

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Marcy Eason for a conditional use permit, the Dodge County Planning Commission finds as follows (check as many as apply):

DISAPPROVAL - FACTUAL FINDINGS:

- 1. Does not protect the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will be injurious to the health, safety, morals and general welfare of the area.
- 3. Conditional use does not conform to the intent and purpose of the regulations and the comprehensive plan.
 - a. Use does not conform to regulations of the district in which it is located.
 - b. Ingress and egress are not designed to minimize congestion in the public street, road or highway.
 - c. Use is not in harmony with the character of the area and most appropriate use of the land.
 - d. Use does not conserve and stabilize the value of the property.
 - e. Use does not provide adequate open space for light and air.
 - f. Use adversely affects concentration of population.
 - g. Use congests public streets.
 - h. Use does not promote public safety, health, convenience and comfort.
 - i. Other: _____

APPROVAL - FACTUAL FINDINGS:

- 1. Conditional use protects the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will not be injurious to the health, safety, morals and general welfare of the area.

- _____ 3. Conditional use conforms to the intent and purpose of the regulations and the comprehensive plan.
- _____ a. Use conforms to regulations of the district in which it is located.
 - _____ b. Ingress and egress are designed to minimize congestion in the public street, road or highway.
 - _____ c. Use is in harmony with the character of the area and most appropriate use of the land.
 - _____ d. Use conserves and stabilizes the value of the property.
 - _____ e. Use provides adequate open space for light and air.
 - _____ f. Use does not adversely affect concentration of population.
 - _____ g. Use does not congest public streets.
 - _____ h. Use promotes public safety, health, convenience and comfort.
 - _____ i. Other: _____

DATED this 21 day of June, 2022.

BY: _____

LOT SPLIT APPLICATION
Dodge County, Nebraska

Date 5/16/2022

Property Owner's Name Marcy Eason

Address: 2095 City Rd 10, North Bend, NE 68649

Phone No. 415-377-4927

Legal Description of the Property to be split: ~~sect. 15 Township 17~~ East 1/2 NW 1/4 NW 1/4, NW 1/4, NW 1/4 Govt Lot 4 section 15 T17N

Number of Acres being split off 5.04 ± Zoning District Platte River Corrid. R6E

Total Number of Acres the subdivision subdivided from 160 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) MARCY EASON

Applicant's Address 2095 City Rd, North Bend, NE 68649

Applicant's Signature [Handwritten Signature]

2022 MAY 16 PM 1:51
RECEIVED
Dodge County Highway Dept

OFFICE USE ONLY

Permit No. 2022-005

Date June 21, 2022 Approved _____
Disapproved _____

Chairman, Dodge Co. Planning Comm.

Date June 29, 2022 Approved _____
Disapproved _____

Chairman, Dodge Co. Board of Superv.

APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska

Date 5/15/2022
Property Owner's Name Marcy Eason
Address: 2095 Cty Rd 10, North Bend, NE 68649
Phone No. (415) 377-4927 (Home) _____ (Work)

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

Section 15 Township 17 Range 6 Lot No. 4
Location within Section East half of NW quarter Lot Size 5.04 +- (Sq.Ft./Acres)
Estimated Cost of Structure/Use \$ 60,000 Zoning District PR-C

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 waste ground

South Platte River

East waste ground

West waste ground

Justification

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

1. What is the general character of the area? Describe. River front, sand, waste ground
~~Base~~
2. Can soil conditions support the proposed development? What is the soil classification of the area?
Sand, no changes proposed.
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?
n/a 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? Private road, no updates

Enclosed:
Site Plan yes 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 no

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 Mary K E Mailing Address 2095 City Rd 10,
North Bend, NE 68649

OFFICE USE ONLY

PERMIT NO. 2022-009

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 6-21-22 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Planning Comm

Date 6-29-22 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Board of Comm

_____ See attachment for added conditions.

ATTEST _____
Dodge County Clerk

Dated this 29 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:



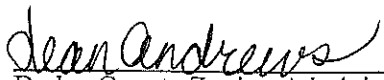
Address of Applicant:

2095 Cty Rd 10, North Bend, NE 68649

In witness whereof, the parties aforesaid have hereto set their hand with this application 16 day of May 2022

Date filed with Dodge County Joint Planning Commission: 6-21-22

Date filed with Dodge County Board of Supervisors: 6-29-22



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. 2022-005

Property Owner's Name MARCY K. EASON

Address 2095 County Rd 10, North Bend, NE 68049

Legal Description East half NW quarter 15 17 6 Lot 4

Lot Size and Number of Acres 5.04±

Distance from Nearest Livestock Operation n/a

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 Marcy K E

Mailing Address 2095 Cty Rd 10, North Bend, NE 68049

Telephone No. (415) 377-4927

OFFICE USE ONLY

Marcy K. Eason 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 6-21-22

Chairman, Dodge County Planning Commission

DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator
Flood Plain Manager

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

June 2, 2022

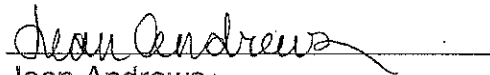
Marcy Eason
2095 County Road 10
North Bend, NE 68649

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held June 21, 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 29, 2022 where your applications will be heard at approximately 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: Mike Eason
File

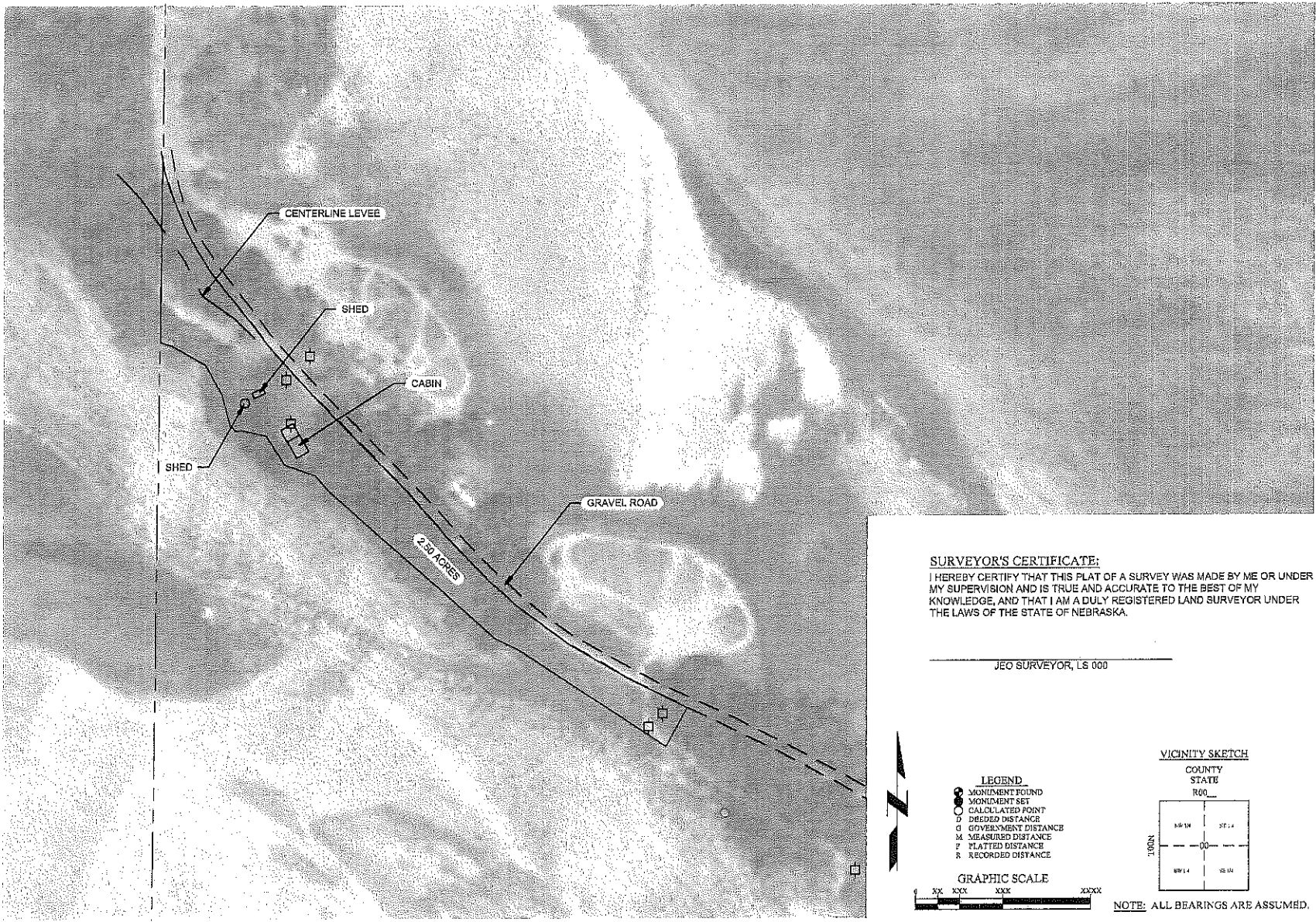


2019
 PRJ LINE 1
 PRJ LINE 2
 PRJ LINE 3
 SURVEY RECORD

SHEET NAME

PROJECT NO. R000000.00
 DATE 10/19/2021
 DRAWN BY JNE
 FILE NAME SV_21555.dwg
 FIELD BOOK FIELD BOOK
 FIELD CREW XXXX
 SURVEY FILE NO. 000000

11X17



SURVEYOR'S CERTIFICATE:

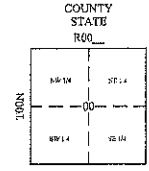
I HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

JEO SURVEYOR, LS 000

- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
 - D DEED DISTANCE
 - G GOVERNMENT DISTANCE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE



VICINITY SKETCH



NOTE: ALL BEARINGS ARE ASSUMED.

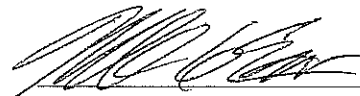
PURCHASE AGREEMENT

This Purchase Agreement is made the date hereinafter stated by and between Christensen Corporation, a Nebraska corporation, hereinafter referred to as the Buyer, and Michael G. Eason and Claire R. Eason, husband and wife, hereinafter referred to as the Seller.

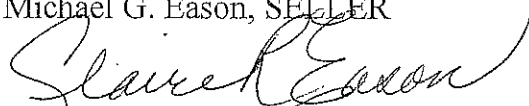
1. Seller shall convey to Buyer a 13.8-acre tract of real estate along the Platte River, legally described as follows:

Tax Lot 104 in Section 15, Township 17, Range 6 East, Dodge County, Nebraska, being Parcel ID# 270093603, being 13.531 acres of which 12.1 acres is in the Platte River.

2. At the expense of Seller there shall be surveyed from the aforescribed real estate a 5-acre tract which shall be conveyed by Buyer to Marcy Eason pursuant to a separate Purchase Agreement. Part of said 13.8-acre tract lies within the 5 acres to be sold to Marcy Eason.
3. Buyer shall retain an 0.8-acre tract of land lying between the road which is on the north side of said 5-acre tract referred to above, and Eason Lake. Said 0.8-acre tract of land abuts said 5-acre tract and lies between the road and Eason Lake.
4. After the aforementioned 5-acre tract has been conveyed by Christensen Corporation to Marcy Eason, Christensen Corporation shall convey to Marcy Eason the balance of said 13.8-acre tract less said 0.8-acre tract of land referred to above.
5. This Purchase Agreement shall be binding upon and enure to the benefit of the Seller and the Buyer and their respective successors and assigns.



Michael G. Eason, SELLER



Claire R. Eason, SELLER

CHRISTENSEN CORPORATION, BUYER

By



Its President

NEBRASKA DOCUMENTARY STAMP TAX
 May 04, 2022 \$ 2.25
 By: CG
 # 202202594

DOCUMENT#: 202202594
 Recorded 05-04-2022 at 11:17 AM
 Carol Givens
 Carol Givens, Register of Deeds
 DODGE COUNTY NE
 Pages: 1 Fee: \$10.00

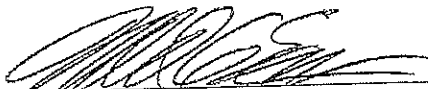
After recording, please return to: Thomas B. Thomsen, 340 E. Military Ave., Fremont, NE 68025

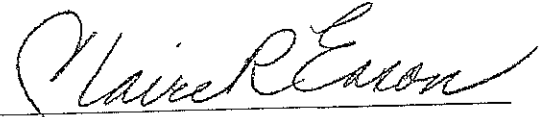
QUITCLAIM DEED

Michael G. Eason and Claire R. Eason, husband and wife, Grantor(s), whether one or more, in consideration of \$1.00 and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Christensen Corporation, a Nebraska corporation, Grantee, the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Dodge County, Nebraska:

Tax Lot 104 in Section 15, Township 17, Range 6 East, Dodge County, Nebraska, being Parcel ID# 270093603, being 13.531 acres of which 12.1 acres is in the Platte River.

Dated: May 3, 2022


 Michael G. Eason

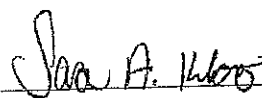

 Claire R. Eason

STATE OF NEBRASKA)
) ss.
 COUNTY OF DODGE)

On this 3rd day of May, 2022, before me a Notary Public in and for said county, personally appeared Michael G. Eason and Claire R. Eason, husband and wife, to me personally known to be the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution of the same to be their voluntary act and deed, for the purpose therein set forth.

WITNESS, my hand and official seal the day and year last above written.

GENERAL NOTARY - State of Nebraska
 SARA A. KLCO
 My Comm. Exp. May 21, 2025


 Notary Public

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the applicable item number.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number DODGE - 27		3 Date of Sale/Transfer Mo. <u>05</u> Day <u>03</u> Yr. <u>2022</u>		4 Date of Deed Mo. <u>05</u> Day <u>03</u> Yr. <u>2022</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Michael G. Eason & Claire R. Eason Street or Other Mailing Address 956 Highway 30 City North Bend State NE Zip Code 68649				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Christensen Corporation, a Nebraska corporation Street or Other Mailing Address P.O. Box 709 City Fremont State NE Zip Code 68026			
Phone Number (402) 720-1023		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Email Address				Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Recreational	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input checked="" type="checkbox"/> Quit Claim	<input type="checkbox"/> Warranty

9 Was transfer part of IRS like-kind exchange (I.R.C. § 1031 Exchange) by buyer or seller?
 Buyer Seller No

10 Type of Transfer

<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Sale
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input checked="" type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Other (Explain) _____				

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
 \$100 **\$340**

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18 Address of Property

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Same as #5 above.

18a No address assigned 18b Vacant land

20 Legal Description (Attach additional pages, if needed.)
Tax Lot 104 in Section 15, Township 17, Range 6 East, Dodge County, Nebraska, being Parcel ID# 270093603, being 13.531 acres of which 12.1 acres is in the Platte River.

21 If agricultural, list total number of acres transferred in this transaction _____

22 Total purchase price, including any liabilities assumed	22	\$	100
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.) (see instructions)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	100

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Thomas B. Thompson
 Print or Type Name of Grantee or Authorized Representative

Attorney At Law
 Title

(402) 721-7111
 Phone Number

5/3/22
 Date

Register of Deed's Use Only

25 Date Deed Recorded Mo. _____ Day _____ Yr. _____	27 Value of Stamp or Exempt Number \$ _____	28
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Nebraska Department of Revenue
 Form No. 96-269-2008 10-2020 Rev. Supersedes 96-269-2008 Rev. 6-2019

Grantee—Retain a copy of this

NEBRASKA DOCUMENTARY STAMP TAX
May 04, 2022 **\$ 2.25**

By: CG
 # 202202594

PURCHASE AGREEMENT

This Purchase Agreement is made the date hereinafter stated by and between Christensen Corporation, a Nebraska corporation, hereinafter referred to as the Seller, and Marcy K. Eason, hereinafter referred to as the Buyer.

1. Seller shall sell to Buyer a 5-acre tract of real estate, legally described on Exhibit A which is attached hereto and incorporated herein by reference as if fully set forth.
2. The purchase price shall be the sum of Sixty Thousand Dollars (\$60,000.00) which shall be paid by Buyer to Seller at the time of Closing.
3. Closing shall take place on or before the 1st day of June, 2022.
4. This Purchase Agreement is subject to the approval of the Dodge County Board of Supervisors to the subdivision of said 5-acre tract of land. Closing hereof may be extended to seek final approval from the Dodge County Board of Supervisors.
5. In addition, Seller shall grant unto Buyer an Easement for ingress and egress along the road which abuts said 5-acre tract generally on the north side of it and between said 5-acre tract and Eason Lake.
6. All survey costs of said 5-acre tract shall be paid by the Buyer.
7. Documentary revenue on the aforescribed conveyance shall be paid by Seller at the time of Closing.
8. The 2021 real estate taxes on said 5-acre tract shall be paid by Buyer.
9. This Agreement shall be binding and enure to the benefit of the Seller and the Buyer and their respective successors and assigns.

CHRISTENSEN CORPORATION, SELLER

By Thomas B. Christensen
Its President

Marcy K. Eason
Marcy Eason, BUYER

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 4, ALL IN FRACTIONAL SECTION 15, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 15; THENCE S00°44'37"W (ASSUMED BEARING) ON THE WEST LINE OF SAID FRACTIONAL SECTION 15, A DISTANCE OF 388.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°44'37"W ON SAID WEST LINE, A DISTANCE OF 303.95 FEET; THENCE S63°19'36"E, A DISTANCE OF 87.14 FEET; THENCE S22°07'22"E, A DISTANCE OF 110.77 FEET; THENCE S73°00'53"E, A DISTANCE OF 65.26 FEET; THENCE S32°01'04"E, A DISTANCE OF 59.06 FEET; THENCE S71°09'38"E, A DISTANCE OF 56.69 FEET; THENCE S49°15'05"E, A DISTANCE OF 464.67 FEET; THENCE S55°47'31"E, A DISTANCE OF 677.89 FEET; THENCE S43°28'25"E, A DISTANCE OF 254.63 FEET; THENCE S11°12'12"E, A DISTANCE OF 28.38 FEET; THENCE S49°55'58"E, A DISTANCE OF 112.93 FEET; THENCE S18°15'46"E, A DISTANCE OF 161.62 FEET; THENCE S31°17'44"E, A DISTANCE OF 172.98 FEET; THENCE S08°54'51"E, A DISTANCE OF 155.14 FEET; THENCE S06°24'12"W, A DISTANCE OF 73.71 FEET; THENCE S43°32'33"E, A DISTANCE OF 88.15 FEET; THENCE S03°56'30"E, A DISTANCE OF 55.25 FEET; THENCE S62°12'16"E, A DISTANCE OF 30.90 FEET; THENCE N54°23'57"E, A DISTANCE OF 34.06 FEET; THENCE N24°37'23"W, A DISTANCE OF 47.19 FEET; THENCE N16°19'22"W, A DISTANCE OF 289.21 FEET; THENCE N18°44'58"W, A DISTANCE OF 344.61 FEET; THENCE N23°59'36"W, A DISTANCE OF 91.28 FEET; THENCE N37°59'35"W, A DISTANCE OF 116.33 FEET; THENCE N34°34'43"W, A DISTANCE OF 213.01 FEET; THENCE N55°11'10"W, A DISTANCE OF 141.08 FEET; THENCE N63°20'48"W, A DISTANCE OF 396.15 FEET; THENCE N60°10'10"W, A DISTANCE OF 179.05 FEET; THENCE N47°10'04"W, A DISTANCE OF 166.96 FEET; THENCE N43°00'30"W, A DISTANCE OF 501.44 FEET; THENCE N38°09'43"W, A DISTANCE OF 168.97 FEET; THENCE N30°02'23"W, A DISTANCE OF 91.03 FEET; THENCE N19°15'14"W, A DISTANCE OF 114.23 FEET TO THE POINT OF BEGINNING, CONTAINING 5.04 ACRES, MORE OR LESS.

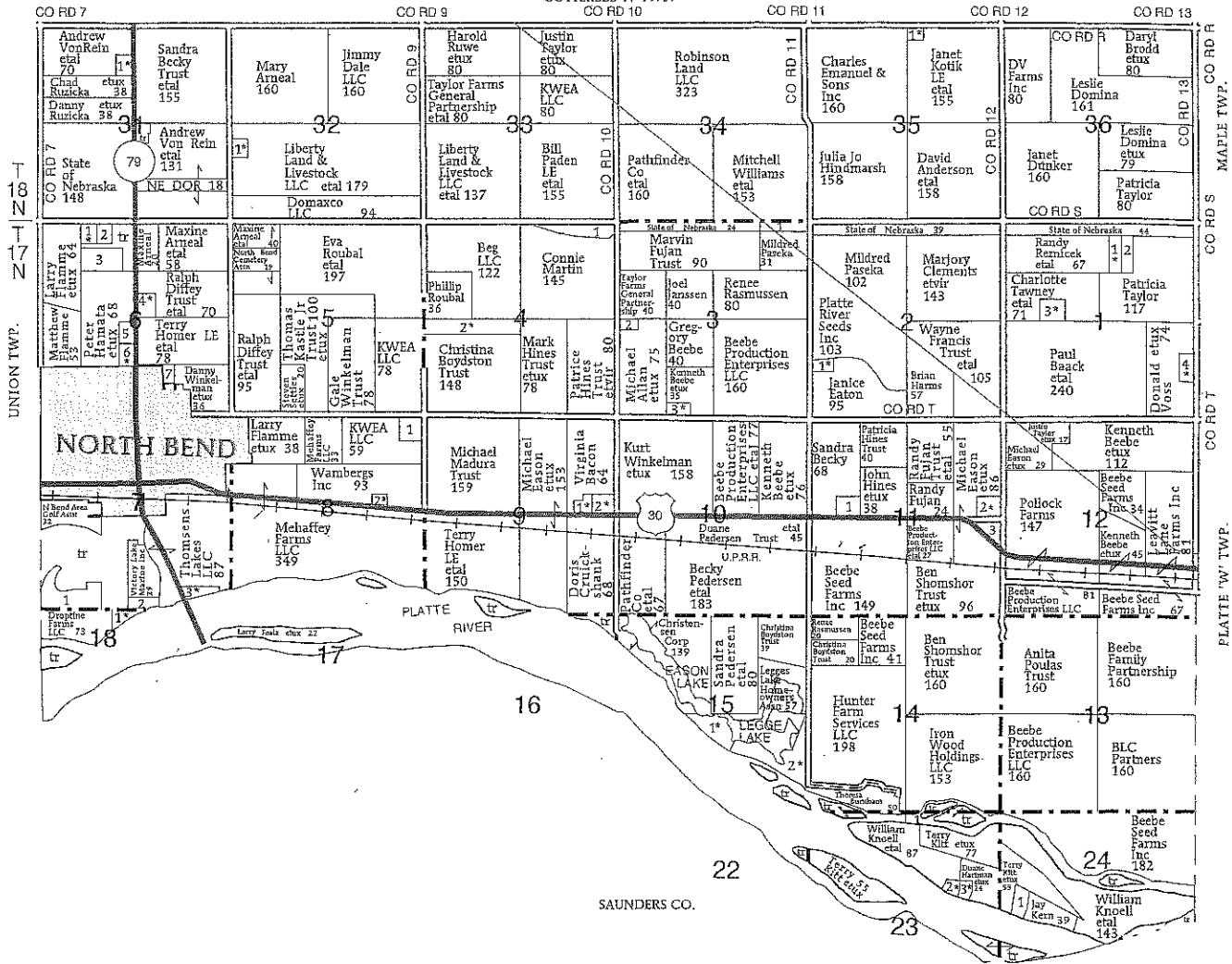
Ex A

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND GOVERNMENT LOT 4, ALL IN FRACTIONAL SECTION 15, TOWNSHIP 17 NORTH, RANGE 6 EAST OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 15; THENCE S00°44'37"W (ASSUMED BEARING) ON THE WEST LINE OF SAID FRACTIONAL SECTION 15, A DISTANCE OF 388.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°44'37"W ON SAID WEST LINE, A DISTANCE OF 303.95 FEET; THENCE S63°19'36"E, A DISTANCE OF 87.14 FEET; THENCE S22°07'22"E, A DISTANCE OF 110.77 FEET; THENCE S73°00'53"E, A DISTANCE OF 65.26 FEET; THENCE S32°01'04"E, A DISTANCE OF 59.06 FEET; THENCE S71°09'38"E, A DISTANCE OF 56.69 FEET; THENCE S49°15'05"E, A DISTANCE OF 464.67 FEET; THENCE S55°47'31"E, A DISTANCE OF 677.89 FEET; THENCE S43°28'25"E, A DISTANCE OF 254.63 FEET; THENCE S11°12'12"E, A DISTANCE OF 28.38 FEET; THENCE S49°55'58"E, A DISTANCE OF 112.93 FEET; THENCE S18°15'46"E, A DISTANCE OF 161.62 FEET; THENCE S31°17'44"E, A DISTANCE OF 172.98 FEET; THENCE S08°54'51"E, A DISTANCE OF 155.14 FEET; THENCE S06°24'12"W, A DISTANCE OF 73.71 FEET; THENCE S43°32'33"E, A DISTANCE OF 88.15 FEET; THENCE S03°56'30"E, A DISTANCE OF 55.25 FEET; THENCE S62°12'16"E, A DISTANCE OF 30.90 FEET; THENCE N54°23'57"E, A DISTANCE OF 34.06 FEET; THENCE N24°37'23"W, A DISTANCE OF 47.19 FEET; THENCE N16°19'22"W, A DISTANCE OF 289.21 FEET; THENCE N18°44'58"W, A DISTANCE OF 344.61 FEET; THENCE N23°59'36"W, A DISTANCE OF 91.28 FEET; THENCE N37°59'35"W, A DISTANCE OF 116.33 FEET; THENCE N34°34'43"W, A DISTANCE OF 213.01 FEET; THENCE N55°11'10"W, A DISTANCE OF 141.08 FEET; THENCE N63°20'48"W, A DISTANCE OF 396.15 FEET; THENCE N60°10'10"W, A DISTANCE OF 179.05 FEET; THENCE N47°10'04"W, A DISTANCE OF 166.96 FEET; THENCE N43°00'30"W, A DISTANCE OF 501.44 FEET; THENCE N38°09'43"W, A DISTANCE OF 168.97 FEET; THENCE N30°02'23"W, A DISTANCE OF 91.03 FEET; THENCE N19°15'14"W, A DISTANCE OF 114.23 FEET TO THE POINT OF BEGINNING, CONTAINING 5.04 ACRES, MORE OR LESS.

EYA

(Landowners)
COTTERELL 'N' TWP.
CO RD 10



COTTERELL 'S' TOWNSHIP
SECTION 1

- 1. Tawney LE, Charlotte etal 7
- 2. Reznicek, Julie 8
- 3. Dorcey, Michael etux 9
- 4. Poessnecker, Thilo etux 6

SECTION 2

- 1. Emanuel, Christopher etux 5

SECTION 3

- 1. NE DOR 9

- 2. Beard, Scott 5
 - 3. Brown, Jeffrey etux 5
- SECTION 4**
- 1. State of Nebraska 14
 - 2. Panning, Bradley etux 12

SECTION 6

- 1. Benzel, Bradley etux 6
- 2. Dvorak Well Inc 5
- 3. Cerney Trust, Rita 15
- 4. Muller, Jerry etux 8
- 5. Mountain Tower & Land LLC 5

- 6. Settles, Michael etux 6
 - 7. Coen, Michael 6
- SECTION 7**
- 1. Pioneer Lake Home Owners Assn 31
 - 2. City of North Bend 9
 - 3. Parr, Linda etal 13

SECTION 8

- 1. Chesley, Joan 14
- 2. Wamberg, Donald etux 7

SECTION 9

- 1. Quota, Mark etux 5

- 2. Hansen, Kim etal 5
- SECTION 11**

- 1. Steffensm, Larry 7
- 2. Vrana, Douglas etux 10
- 3. Nebraska Irrigated Seeds LLC 8

SECTION 15

- 1. Hamilton, Steven etux 8
- 2. James Trust, Phillip etux 34

SECTION 18

- 1. Lux, Dean etux 9

SECTION 23

- 1. Iron Wood Holdings LLC 34
- 2. Young, Chad etal 6
- 3. Rector, Doris etal 7

SECTION 24

- 1. Thomas, Steven 9

SECTION 31

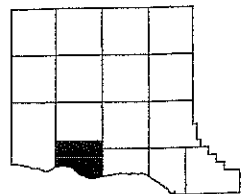
- 1. Ladehoff, Harlan etux 7

SECTION 32

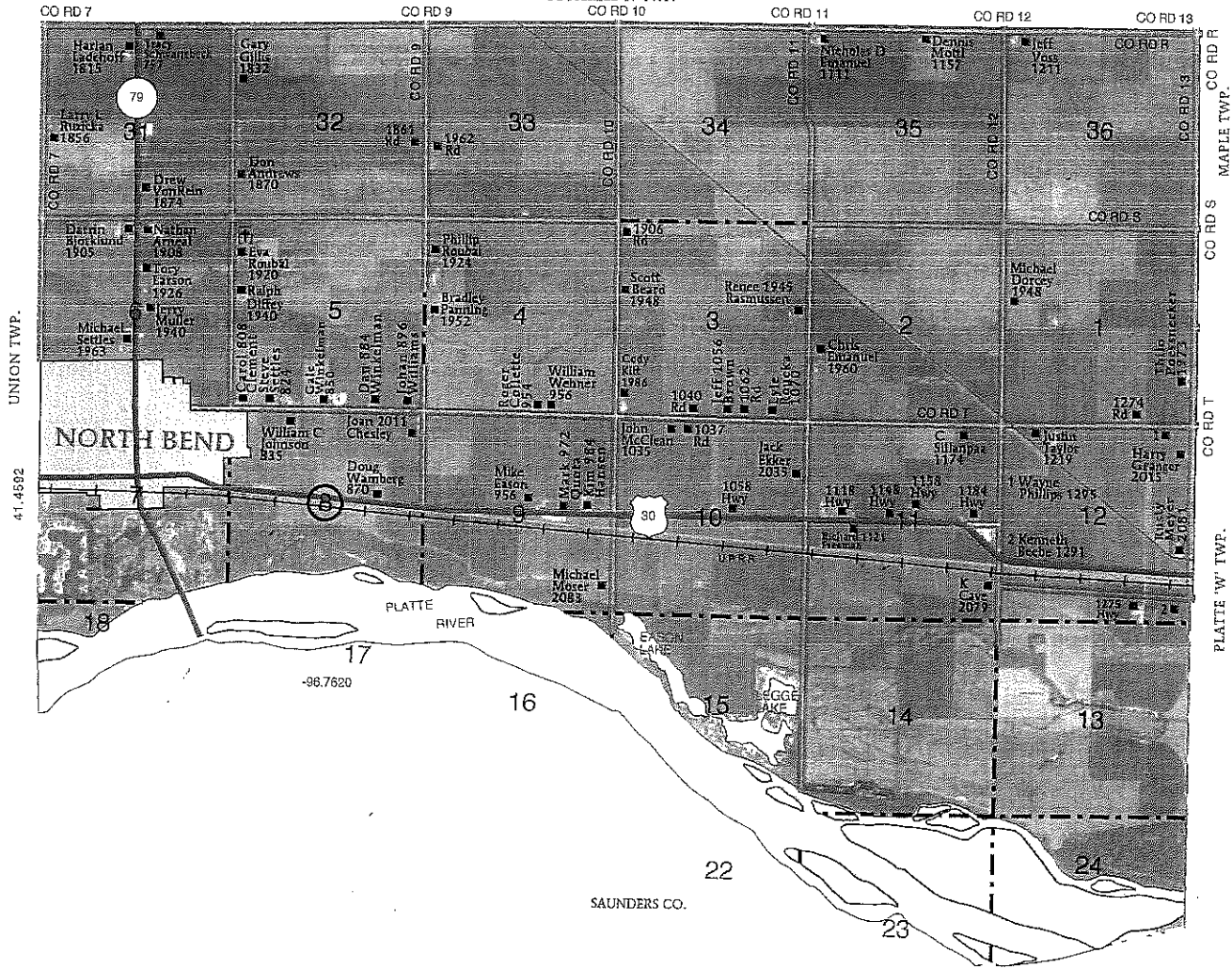
- 1. Andrews, Don etux 5

SECTION 35

- 1. Mottl, Dennis etux 5



(Residents - Owners or Renters)
COTTERELL 'N' TWP.
CO RD 10



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

June 3, 2022

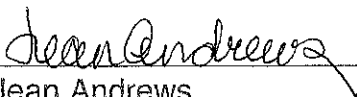
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a Public Hearing on Tuesday, June 21, 2022 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3rd Floor, Dodge County Courthouse, Fremont, NE 68025 to consider the request of Marcy K. Eason of 2095 County Rd. 10, North Bend, NE 68649 to subdivide a 5.04 acre tract and obtain a Conditional Use Permit for an existing dwelling as per Article 20, Section 2. Conditional Uses, Section 3.10 Exemptions located in E. ½ NW ¼, NW ¼, NW ¼, Government Lot 4, Section 15, Township 17 North, Range 6 East in South Cotterell Township, Zoning District PRC, Platte River Corridor.

The Dodge County Planning Commission will hold a public hearing on the matter at 4:30 P.M., Tuesday, June 21, 2022 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 the 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: **Mike Eason**

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 Northeast Quarter of the Northwest Quarter & Tax Lot 103 & 105 in Section 15, Township 17 North, Range 6 East of the 6th P.M., Dodge County, Nebraska.

The Southwest Quarter of the Southwest Quarter & Tax Lot 11 & 12 in Section 10, Township 17 North, Range 6 East of the 6th P.M., Dodge County, Nebraska.

8 Acres (6A river & 2A island) in Section 16, Township 17 North, Range 6 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 attached

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: May 11, 2022

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



Registered Abstractor
Certificate No. 147
Order No. 220456

2022 MAY 17 AM 11:54
RECEIVED
DODGE COUNTY HWYWAY # 394

Beebe Seed Farms Inc 1291 Old Lincoln Hwy North Bend, NE 68649-2011	TL 1,2 & 14	9 - 17 - 6	270093338
Mark & Patrick Luger 1848 Boston Cir Lincoln, NE 68521-1558	Pt NE1/4 NE1/4	16 - 17 - 6	270093618
Michael G. & Claire R. Eason 956 Highway 30 North Bend, NE 68469-2000	TL 104	15 - 17 - 6	270093604
Douglas R. Bugay Kathleen Healey 323 S 54th St Omaha, NE 68132-3403	Tracts A & B, Lot 18	Legge's Lake	270094738
Steven & Theresa Hamilton PO Box 310 North Bend, NE 68649-0310	PT Lot 18	Legge's Lake	270094745
Ian & M. Suzan Crabb 512 S 12th St, Apt 320 Omaha, NE 68102-2891	Lot 19	Legge's Lake	270094752
Legge's Lake Homeowners Assoc Inc 184 Legge Lk North Bend, NE 68649-2004	Legge's Lake TL 25 & 28	15 - 17 - 6	270093590
Sandra Becky Pedersen (TIC ETAL Duane M. Pedersen (TIC ETAL % Duane M. Pedersen 1661 County Rd 16 Ames, NE 68621-2111	W1/2 NE1/4	15 - 17 - 6	270093569

Becky, Sandra Pedersen (TIC ETAL Duane Pedersen (TIC ETAL % Duane M. Pedersen 1661 County Rd 16 Ames, NE 68621-2111	S1/2 SE1/4 & SE1/4 SW1/4, TL 1 & 6	10 -17 - 6	270093401
Michael J. Moser Erin R. Moser 2083 County Rd 10 North Bend, NE 68649-2001	TL 13	9 -17 - 6	270093345
David W. & Shannon L. McDonald 984 Hwy 30 North Bend, NE 68649-2000	TL 20	9 - 17 - 6	270136590
Kurt E. & Amy B. Winkelman PO Box 642 North Bend, NE 68649-0642	PT TL 9 & All TL 10	10 - 17 - 6	270093394
Duane Pedersen (TR) & Sandra Becky Pedersen % Duane M. Pedersen 1661 County Rd 16 Ames, NE 68621-2111	TL 2 & 7	10 - 17 - 6	270093408