

Agenda Item # 21e
Date 6/1/22

LOT SPLIT APPLICATION
Dodge County, Nebraska

Date 4/29/22

Property Owner's Name Chad and Cara Rebbe

Address: 1756 Co Rd N Hooper, NE 68031

Phone No. 402-380-9104

Legal Description of the Property to be split Sw 1/4, SE 1/4, Section 2, T18N, Range 7E

Number of Acres being split off 14.18 Zoning District A-1

Total Number of Acres the subdivision subdivided from 20.52 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) Chad R. Rebbe

Applicant's Address 1756 Co Rd N Hooper, NE 68031

Applicant's Signature Chad R. Rebbe

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

2022 APR 29 PM 2:40
RECEIVED
Dodge Co Highway Dept

OFFICE USE ONLY

Permit No. 2022-004

Date 5-17-22 Approved _____
Disapproved _____

Chairman, Dodge Co. Planning Comm.

Date 6-1-2022 Approved _____
Disapproved _____

Chairman, Dodge Co. Board of Superv.

APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska

Date 4/29/22
Property Owner's Name Chad and Cara Rebbe
Address: 1756 Co Rd N Hooper, NE 68031
Phone No. 402-380-9104 (Home) 402-654-2194 (Work)

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

Section 2 Township 18N Range 7E Lot No. _____
Location within Section SE 1/4 SW 1/4 Lot Size 14.18 (Sq.Ft. Acres)
Estimated Cost of Structure/Use \$ _____ 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 South Ag
East Ag West Ag

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 ground

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

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

Enclosed:

Site Plan Soil Suitably Map _____ Easements Yes
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 Chad R Keller Mailing Address 1756 Co Rd N
Hooper, NE 68021

OFFICE USE ONLY

PERMIT NO. 2022-008

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 5-17-2022 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Planning Comm

Date 6-1-22 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Board of Comm

_____ See attachment for added conditions.

ATTEST _____
Dodge County Clerk

Dated this 1 day of June 2022


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:

 Will Johnson

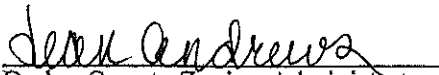
Address of Applicant:

1625 G Rd N Harper, NE

In witness whereof, the parties aforesaid have hereto set their hand with this application 29 day of April 2022

Date filed with Dodge County Joint Planning Commission: 5-17-2022

Date filed with Dodge County Board of Supervisors: 6-1-2022



Dodge County Zoning Administrator or County Building Inspector

APPLICATION FOR NO-FEE RESIDENTIAL REGISTRATION PERMIT

(cont.)

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

Permit No. 2022-004

Property Owner's Name Chad and Cara Rebbe

Address 1756 Co Rd N. Hooper, NE 68031

Legal Description SW¹/₄, SE¹/₄, Section 2, T18N, Range ~~7E~~ 7E

Lot Size and Number of Acres 14.18

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

Applicant's Signature Chad R Rebbe

Mailing Address 1756 Co Rd N Hooper, NE 68031

Telephone No. 402-380-9104

OFFICE USE ONLY

Will Johnson 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 5-17-2022

Chairman, Dodge County Planning Commission

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

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

May 6, 2022

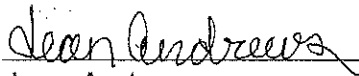
Chad R. & Cara Rebbe
1756 County Road N
Hooper, NE 68031

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held May 17, 2022 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 1, 2022 where your applications will be heard at approximately 9:30; 9:35; and 9:40 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

May 6, 2022

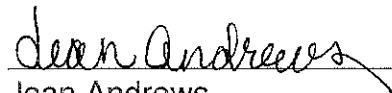
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold three (3) public hearings on Tuesday, May 17, 2022 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3rd Floor, Dodge County Courthouse, Fremont, NE 68025 to consider requests of Chad R. & Cara Rebbe, Etal of 1756 County Rd. N, Hooper, NE 68631 to subdivide an 11.43, 7.3 and 14.18 acre tracts and obtain Conditional Use Permits for existing dwellings as per Article 12, Conditional Uses, Section 4.2 Exemptions located in SE ¼ SW ¼ SW ¼ SE ¼ Section 2, Township 18 North, Range 7 East in Maple Township, Zoning District A-1, Intensive Ag.

The Dodge County Planning Commission will hold a public hearing on these matters at 4:30 P.M., Tuesday, May 17, 2022 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the properties that are requesting the Lot Splits and Conditional Use Permits, it is a requirement that we notify you of such hearings.

If you have any objections or comments of these proposals, 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: Chad Rebbe

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 South half of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter and Tax Lot 5 in Section 2, Township 18 North, Range 7 East of the 6th P.M., Dodge County, Nebraska.

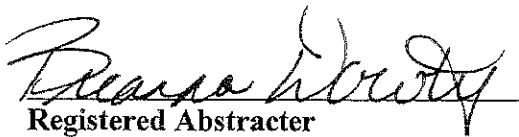
The list of names and addresses include all property owners within 300 feet of said property:

See Exhibit "A"

The liability of Dodge County Title & Escrow Co. is limited to the information available in the office of the County Assessor and in no way extends to the correctness of the fee simple title to subject property. A certified search of the records or a Title Insurance Policy would be required to assure the fee simple ownership and any existing liens.

Dated: April 25, 2022

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



Registered Abstracter
Certificate No. 147
Order No. 220139-1

2022 APR 27 AM 9:39
RECEIVED
Dodge Countyway Dept

EXHIBIT "A"

Dodge County NE Political Subdivision	435 N Park Fremont, NE 68002-5000	Improvements Only Tower PT SW1/4SE1/4	2 - 18 - 7	270140987
Willis & Janice Bopp, (Trust ETAL)	418 Ridge Dr Hooper, NE 68031-3000	E1/2E1/2SE1/4	3 - 18 - 7	270112021
AARK LLC	13302 Myrtlea Dr Houston, TX 77079-3408	N1/2NE1/4 & TL 1	10 - 18 - 7	270112168
D&J Schram Family Farms LLC Daniel J. & Joan F. Schram	19301 S 156th St Springfield, NE 68059	NW1/4	11 - 18 - 7	270112224
Ronald C. & Gail L. Bopp (Trustees)	1038 Brickyard Dr Hooper, NE 68031-1351	W1/2NE1/4	11 - 18 - 7	270137363
Pam & Ronald Reebe	1744 County Rd N Hooper, NE 68031-2032	E1/2NE1/4	11 - 18 - 7	270137362
Sheila M. Monke (Trustee)	12230 County Rd P1 Fontanelle, NE 68044-2595	N1/2NW1/4, SE1/4NW1/4 & TL 4	12 - 18 - 7	27012287
Kassidy J. & Eric Knobbe (Trustee)	6756 Blue Ridge Ln Lincoln, NE 68516	S1/2SW1/4	1 - 18 - 7	270111909
Lee E. & Pamela S. Camenzind	12417 N 179th Cir Bennington, NE 68007-5755	N1/2SW1/4, TL6 & 7 Land S of Maple Creek	1 - 18 - 7	270135905
Kevin D. & Diane E. Hasemann (Trustee)	1229 Glenwood Ct Fremont, NE 68025-7887	N1/2SE1/4, PT NE1/4 (TLS 1,2,8)	2 - 18 - 7	270139224
Kevin D. & Diane E. Hasemann (Trustee)	1229 Glenwood Ct Fremont, NE 68025-7887	E1/2NW1/4 & NE1/4SW1/4	2 - 18 - 7	270111951

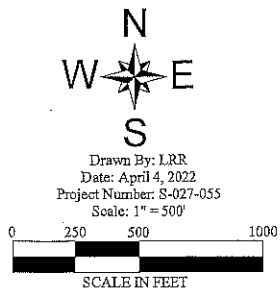
Mary C. Fritz (Trustee)
% Land Mark Management
& Realty, Inc

PO Box 192
Schuyler, NE 68661-0192

NW1/4SW1/4 & TL 10

2 - 18 - 7

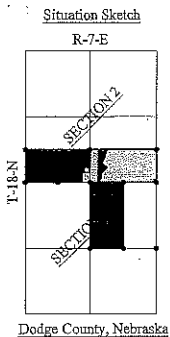
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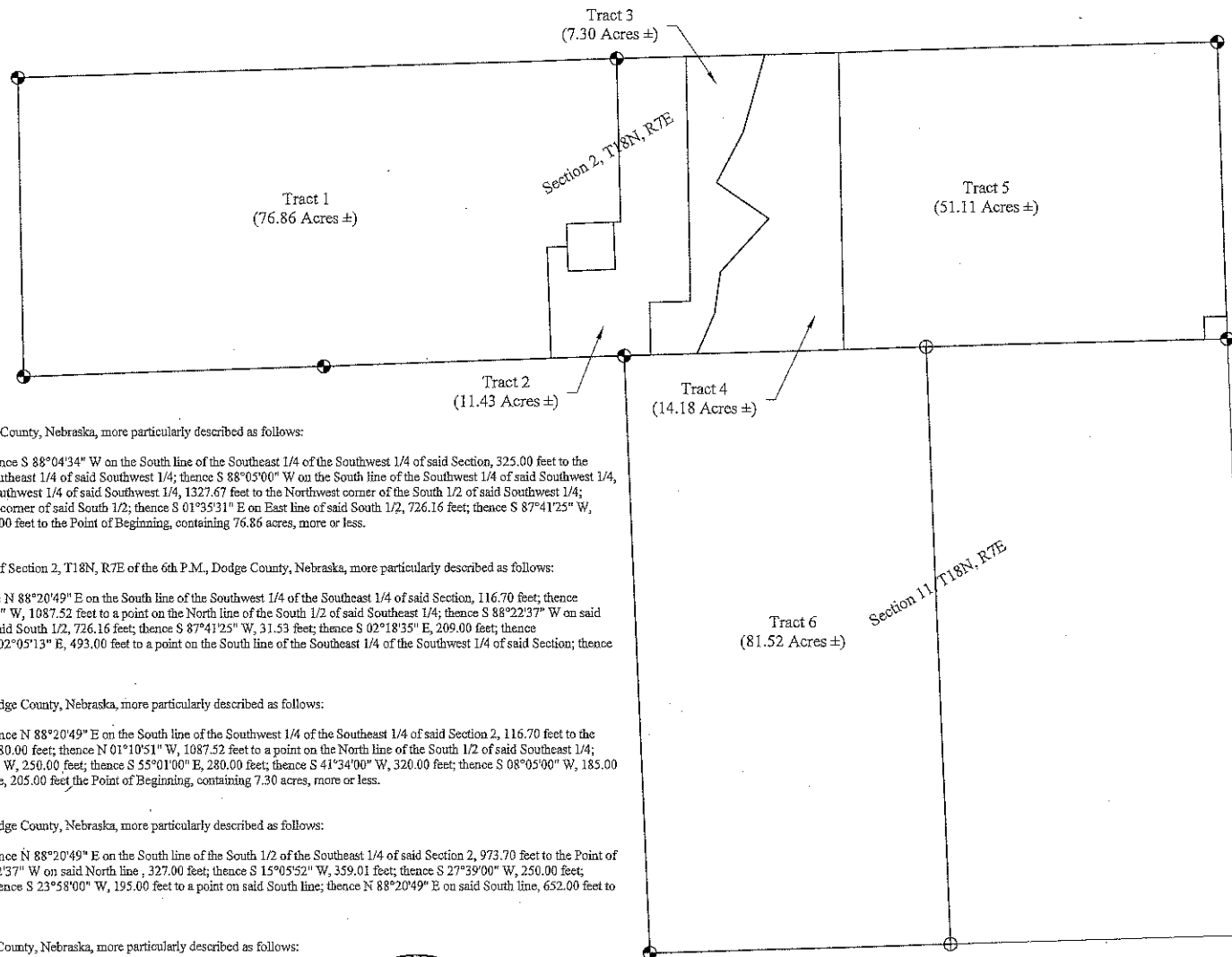
Drawn By: LRR
Date: April 4, 2022
Project Number: S-027-055
Scale: 1" = 500'

LEGEND

- ⊙ Section Corner Found
- ⊕ Section Corner Set



Dodge County, Nebraska



This survey was prepared at the request of Chad Rebbe, Dodge County, Nebraska.

LEGAL DESCRIPTIONS

Tract 1
A tract of land located in the South 1/2 of the Southwest 1/4 of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska, more particularly described as follows:

Commencing at the South 1/4 corner of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska; thence S 88°04'34" W on the South line of the Southeast 1/4 of the Southwest 1/4 of said Section, 325.00 feet to the Point of Beginning; thence S 88°04'34" W on said South line, 1011.45 feet to the Southwest corner of the Southeast 1/4 of said Southwest 1/4; thence S 88°05'00" W on the South line of the Southwest 1/4 of said Southwest 1/4, 1336.38 feet to the Southwest corner of said Southwest 1/4; thence N 01°12'25" W on the West line of the Southwest 1/4 of said Southwest 1/4, 1327.67 feet to the Northwest corner of the South 1/2 of said Southwest 1/4; thence N 88°13'50" E on the North line of the South 1/2 of said Southwest 1/4, 2663.88 feet to the Northeast corner of said South 1/2; thence S 01°35'31" E on East line of said South 1/2, 726.16 feet; thence S 87°41'25" W, 240.53 feet; thence S 02°18'35" E, 100.00 feet; thence S 88°12'26" W, 90.00 feet; thence S 02°05'13" E, 493.00 feet to the Point of Beginning, containing 76.86 acres, more or less.

Tract 2
A tract of land located in the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska, more particularly described as follows:

Beginning at the South 1/4 corner of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska; thence N 88°20'49" E on the South line of the Southwest 1/4 of the Southeast 1/4 of said Section, 116.70 feet; thence N 01°10'51" W, 232.94 feet; thence N 88°20'49" E and parallel to said South line, 180.00 feet; thence N 01°10'51" W, 1087.52 feet to a point on the North line of the South 1/2 of said Southwest 1/4; thence S 88°22'37" W on said North line, 306.17 feet to the Northwest corner of said South 1/2; thence S 01°35'31" E on the West line of said South 1/2, 726.16 feet; thence S 87°41'25" W, 31.53 feet; thence S 02°18'35" E, 209.00 feet; thence S 87°41'25" W, 209.00 feet; thence N 02°18'35" W, 109.00 feet; thence S 88°12'26" W, 90.00 feet; thence S 02°05'13" E, 493.00 feet to a point on the South line of the Southeast 1/4 of the Southwest 1/4 of said Section; thence N 88°04'34" E on said South line, 325.00 feet to the Point of Beginning, containing 11.43 acres, more or less.

Tract 3
A tract of land located in the Southwest 1/4 of the Southeast 1/4 of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska, more particularly described as follows:

Commencing at the South 1/4 corner of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska; thence N 88°20'49" E on the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 2, 116.70 feet to the Point of Beginning; thence N 01°10'51" W, 232.94 feet; thence N 88°20'49" E and parallel to said South line, 180.00 feet; thence N 01°10'51" W, 1087.52 feet to a point on the North line of the South 1/2 of said Southwest 1/4; thence N 88°22'37" E on said North line, 350.00 feet; thence S 15°05'52" W, 359.01 feet; thence S 27°39'00" W, 250.00 feet; thence S 55°01'00" E, 280.00 feet; thence S 41°34'00" W, 320.00 feet; thence S 08°05'00" W, 185.00 feet; thence S 23°58'00" W, 195.00 feet to a point on said South line; thence S 88°20'49" W on said South line, 205.00 feet to the Point of Beginning, containing 7.30 acres, more or less.

Tract 4
A tract of land located in the Southwest 1/4 of the Southeast 1/4 of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska, more particularly described as follows:

Commencing at the South 1/4 corner of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska; thence N 88°20'49" E on the South line of the South 1/2 of the Southeast 1/4 of said Section 2, 973.70 feet to the Point of Beginning; thence N 01°10'51" W, 1320.11 feet to a point on the North line of said South 1/2; thence S 88°22'37" W on said North line, 327.00 feet; thence S 15°05'52" W, 359.01 feet; thence S 27°39'00" W, 250.00 feet; thence S 55°01'00" E, 280.00 feet; thence S 41°34'00" W, 320.00 feet; thence S 08°05'00" W, 185.00 feet; thence S 23°58'00" W, 195.00 feet to a point on said South line; thence N 88°20'49" E on said South line, 652.00 feet to the Point of Beginning, containing 14.18 acres, more or less.

Tract 5
A tract of land located in the South 1/2 of the Southeast 1/4 of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of Section 2, T18N, R7E of the 6th P.M., Dodge County, Nebraska; thence N 02°03'04" W on the East line of the South 1/2 of the Southeast 1/4 of said Section, 100.00 feet to the Point of Beginning; thence N 02°03'04" W on said East line, 1219.21 feet to the Northeast corner of said South 1/2; thence S 88°22'37" W on the North line of said South 1/2, 1684.83 feet; thence S 01°10'51" E, 1320.11 feet; thence N 88°20'49" E on said South line, 1604.87 feet; thence N 02°03'04" W, 100.00 feet; thence N 88°20'49" E, 100.00 feet to the Point of Beginning, containing 51.11 acres, more or less.

Tract 6
West 1/2 of the Northeast 1/4 of Section 11, T18N, R7E of the 6th P.M., Dodge County, Nebraska, containing 81.52 acres, more or less.

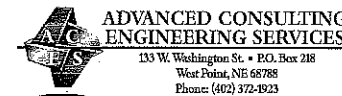


SURVEYOR'S CERTIFICATE

I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on December 6, 2021; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

Terry L. Schulz
Terry L. Schulz, State of Nebraska, LS #550

4-6-2022
Date





Drawn By: LRR
 Date: December 17, 2021
 Project Number: S-027-055
 Scale: 1" = 200'

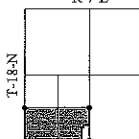


LEGEND

- Section Corner Found
- Property Corner Set (5/8" x 24" I.B. w/Cap)
- Calculated Point
- M Measured Distance
- C Calculated Distance
- R Recorded Distance (MLW) Marvin L. Winkelman, LS#289 dated September 4, 1987 & November 9, 1995 (CAB) Clark A. Boschult, LS#438, dated September 15, 2019.

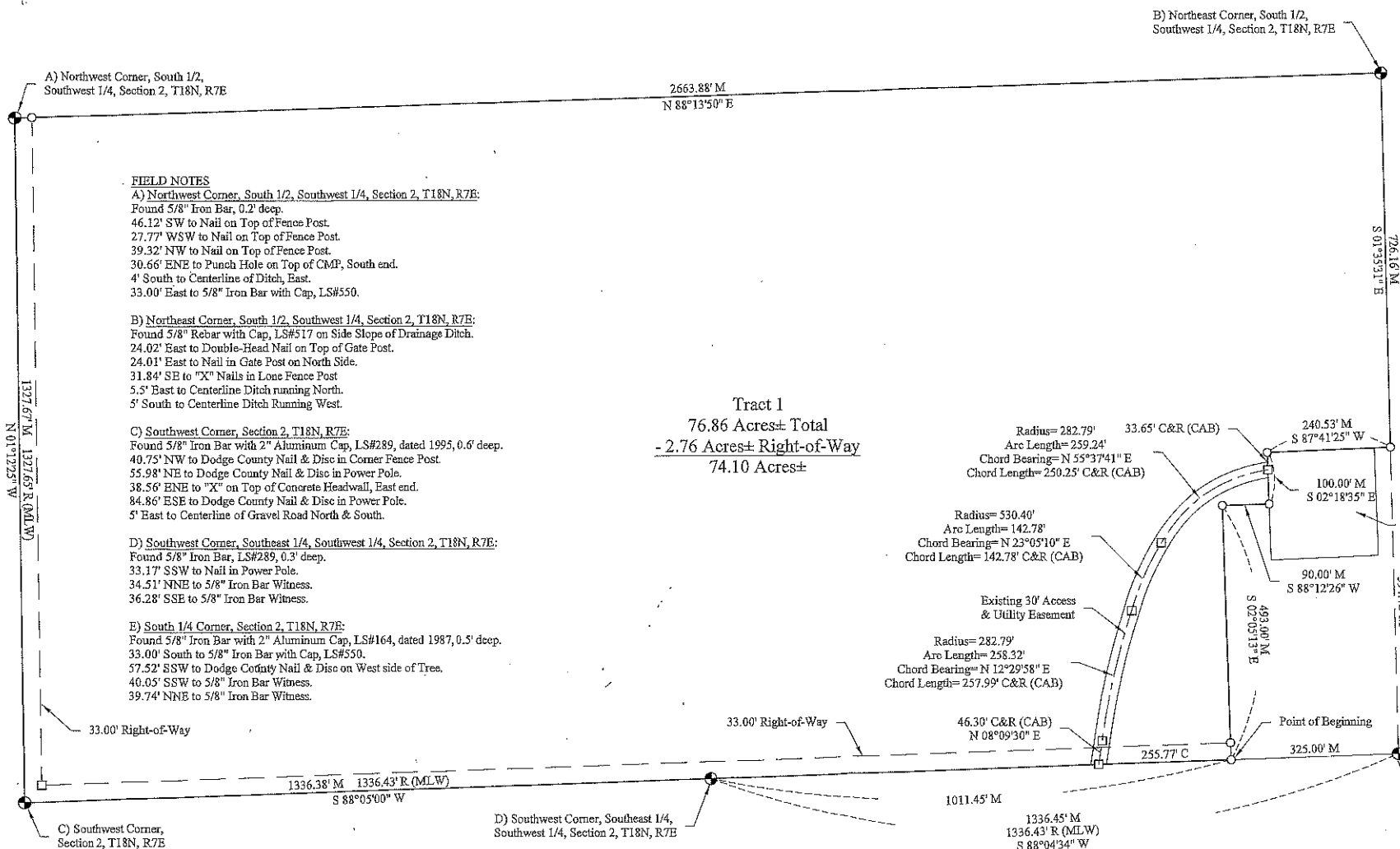
Situation Sketch

R-7-E



SECTION 2

Dodge County, Nebraska



Tract 1
 76.86 Acres± Total
 - 2.76 Acres± Right-of-Way
 74.10 Acres±

FIELD NOTES

A) Northwest Corner, South 1/2, Southwest 1/4, Section 2, T18N, R7E:
 Found 5/8" Iron Bar, 0.2' deep.

- 46.12' SW to Nail on Top of Fence Post.
- 27.77' WSW to Nail on Top of Fence Post.
- 39.32' NW to Nail on Top of Fence Post.
- 30.66' ENE to Punch Hole on Top of CMP, South end.
- 4' South to Centerline of Ditch, East.
- 33.00' East to 5/8" Iron Bar with Cap, LS#550.

B) Northeast Corner, South 1/2, Southwest 1/4, Section 2, T18N, R7E:

- Found 5/8" Rebar with Cap, LS#517 on Side Slope of Drainage Ditch.
- 24.02' East to Double-Head Nail on Top of Gate Post.
- 24.01' East to Nail in Gate Post on North Side.
- 31.84' SE to "X" Nails in Lone Fence Post
- 5.5' East to Centerline Ditch running North.
- 5' South to Centerline Ditch Running West.

C) Southwest Corner, Section 2, T18N, R7E:

- Found 5/8" Iron Bar with 2" Aluminum Cap, LS#289, dated 1995, 0.6' deep.
- 40.75' NW to Dodge County Nail & Disc in Corner Fence Post.
- 55.98' NE to Dodge County Nail & Disc in Power Pole.
- 38.56' ENE to "X" on Top of Concrete Headwall, East end.
- 84.86' ESE to Dodge County Nail & Disc in Power Pole.
- 5' East to Centerline of Gravel Road North & South.

D) Southwest Corner, Southeast 1/4, Southwest 1/4, Section 2, T18N, R7E:

- Found 5/8" Iron Bar, LS#289, 0.3' deep.
- 33.17' SSW to Nail in Power Pole.
- 34.51' NNE to 5/8" Iron Bar Witness.
- 36.28' SSE to 5/8" Iron Bar Witness.

E) South 1/4 Corner, Section 2, T18N, R7E:

- Found 5/8" Iron Bar with 2" Aluminum Cap, LS#164, dated 1987, 0.5' deep.
- 33.00' South to 5/8" Iron Bar with Cap, LS#550.
- 57.52' SSW to Dodge County Nail & Disc on West side of Tree.
- 40.05' SSW to 5/8" Iron Bar Witness.
- 39.74' NNE to 5/8" Iron Bar Witness.

1317.67M 1327.68 R (MLW)
N 01°17'25" W

C) Southwest Corner, Section 2, T18N, R7E

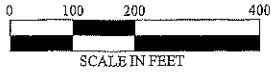
D) Southwest Corner, Southeast 1/4, Southwest 1/4, Section 2, T18N, R7E

Point of Commencement

E) South 1/4 Corner, Section 2, T18N, R7E



Drawn By: LRR
Date: December 17, 2021
Project Number: S-027-055
Scale: 1" = 200'

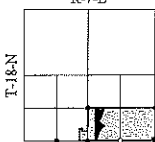


LEGEND

- ⊕ Section Corner Found
- ⊕ Section Corner Set (5/8"x24" I.B. w/Cap)
- Property Corner Set (5/8"x24" I.B. w/Cap)
- Property Corner Found
- M Measured Distance
- R Recorded Distance (MLW) Marvin L. Winkelman, LS#289, dated September 4, 1987 & November 9, 1995. (GLS) Gary L. Siedschlag, LS#517, dated April 20, 2012. (RLH) Richard L. Hansen, dated June 20, 2000. (CAB) Clark A. Boschult, LS#438, dated September 15, 2019.

Tract previously surveyed by Clark A. Boschult, dated September 15, 2019.
109.00' M
N 02°18'35" W
90.00' M
S 88°12'26" W

Situation Sketch



SECTION 2

Dodge County, Nebraska

A) Northwest Corner, South 1/2, Southeast 1/4, Section 2, T18N, R7E

2668.00' M
2667.88' R (GLS) 2667.91' R (MLW)
N 88°22'37" E

2011.83' M
S 88°22'37" W

B) Northeast Corner, South 1/2, Southeast 1/4, Section 2, T18N, R7E

FIELD NOTES

A) Northwest Corner, South 1/2, Southeast 1/4, Section 2, T18N, R7E:
Found 5/8" Rebar with Cap, LS#517 on Side Slope of Drainage Ditch.
24.02' East to Double-Head Nail on Top of Gate Post.
24.01' East to Nail in Gate Post on North Side.
31.84' SE to "X" Nails in Lone Fence Post.
5.5' East to Centerline ditch running North.
5' South to Centerline Ditch Running West.

B) Northeast Corner, South 1/2, Southeast 1/4, Section 2, T18N, R7E:
Found 5/8" Rebar, 0.3' deep.
59.50' SW to "X" Nails in Power Pole.
32.96' West to 5/8" Iron Bar Witness, LS#289.
32.05' West to "X" Nails in Corner Fence Post.
32.84' East to "X" Nails in Corner Fence Post.
33.00' East to 1" Iron Pipe Witness, LS#282.
3' West to Centerline of Gravel Road, North-South.

C) Southeast Corner, Southwest 1/4, Southwest 1/4, Section 2, T18N, R7E:
Found 5/8" Iron Bar, LS#289, 0.3' deep.
33.17' SSW to Nail in Power Pole.
34.51' NNE to 5/8" Iron Bar Witness.
36.28' SSE to 5/8" Iron Bar Witness.

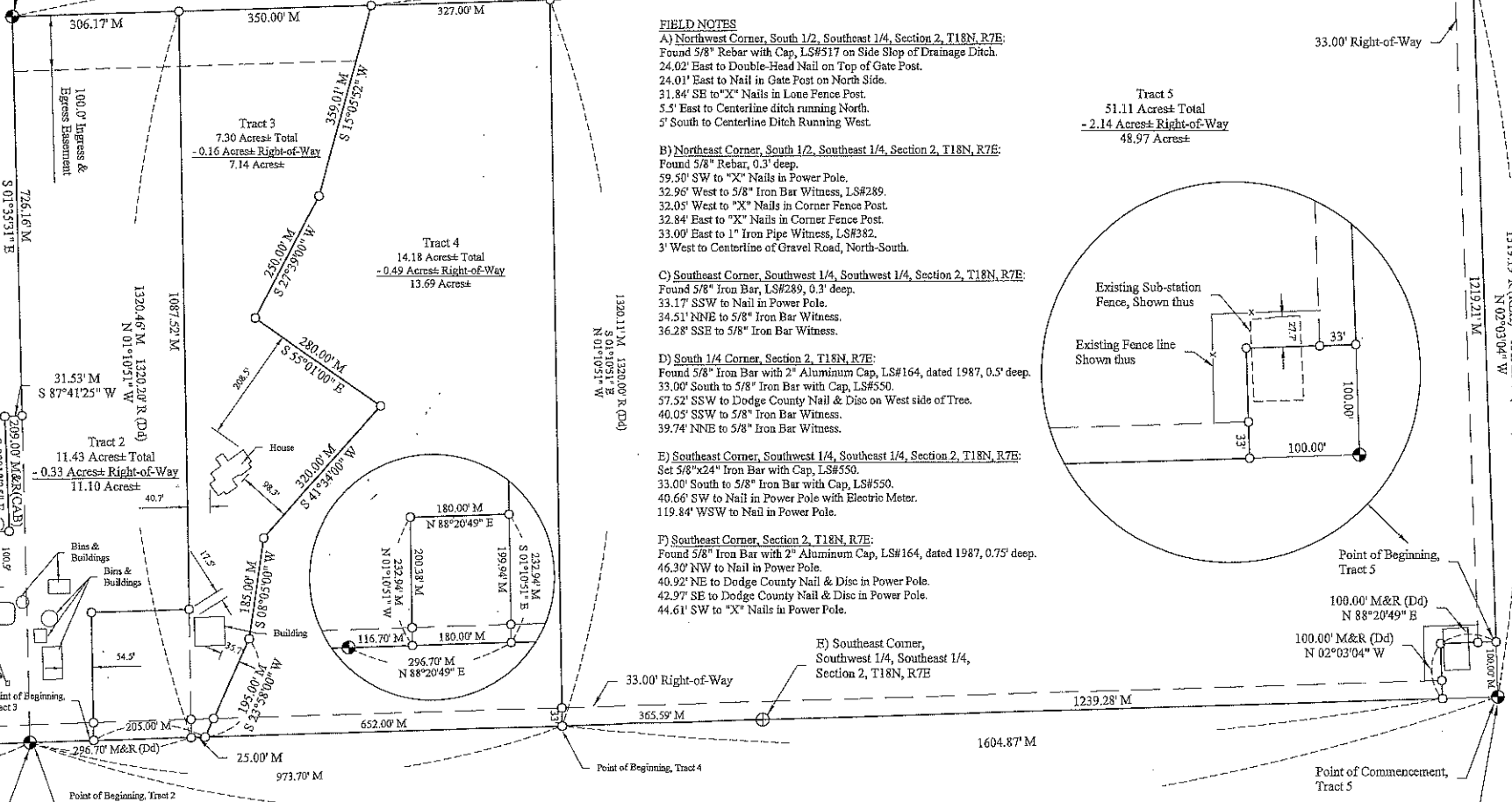
D) South 1/4 Corner, Section 2, T18N, R7E:
Found 5/8" Iron Bar with 2" Aluminum Cap, LS#164, dated 1987, 0.5' deep.
33.00' South to 5/8" Iron Bar with Cap, LS#550.
57.52' SSW to Dodge County Nail & Disc on West side of Tree.
40.05' SSW to 5/8" Iron Bar Witness.
39.74' NNE to 5/8" Iron Bar Witness.

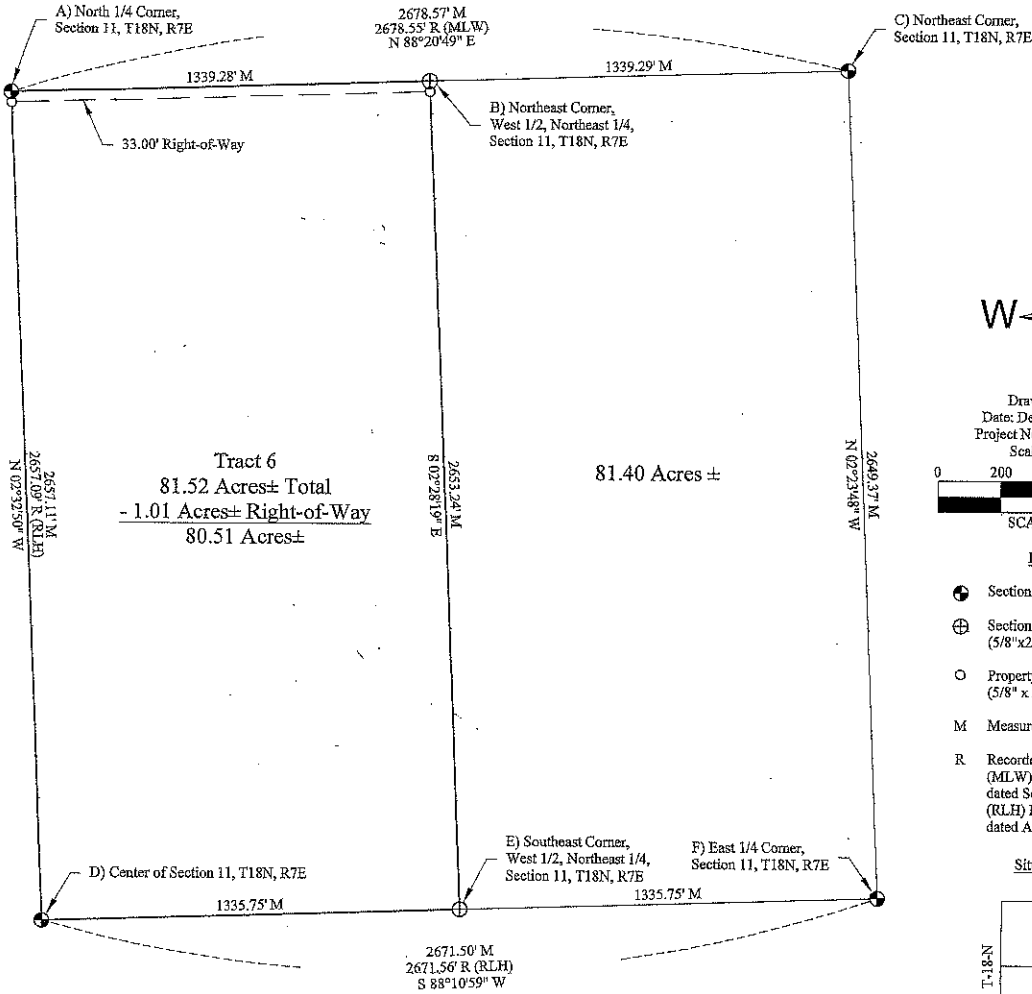
E) Southeast Corner, Southwest 1/4, Southeast 1/4, Section 2, T18N, R7E:
Set 5/8"x24" Iron Bar with Cap, LS#550.
33.00' South to 5/8" Iron Bar with Cap, LS#550.
40.66' SW to Nail in Power Pole with Electric Meter.
119.84' WSW to Nail in Power Pole.

F) Southeast Corner, Section 2, T18N, R7E:
Found 5/8" Iron Bar with 2" Aluminum Cap, LS#164, dated 1987, 0.75' deep.
46.30' NW to Nail in Power Pole.
40.92' NE to Dodge County Nail & Disc in Power Pole.
42.97' SE to Dodge County Nail & Disc in Power Pole.
44.61' SW to "X" Nails in Power Pole.

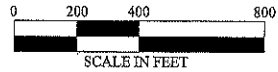
E) Southeast Corner, Southwest 1/4, Southeast 1/4, Section 2, T18N, R7E

2678.57' M
2678.55' R (MLW)
N 88°20'49" E
S 88°20'49" W





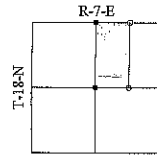
Drawn By: LRR
 Date: December 17, 2021
 Project Number: S-027-055
 Scale: 1" = 400'



LEGEND

- ⊕ Section Corner Found
- ⊕ Section Corner Set (5/8"x24" I.B. w/Cap)
- Property Corner Set (5/8" x 24" I.B. w/Cap)
- M Measured Distance
- R Recorded Distance (MLW) Marvin L. Winkelman, LS#289, dated September 4, 1987. (RLH) Richard L. Hansen, LS#382, dated April 5, 2002.

Situation Sketch



SECTION 11

Dodge County, Nebraska

FIELD NOTES

A) North 1/4 Corner, Section 11, T18N, R7E: Found 5/8" Iron Bar with 2" Aluminum Cap, LS#164, dated 1987, 0.5' deep.
 33.00' South to 5/8" Iron Bar with Cap, LS#550.
 57.52' SSW to Dodge County Nail & Disc on West side of Tree.
 40.05' SSW to 5/8" Iron Bar Witness.
 39.74' NNE to 5/8" Iron Bar Witness.

B) Northeast Corner, West 1/2, Northeast 1/4, Section 11, T18N, R7E: Set 5/8"x24" Iron Bar with Cap, LS#550.
 33.00' South to 5/8" Iron Bar with Cap, LS#550.
 40.66' SW to Nail in Power Pole with Electric Meter.
 119.84' WSW to Nail in Power Pole.

C) Northeast Corner, Section 11, T18N, R7E: Found 5/8" Iron Bar with 2" Aluminum Cap, LS#164, dated 1987, 0.75' deep.
 46.30' NW to Nail in Power Pole.
 40.92' NE to Dodge County Nail & Disc in Power Pole.
 42.97' SE to Dodge County Nail & Disc in Power Pole.
 44.61' SW to "X" Nails in Power Pole.

D) Center of Section 11, T18N, R7E: Found 3/4" Iron Pipe, 0.2' deep.
 Corner Falls on North Side of 2" Steel Post.
 No other ties available.

E) Southeast Corner, West 1/2, Northeast 1/4, Section 11, T18N, R7E: Set 5/8"x24" Iron Bar with Cap, LS#550.
 0.73' North to Nail on Top of Fence Post.
 18.23' ENE to Nail on Top of Fence Post.
 34.75' ENE to Nail on Top of Fence Post.

F) East 1/4 Corner, Section 11, T18N, R7E: Found 1" Iron Pipe, 0.9' deep.
 28.00' SW to "X" Nails in Brace Post.
 26.86' West to "X" Nails in Fence Post.
 53.00' West to 5/8" Rebar with Cap, LS#382.
 30.60' ESE to "X" Nails in Power Pole.