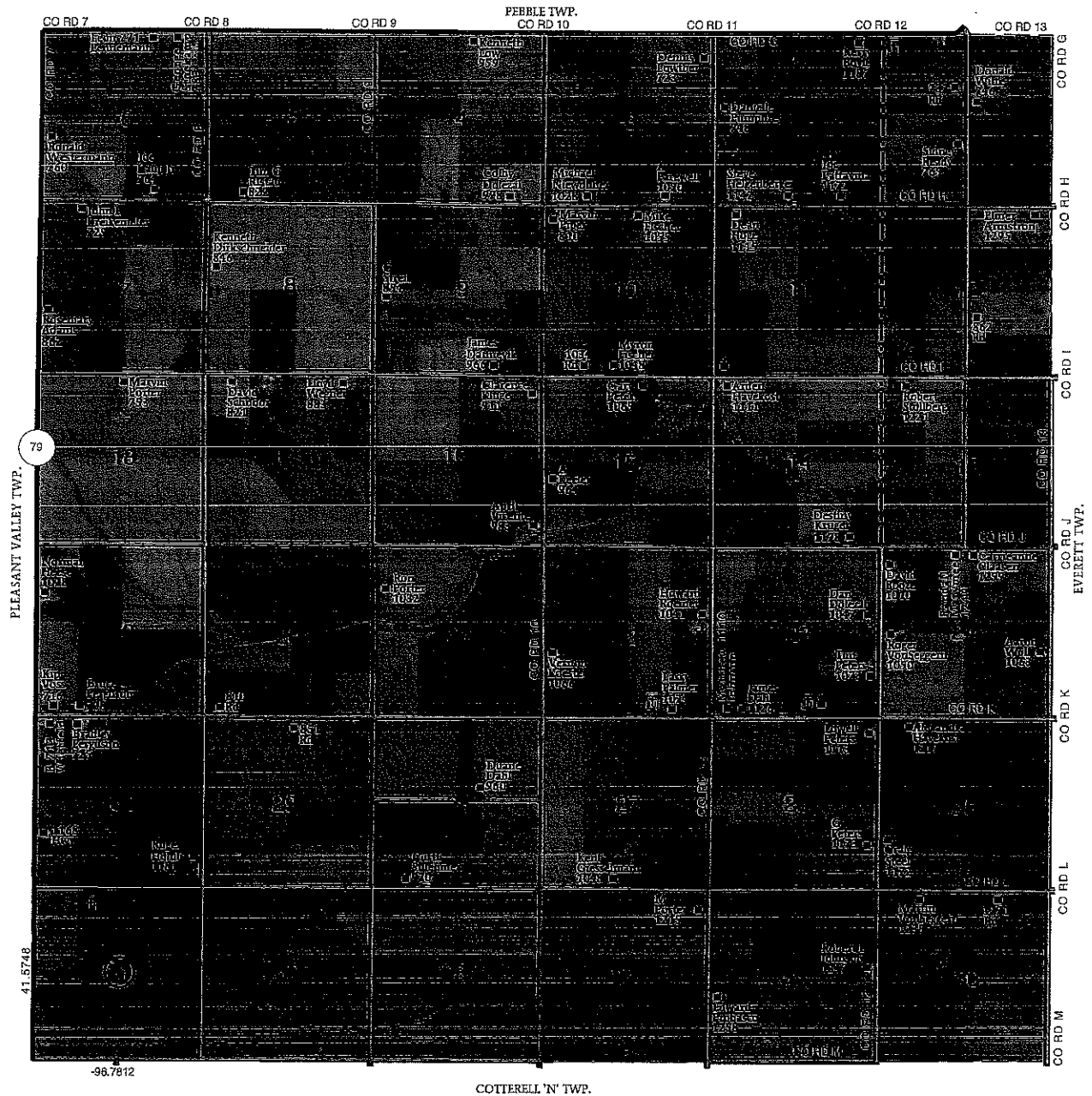
80 Rods Sq 40 Acres
6 Miles Sq 1 Township

T-19-N

RIDGELEY DIRECTORY

R-6-E

(Residents - Owners or Renters)





We Gene & Ceara Hawkost
 give Steve Ondracek with
 N.P. Dodge real estate
 permission to represent
 us at any county boards
 to split out our acreage
 at 1217 Co. Rd K Seubner
 Ne. 68057

Ceara Hawkost 1-29-20
 Gene Hawkost 1-29-20

DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

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

February 7, 2020

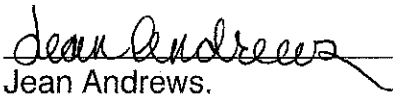
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, February 18, 2020 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 Gene A. & Clara L. Havekost of 1055 Eastwood Dr., Fremont, NE 68025 to subdivide a 7.00-acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 12 Section 2. Conditional Uses Exemptions 4.2 B. located in part of NW ¼ NW ¼ and part NE ¼ NW ¼ Section 25, Township 19 North, Range 6 East in Ridgeley 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, February 18, 2020 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

2020 JAN 27 PM 2:49

RECEIVED
Dodge Co Hyway Dept

NAME AND ADDRESS SEARCH

Request Made By: NP Dodge Fremont

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 Northwest Quarter of the Northwest Quarter of Section 25, Township 19 North, Range 6 East of the 6th P.M., in Dodge County, Nebraska.

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

Madsay 97, LLC Gayle Peters 1173 County Rd 12 Scribner, NE 68057	W1/2S1/2SW1/4 & N1/2E1/2S1/2SW1/4	24 - 19 - 6
Harold W. Peters, ETAL 3203 N C St. Fremont, NE 68025-2310	S1/2SE1/4SW1/4	24 - 19 - 6
Morelle C. & Wiltrude M. Toelle 930 K. Rd Beemer, NE 68716	S1/2SE1/4	24 - 19 - 6
AG Inc C/O John Havekost 1111 County Rd I Scribner, NE 68057-2095	N1/2NE1/4	25 - 19 - 6
Janis Poppe 1275 County Rd C Scribner, NE 68057-1389	SE1/4NE1/4	25 - 19 - 6
AG Inc % John Havekost 1111 County Rd I Scribner, NE 68057-2095	E1/2SE1/4	25 - 19 - 6
RPNDB LLC 1112 Timberline Fremont, NE 68025	E1/2W1/2SE1/4	25 - 19 - 6
RPNDB LLC 1112 Timberline Fremont, NE 68025	W1/2W1/2SE1/4	25 - 19 - 6
AG Inc % John Havekost 1111 County Rd I Scribner, NE 68057-2095	NE1/4SW1/4 & TL 2	25 - 19 - 6

Hills Farm Inc
Pathfinder Co
1416 E 23rd
Fremont, NE 68025

NW1/4SE1/4 & TL 4

26 - 19 - 6

Merlyn L. Bode
2451 N Nye #307
Fremont, NE 68025

SE1/4NE1/4

26 - 19 - 6

Merlyn L. Bode
2451 N Nye #307
Fremont, NE 68025

W1/2NE1/4 & TL 2

26 - 19 - 6

Lowell A. & Patty Peters
1113 County Rd 12
Scribner, NE 68057-2107

TL 1

26 - 19 - 6

School District #12
435 N Park Ave
Fremont, NE 68025

TL 2 (SE1/4SE1/4)

23 - 19 - 6

Lowell A. & Patty Peters
1113 County Rd 12
Scribner, NE 68057-2107

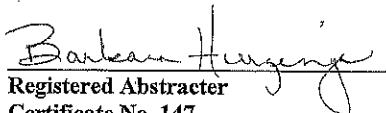
TL 1

23 - 19 - 6

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: January 23, 2020

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

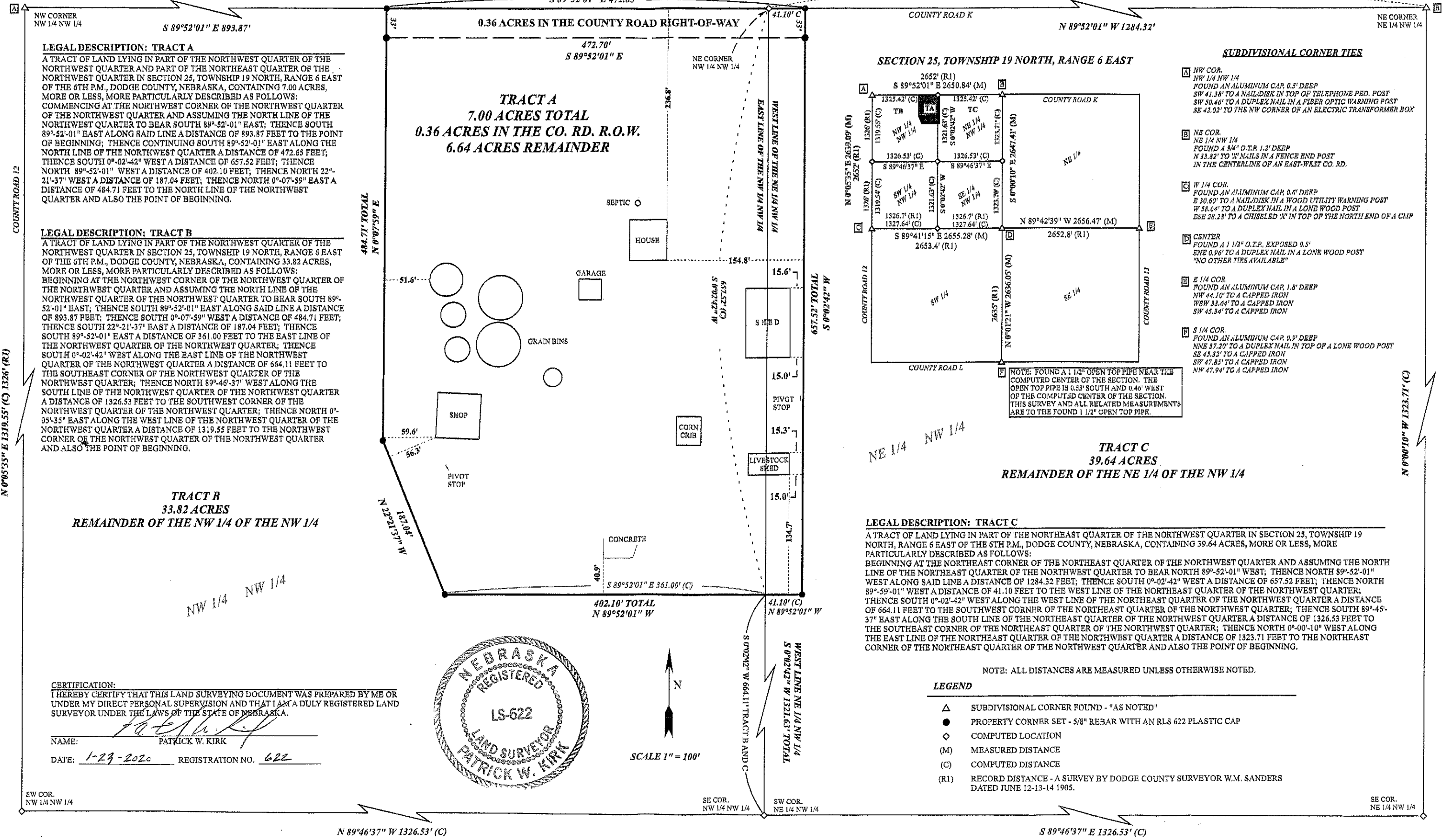

Registered Abstractor
Certificate No. 147
Order No. 200078

**A BOUNDARY SURVEY LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
IN SECTION 25, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA.**

ASSUMED S 89°52'01" E 2650.84' (M) 2652' (R1) TOTAL

S 89°52'01" E 1325.42' (C)

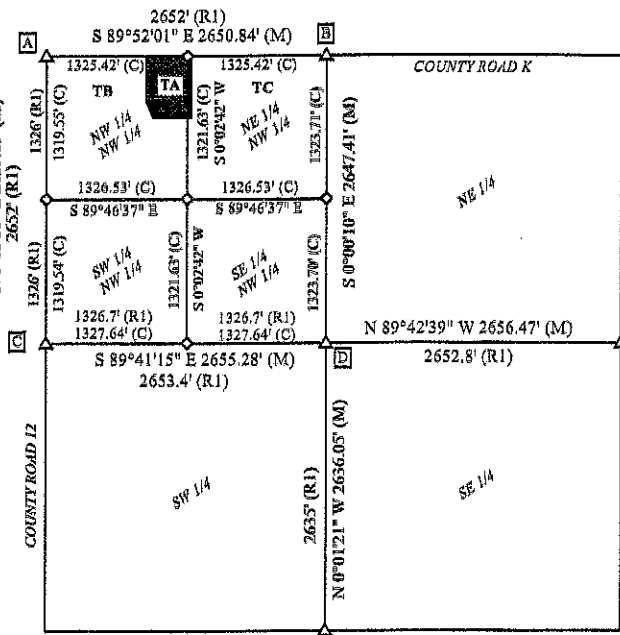
S 89°52'01" E 1325.42' (C)



LEGAL DESCRIPTION: TRACT A
A TRACT OF LAND LYING IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 25, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, CONTAINING 7.00 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND ASSUMING THE NORTH LINE OF THE NORTHWEST QUARTER TO BEAR SOUTH 89°-52'-01" EAST; THENCE SOUTH 89°-52'-01" EAST ALONG SAID LINE A DISTANCE OF 893.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°-52'-01" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 472.65 FEET; THENCE SOUTH 0°-02'-42" WEST A DISTANCE OF 657.52 FEET; THENCE NORTH 89°-52'-01" WEST A DISTANCE OF 402.10 FEET; THENCE NORTH 22°-21'-37" WEST A DISTANCE OF 187.04 FEET; THENCE NORTH 0°-07'-59" EAST A DISTANCE OF 484.71 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER AND ALSO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: TRACT B
A TRACT OF LAND LYING IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 25, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, CONTAINING 33.82 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND ASSUMING THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO BEAR SOUTH 89°-52'-01" EAST; THENCE SOUTH 89°-52'-01" EAST ALONG SAID LINE A DISTANCE OF 893.87 FEET; THENCE SOUTH 0°-07'-59" WEST A DISTANCE OF 484.71 FEET; THENCE SOUTH 22°-21'-37" EAST A DISTANCE OF 187.04 FEET; THENCE SOUTH 89°-52'-01" EAST A DISTANCE OF 361.00 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 0°-02'-42" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 664.11 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°-46'-37" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1326.53 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 0°-05'-35" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1319.55 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND ALSO THE POINT OF BEGINNING.

SECTION 25, TOWNSHIP 19 NORTH, RANGE 6 EAST



- SUBDIVISIONAL CORNER TIES**
- A NW COR. NW 1/4 NW 1/4 FOUND AN ALUMINUM CAP, 0.5' DEEP SW 41.38' TO A NAIL/DISK IN TOP OF TELEPHONE PED. POST SW 56.46' TO A DUPLEX NAIL IN A FIBER OPTIC WARNING POST SE 42.02' TO THE NW CORNER OF AN ELECTRIC TRANSFORMER BOX
 - B NE COR. NE 1/4 NW 1/4 FOUND A 3/4" O.T.P. 1.2' DEEP N 33.82' TO X' NAILS IN A FENCE END POST IN THE CENTERLINE OF AN EAST-WEST CO. RD.
 - C W 1/4 COR. FOUND AN ALUMINUM CAP, 0.6' DEEP E 30.60' TO A NAIL/DISK IN A WOOD UTILITY WARNING POST W 58.64' TO A DUPLEX NAIL IN A LONE WOOD POST ESE 28.28' TO A CHISELED X' IN TOP OF THE NORTH END OF A CMP
 - D CENTER FOUND A 1 1/2" O.T.P. EXPOSED 0.5' ENE 0.96' TO A DUPLEX NAIL IN A LONE WOOD POST "NO OTHER TIES AVAILABLE"
 - E 1/4 COR. FOUND AN ALUMINUM CAP, 1.8' DEEP NW 44.10' TO A CAPPED IRON WSW 33.64' TO A CAPPED IRON SW 45.34' TO A CAPPED IRON
 - F 1/4 COR. FOUND AN ALUMINUM CAP, 0.9' DEEP NNE 37.20' TO A DUPLEX NAIL IN TOP OF A LONE WOOD POST SE 45.32' TO A CAPPED IRON SW 47.85' TO A CAPPED IRON NW 47.94' TO A CAPPED IRON

NOTE: FOUND A 1 1/2" OPEN TOP PIPE NEAR THE COMPUTED CENTER OF THE SECTION. THE OPEN TOP PIPE IS 0.53' SOUTH AND 0.46' WEST OF THE COMPUTED CENTER OF THE SECTION. THIS SURVEY AND ALL RELATED MEASUREMENTS ARE TO THE FOUND 1 1/2" OPEN TOP PIPE.

**TRACT C
39.64 ACRES
REMAINDER OF THE NE 1/4 OF THE NW 1/4**

LEGAL DESCRIPTION: TRACT C
A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 25, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, CONTAINING 39.64 ACRES, MORE OR LESS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER TO BEAR NORTH 89°-52'-01" WEST; THENCE NORTH 89°-52'-01" WEST ALONG SAID LINE A DISTANCE OF 1284.32 FEET; THENCE SOUTH 0°-02'-42" WEST A DISTANCE OF 657.52 FEET; THENCE NORTH 89°-59'-01" WEST A DISTANCE OF 41.10 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 0°-02'-42" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 664.11 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°-46'-37" EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1326.53 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 0°-00'-10" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1323.71 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND ALSO THE POINT OF BEGINNING.

NOTE: ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

- LEGEND**
- △ SUBDIVISIONAL CORNER FOUND - "AS NOTED"
 - PROPERTY CORNER SET - 5/8" REBAR WITH AN RLS 622 PLASTIC CAP
 - ◇ COMPUTED LOCATION
 - (M) MEASURED DISTANCE
 - (C) COMPUTED DISTANCE
 - (R1) RECORD DISTANCE - A SURVEY BY DODGE COUNTY SURVEYOR W.M. SANDERS DATED JUNE 12-13-14 1905.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

NAME: PATRICK W. KIRK
DATE: 1-29-2020 REGISTRATION NO. 622

