

AGENDA
CITY OF YUTAN
PLANNING COMMISSION
Tuesday, August 8th, 2023
6:00 P.M. – Yutan City Hall

Anyone desiring to speak on any item on the agenda is invited to do so but should limit himself/herself to 3 minutes. After being recognized by the Chairperson, give your name and address for the record. Anyone desiring to speak for a longer period should make arrangements with the city clerk prior to the meeting. All speakers shall address the planning commission only. Anyone attending the meeting that may require auxiliary aid or service should contact the city clerk in advance.

6:00 Meeting to Order

Statement of Location of the Open Meetings Act

Approve minutes from the June 13th, 2023, Meeting.

Roll Call

- 1) Presentation/Conversation with Jeff Ray, JEO, City of Yutan Zoning Administrator. To begin updating the Zoning Ordinance and Subdivision Regulations.
- 2) Ordinance 801 - Zoning Text Amendment to allow Law Office as a conditional use in TA Zoning.
 - a. Staff Report
 - b. Public Hearing
 - c. Ordinance 801 Commission Recommendation
- 3) Conditional Use Permit - Chief Dilwig (Vandenack Law Office)
 - a. Staff Report
 - b. Public Hearing
 - c. Resolution Conditional Use Permit Commission Recommendation
- 4) Commission Discussion/Items For Next Meeting

Meeting Adjourned

CITY OF YUTAN
P.O. BOX 215 112 VINE ST.
YUTAN, NE 68073
(402) 6252112

EXTRACT FROM MINUTES OF A YUTAN PLANNING COMMISSION MEETING, IN THE COUNTY OF SAUNDERS, STATE OF NEBRASKA HELD AT THE YUTAN CITY HALL IN SAID CITY ON THE 13TH DAY OF JUNE 2023, AT 7:00 p.m.

Notice of the meeting was given in advance thereof by posting notice, a designated method for giving notice, as shown by the Certificate of Posting Notice attached to these minutes. Notice of this meeting was given to all members of the Yutan Planning Commission, and a copy of their acknowledgment of receipt of notice and the agenda is attached to these minutes. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

The meeting was called to order at 7:00 p.m. by Commission Chairperson Duffy. Planning Commission Members Duffy, Gay, Smith, and Shea were present, members Thompson and Kitt were absent. Duffy informed all individuals present of the location of the Open Meetings Act.

- 1) A motion to approve minutes from April 11th 2023, the meeting was made by Smith and seconded by Gay. Upon roll call, vote was as follows: YEA: Duffy, Smith, Winn, Shea, Gay. NO: None ABSENT: Thompson, Kitt. Motion Carried
- 2) Ordinance 800 - Off Street Parking Updates - City Administrator Heaton presented to the commission a change in what defines a parking space, citing other sections of the zoning ordinance that specify a parking space to be 9x18 as a good start, with the additional language requiring coverage of at least the width and length of the vehicle being stored. Smith asked about just having the definition read the width and length of the vehicle. Duffy opened a public hearing at 7:06. Lindsey Nelson asked if this parking space would count against green space, Heaton advised that he would have to check the lot coverage definition for an answer. Justin Barney also asked about the lot coverage concern, and asked about when a driveway would need to be paved. Heaton stated that any changes to the layout over 50% would require a permit and pavement. The public hearing closed at 7:12. Smith stated that he would like to wait on voting until the lot coverage question could be answered. A motion to Table for further information was made by Smith and seconded by Shea. Upon roll call, the vote was as follows YEA: Duffy, Smith, Winn, Shea, Gay. NO: None ABSENT: Thompson, Kitt. Motion Carried
- 3) Resolution 2023-1 Redevelopment Plan Amendment - Thompson and Sons TIF - Heaton presented a potential amendment to the redevelopment plan to allow for the Mason Creek 2 apartments to be constructed in part with TIF funds. Heaton gave a brief presentation on TIF, explaining that the TIF funds can only be used for eligible expenses in the blighted area, that this would not increase the blighted area since this site is already in that. Heaton also presented to the group that the excess TIF funds would then be under the CRA which will work with the City to help fully or at least partially fund the infrastructure improvements to 1st and poplar. Smith and Shea questioned if the city needed more TIF projects and if this is the best route to grow. Duffy expressed concerns for using TIF on a residential project, but felt that in this case a small multifamily project would not be a burden on the schools and has benefits to the community. A public hearing was opened at 7:28, Lindsey Nelson asked how long this TIF project would be and if there were any restrictions on what those funds could be used for. Heaton explained that this would be a 15 year TIF and that the

redeveloper can only be compensated for eligible TIF costs and must provide invoices to get reimbursed. The excess funds can then be used by the community to do improvements in the blighted area. The public hearing was closed at 7:31. A motion to recommend approval to the city council of resolution 2023-1 was made by Duffy and seconded by Winn. Upon roll call the vote was as follows YEA: Shea, Winn, Duffy, Gay. ABSTAIN: Smith. NO: none. ABSENT: Thompson and Kitt

A motion to adjourn the meeting was made by Shea and seconded by Smith. Upon roll call vote was as follows YEA: Duffy, Gay, Shea, Winn, Smith. NO: None, ABSENT: Thompson, Kitt.

The meeting adjourned at 7:36 p.m.

The next meeting is scheduled for July 11, 2023, at Yutan City Hall.

CJ Heaton, City Administrator

Memorandum

To: Planning Commission
From: CJ Heaton, City Administrator
Date: 8/2/23
Re: Updates to Zoning and Subdivision Regulations

Jeff Ray our Zoning Administrator with JEO is here tonight to discuss the changes we need to make to the current Zoning Ordinance and Subdivision Regulations. We are all aware that sections of both books have contradictions in them and we have spent a lot of time making changes to them over the past year or so. Our goal here is to update these to match our latest comprehensive planning document and hopefully incorporate all the changes we have made and fine tune the remaining issues.

I have made note of the following items that have been brought to my attention, these may or may not be included in the changes.

1. Changing the fall zone for cell phone towers to allow for manufacturers' suggested fall zone.
2. Change all the R1 areas in the ETJ to RS
3. Allowing for more businesses in TA and RS
4. Off-street Parking
5. Camper and trailer storage
6. Increasing side-yard setbacks in residential areas to allow for a more open feel

Jeff will be looking for more feedback from the commission on changes they would like to see.

Memorandum

To: Planning Commission
From: CJ Heaton, City Administrator
Date: 8/2/23
Re: Zoning Text Amendment to allow Law Office as a Conditional Use in TA

Joe Vandenack is looking to add a garage to his law office which is located in our ETJ, in a TA zoned area. The Law Office was in place long before the ETJ and city zoning reached the property. While the garage itself is not typically an issue for the planning commission to review, the zoning issues preventing the addition are. Since the TA district does not allow for a business use, the law office is considered a non-conforming use, and per the zoning regulations, cannot be improved or expanded upon. In order for city staff to approve the building permit the zoning issues need to be cleared up.

What we have proposed is to allow a law office as a conditional use in TA, if this is acceptable we would then present a conditional use permit application for that. This would open the door for any future lawyer to potentially have a law office in a TA zoned area.

Another option would be to allow non-conforming uses as a conditional use. Essentially giving the planning commission a chance to approve these on a case by case basis.

Jeff Ray feels the non-conforming use route is best, while our city attorney would rather add a law office as a conditional use.

Lastly, we could simply deny the request, and the building permit.

Seeking guidance from the planning commission on how best to address this situation

ORDINANCE NO. 801

AN ORDINANCE OF THE CITY OF YUTAN, SAUNDERS COUNTY , NEBRASKA, TO AMEND ORDINANCE NO. 716 (CITY OF YUTAN ZONING ORDINANCE) BY AMENDING SECTION 5.05.03 TA TRANSITIONAL AGRICULTURE DISTRICT CONDITIONAL USES; TO PROVIDE THAT THE MAYOR AND THE APPROPRIATE DEPARTMENT IMPLEMENT THIS ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR SEVERABILITY OF ANY SECTION FOUND UNCONSTITUTIONAL; TO PROVIDE THAT THIS SHALL BE MADE A PART OF THE ZONING ORDINANCE AND THAT SUBSECTIONS MAY BE RENUMBERED TO ACCOMPLISH SUCH INTENTION AND TO PROVIDE FOR THE EFFECTIVE DATE HEREOF.

WHEREAS, Ordinance No. 716 of the City of Yutan, Saunders County, Nebraska , otherwise known as the Zoning Ordinance, contains provisions for fencing, and,

WHEREAS, the Planning Commission of the City of Yutan, held a public hearing on August 8, 2023 at 6 o'clock p.m., after proper notice was provided, upon proposed amendments to modify provisions for the Yutan Zoning Ordinance Section 5.05.03, and,

WHEREAS, the Planning Commission of the City of Yutan recommended to the City Council, the adoption of said amendments to Section 5.05.03, and,

WHEREAS, the City Council and Mayor of the City of Yutan held a public hearing regarding said amendment on August 18, 2023 at 7 o'clock p.m., after proper notice, and,

WHEREAS, the City Council determines that said amendments should be adopted,

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF YUTAN, SAUNDERS COUNTY, NEBRASKA:

Section 1. That Section 5.05.03 of the Yutan Zoning Ordinance is hereby amended and declared to read as follows:

SEE ATTACHMENT

Section 2. That the Mayor, and appropriate Department, are hereby authorized and directed to implement this ordinance.

Section 4. That all Ordinances, parts of Ordinances passed and approved prior to the passage, approval, and publication of this Ordinance, in conflict herewith, are hereby repealed.

Section 5. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the validity of the remaining portions of this ordinance. The Mayor and City Council of the City of Yutan hereby declare that it would have passed this ordinance and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

Section 6. This ordinance shall be made a part of the City of Yutan Zoning Ordinance and

existing subsections of the City of Yutan Zoning Ordinance may be renumbered to accomplish such intention.

Section 7. This ordinance shall be in full force and take effect from and after its passage and approval, provided it has been published as required within the first fifteen (15) days after its passage and approval.

PASSED AND APPROVED THIS 18TH DAY OF August 2023.

CITY OF YUTAN
SAUNDERS COUNTY, NEBRASKA

Mike Kelly, Mayor

ATTEST:

Brandy Gahan, City Clerk

Section 5.05 TA Transitional Agriculture District

5.05.01 *Intent:* The Transitional Agriculture District is established for the purpose of preserving agricultural resources that are compatible with adjacent urban growth. It is not intended for commercial feedlot operations for livestock or poultry. Because the areas are not in the identified growth areas for the community, the district is designed to limit urban sprawl.

5.05.02 *Permitted Uses:*

The following principal uses are permitted in the TA District.

1. Churches.
2. Farm dwellings for the owners and their families, tenants, and employees.
3. Farming, pasturing, orchards, greenhouses and nurseries, including the sale and distribution of agricultural products, excluding the sale and distribution of chemicals.
4. Farms for breeding, raising, and selling wild game, fish and livestock, provided that no livestock feedlot or yard for more than 20 animals shall be established, also provided that any building for the enclosure or shelter of animals shall be setback at least 50 feet from all street and lot lines.
5. Landscape and Horticultural Services (**Ordinance 753, 11/4/19**)
6. Private clubs or organizations not operated for profit.
7. Public parks and recreation areas, playgrounds and conservation areas including flood control facilities.
8. Family Child Care Home II
9. Public and private schools, colleges, and universities.
10. Public Uses, including but not limited to recreational uses, fire stations, utilities and utility distribution systems, community centers, auditoriums, libraries or museums.
11. Roadside stands and truck gardens offering for sale agriculture products produced on the premises.
12. Single family dwelling.

5.05.03 *Conditional Uses:*

The following uses are subject to any conditions listed in this Ordinance and are subject to other conditions relating to the placement of said use on a specific tract of ground in the TA District as recommended by the Planning Commission and City Council and approved by the City Council.

1. Buildings and facilities for the raising and care of animals for 4-H, Future Farmer of America (FFA) or other rural/school organizations.
2. Cemeteries or mausoleums provided all structures are located at least 100 feet from all property lines.
3. Commercial recreation areas and facilities, such as swimming pools, fishing lakes, and gunclubs.
4. Hospitals, clinics and institutions, including educational, religious and philanthropic institutions and convalescent homes.

5. Law Office

6. Private or Commercial kennels or facilities for the raising, breeding, or boarding of dogs and other small animals provided that such facility is located a minimum of 100 feet from the property line and a minimum of 300 feet away from the nearest residential zoning district, and is located on a minimum of five acres.
7. Private stables and facilities for housing animals and fowl for non-commercial purposes, on at least five acres, provided that all buildings shall be no closer than 300 feet to any residential district.
8. Public and private riding academies on at least five acres provided that no stable, building or structure in which horses or other animals are housed may be closer than 300 feet to any residential district.
9. Public overhead and underground local distribution utilities.
10. Resource extraction operations, pursuant to Section 7.14.
11. Veterinarians' offices and hospitals.
12. Wastewater treatment facilities.
13. Wind energy systems, pursuant to Section 7.13.

5.05.04 *Temporary Uses:* The following temporary uses may be permitted provided a Temporary Use Permit is obtained and said temporary use is eliminated at the expiration of the permit

1. Temporary greenhouses.
2. Fireworks stands provided the criteria are met as established by the City through separate Ordinances.

3. Buildings and uses incidental to construction work which shall be removed upon completion or abandonment of the construction work.
4. Temporary structure for festivals or commercial events.

5.05.05 Permitted Accessory Uses:

1. Buildings and uses customarily incidental to the permitted and conditional uses.
2. Fences pursuant to Section 7.11.
3. Home occupation, pursuant to Section 7.09.
4. Parking pursuant to Sections 7.01 through 7.05.
5. Private swimming pool, tennis court and other similar facilities in conjunction with a residence.
6. Signs pursuant to Sections 7.06 through 7.08.
7. Decks, gazebos, elevated patios either attached or detached.
8. Family Child Care Home I

5.05.06 Height and Lot Requirements: The height and minimum lot requirements shall be as follows:

Use	Lot Area (acres)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Max. Height (feet)	Max. Lot Coverage
Permitted Uses	3	150	(1)	20	40	35	40%
Conditional Uses	3	150	(1)	20	40	35	40%
Accessory Uses / Structures (2)	-	-	(1)	20	40	35	5% (2)

1. Front yard setback shall be 40 feet from the property line or 100 feet from the centerline of a county road with 66 feet of R.O.W, whichever is greater.
2. Accessory buildings shall not exceed the smallest of 3,600 square feet or five percent of the size of the lot; however, in no case shall an accessory building exceed 150 percent of the size of the dwelling. The total coverage for all structures shall not exceed 40 percent.

5.05.07. Miscellaneous Provisions:

1. Supplementary regulations shall be complied with as defined herein
2. Only one principal building shall be permitted on one zoning lot except as otherwise provided

PLANNING & ZONING APPLICATION

CITY OF YUTAN

112 Vine Street, PO Box 215 Yutan, NE 60873

402-625-2112

Date:		
Application Type		
<input type="checkbox"/> Preliminary Plat* <input type="checkbox"/> Revised Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Replat* <input type="checkbox"/> Administrative Plat <input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Site Plan Review <input type="checkbox"/> Rezoning <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Zoning Ordinance/Subdivision Regulations Amendment	<input type="checkbox"/> Tower Development Permit <input type="checkbox"/> Other: _____
		*A pre-application meeting is required.

A. General Information

1. **APPLICANT**

Name: _____ Contact: _____

Address: _____ City: _____ State: ____ Zip: _____

Phone: _____ Fax: _____ Email address: _____

2. **PROPERTY OWNER (If not the same as applicant above):**

Name: _____ Contact: _____

Address: _____ City: _____ State: ____ Zip: _____

Phone: _____ Fax: _____ Email address: _____

3. **ENGINEER/SURVEYOR OR ARCHITECT:**

Name: _____ Contact: _____

Address: _____ City: _____ State: ____ Zip: _____

Phone: _____ Fax: _____ Email address: _____

4. **PRIMARY PROJECT CONTACT (applicant, representative, or other):**

Name: _____ Contact: _____

Address: _____ City: _____ State: ____ Zip: _____

Phone: _____ Fax: _____ Email address: _____

- If more than one property owner or developer is involved, please attach additional names and addresses to this application.
- The contact person will receive all staff correspondence.

5. Certification:

An application may be filed only by the owner(s) of the property, a person with the power of attorney from the owner authorizing the application, or by the attorney-at-law representing the owner. Indicate your authority.

_____ I (We) (am) (are) the sole owner(s) of the property.

_____ I have the power of attorney from, or am the attorney at law of, the property owner(s) authorizing the application and a copy of the authorization is attached.

Chief Dilweg Inc.	Chief Dilweg Inc.	1701 County Road 6
By: <i>Joseph Vandenack</i>	By: Joseph Vandenack, President	Yutan, NE 68073
Signature	Print Name	Address

NOTE: ALL APPLICATIONS MUST HAVE THE SIGNATURE(S) OF THE CURRENT PROPERTY OWNER OR THE PERSON WITH THE PROPER POWER OF ATTORNEY NOTRAIZED BY A CERTIFIED NOTARY PUBLIC.

6. Affiliated Application:

An applicant may wish to increase the property considered under this application to include surrounding owner(s). By signing below, an adjoining property owner can state their intent to be party to this application

(attach additional sheet if necessary). A legal description must also be attached for each property owner.

_____	_____	_____
Signature	Print Name	Address
_____	_____	_____
Signature	Print Name	Address

B. Project Information:

1. Description of proposed project, use, exemption, or variance:

2. Subdivision Name:

3. Project Location: _____ 1/4 _____ 1/4 Section _____, T _____, R _____, Saunders County, Nebraska

General Location: _____

4. Project/Property Address (if available):

5. Area: _____ (acres)

6. Future Land Use Designation (Comprehensive Plan):

7. Proposed Land Use Designation (if applicable):

8. Present Use of the Land: _____

9. If application is for a preliminary plat, answer the following questions and include the following attachments:
- a. Is this development within 1,320 feet of a sanitary sewer? ___Yes ___No
 - b. Is this development within 1,320 feet of a water main? ___Yes ___No
 - c. Private Restrictions or Covenants affecting Subdivision (25 copies) and supplementary material required by 3.02.03
 - d. Draft Copies (3) of proposed Subdivision Agreement
 - e. Draft Erosion Control Plan (3), if applicable.
 - f. Waivers being requested pursuant to 3.03.19. In the event a waiver is requested, explain how the conditions set forth in 8.01 are met:

 - g. Traffic impact analysis if required by City Engineer
 - h. Preliminary plans (4) of:
 1. Sanitary Sewer Plan
 2. Drainage Study
 3. Street profile plan with statement of proposed street improvements
10. If commercial/industrial/office or multi-family residential:
- a. Number & Type of units/buildings: _____
 - b. Total building coverage (footprint): _____ square feet.
 - c. Total Open Space: _____ square feet.
 - d. Total building floor area: _____ gross square feet.
 - e. Total number of parking spaces: Provided ___ Covered ___ Uncovered ___
 - f. Total number of persons employed or intended to be regularly employed on the site during the maximum working shift _____.
11. Building Height: _____ feet _____ stories.
12. If single family residential:
- g. Number of units/lots: _____
 - h. Minimum lot frontage as measured at building setback line: _____
 - i. Minimum lot size: _____ square feet
 - j. Average lot size: _____ square feet
13. **Attach Legal Description of Property and Surveyor's Certificate.**
14. **Attach a list of Property Owners located with 300 feet of the proposed project. It must be prepared by a title company and include four (4) sets of mailing label copies.**
15. **Attach a site plan and/or other documents that illustrate this request as per appropriate regulation within the Zoning Ordinance or Subdivision Regulations. Contact the City Administrator for clarification of submittal requirements.**
16. **Electronic copies of all required submittal documents in PDF or Word format.**
17. **Include appropriate application fee(s) as listed in Resolution 2010-3.**

A total of twenty-five (25) copies of each site plan/plat are required with the submittal for a preliminary plat or replat.

See the appropriate city regulation for plan/plat size requirements.

Please fold these plans so they fit with the other pages.

Please note that your application will not be accepted or there may be a delay in processing by the City of Yutan if any of the required information or materials are missing or improperly presented. To avoid unnecessary delays in processing, please remember to submit the appropriate submittal requirements, i.e., signed application, fees, exhibits and/or site plans, special studies if applicable and signed checklist. If you have any questions regarding this application or required materials, please contact the City Administrator at (402) 625-2112 between 8:00 a.m. and 4:30 p.m., Monday through Friday.

OFFICE USE ONLY

Project Case Number _____ Planning Commission _____
Published _____
Action: _____

Date Complete Application Received _____ City Council _____
Published: _____
Action: _____

Check Number/Amount _____ Posted on Property: _____
Notice to School District: _____

Other Comment(s):

NW COR
SE1/4
SE1/4

NE COR
SE1/4
SE1/4

N89°40'14"E
1307.18'(M)
1307.55'(R)

33' PUBLIC ROAD
RIGHT OF WAY

PARCEL 1
(29.67 ACRES±)

947.54'(M)

1314.54'(M)
N00°01'16"W

1103.60'(M)

N00°00'58"W
1323.57'(R)
1323.60'(M)

N89°55'56"W
980.86'(M)
990.00'(D)

N00°04'04"E
147.00'(D&M)

PARCEL 2
(9.91 ACRES±)

N89°55'56"W
326.44'(M)
330.00'(D)

367.00'(D&M)

33' PUBLIC ROAD
RIGHT OF WAY

220.00'(D&M)

1320.00'(D)
1307.00'(R)
1307.05'(M)
S89°55'56"E

SW COR
SE1/4
SE1/4

SE COR
SE1/4

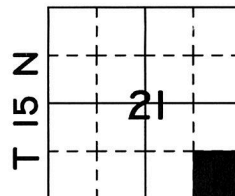
SURVEYOR'S CERTIFICATE:

I, JEREMY A. CHARLES, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. PERMANENT MARKERS HAVE BEEN FOUND OR SET AT ALL CORNERS AS SHOWN ON THE PLAT AND ARE DESCRIBED IN THE LEGEND. ALL BEARINGS SHOWN ON THE PLAT ARE ASSUMED AND WERE USED FOR DESCRIPTIVE PURPOSES ONLY, THEY SHOULD NOT BE RELIED ON TO DETERMINE CARDINAL DIRECTIONS. ALL ANGLES AND DISTANCES WERE MEASURED WITH AN SPECTRA PRECISION SP80 GPS, NIKON MODEL DTM-520 TOTAL STATION AND/OR A 200-FOOT SOKKIA NYCLAD TAPE.

Jeremy A. Charles
JEREMY A. CHARLES L.S. 618

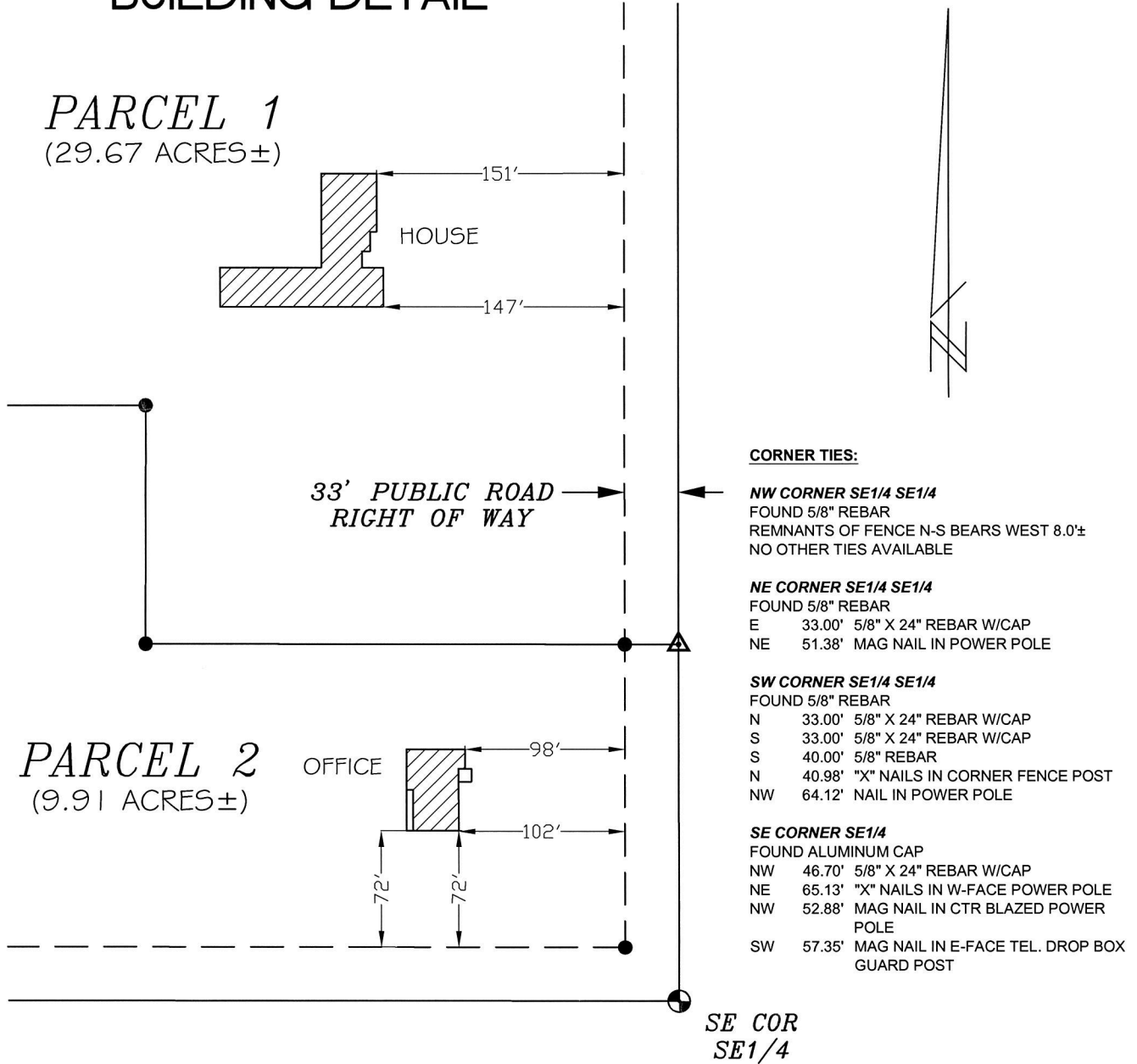
- LAND CORNER FOUND
- PIN SET
(5/8" x 24" REBAR W/CAP)
- ▲ TEMPORARY POINT
- M = MEASURED DISTANCE
- R = RECORDED DISTANCE
- D = DEEDED DISTANCE

VICINITY SKETCH
R 9 E



CHARLES SURVEYING LLC. JEREMY A. CHARLES 21 N. 3RD CIRCLE MEAD NE 68041 (402) 443-6955	
SURVEY FOR VANDENACK	scale: 1"=200'
	date: 04/16/2020
SE1/4 SE1/4 SECTION 21, T15N R9E OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA.	drawn by: JC
	field wk: JC/CB
	sheet: 1 of 2

BUILDING DETAIL



LEGAL DESCRIPTIONS:

PARCEL 1;

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21; THENCE N00°00'58"W (ASSUMED BEARING), ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING; THENCE N89°55'56"W, A DISTANCE OF 326.44 FEET; THENCE N00°04'04"E, A DISTANCE OF 147.00 FEET; THENCE N89°55'56"W, A DISTANCE OF 980.86 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N00°01'16"W, ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 947.54 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE N89°40'14"E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1307.18 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S00°00'58"E, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1103.60 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 29.67 ACRES MORE OR LESS; BEING THE SAME TRACT AS DESCRIBED IN DEED BOOK 225, PAGE 799.

PARCEL 2;

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21; THENCE N00°00'58"W (ASSUMED BEARING), ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 220.00 FEET; THENCE N89°55'56"W, A DISTANCE OF 326.44 FEET; THENCE N00°04'04"E, A DISTANCE OF 147.00 FEET; THENCE N89°55'56"W, A DISTANCE OF 980.86 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE S00°01'16"E, ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 367.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S89°55'56"E, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1307.05 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 9.91 ACRES MORE OR LESS; BEING THE SAME TRACT AS DESCRIBED IN DEED BOOK 154, PAGE 642.

April 20, 2020

CHIEF DILWEG INC
C/O JOSEPH VANDENACK
1705 COUNTY ROAD 6
YUTAN, NE 68073

IN ACCOUNT WITH
CHARLES SURVEYING LLC.
21 N. 3RD CIRCLE
Mead, Nebraska 68041
HOME: (402) 443-6955

SURVEY

LEGAL DESCRIPTIONS:

PARCEL 1;

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21; THENCE N00°00'58"W (ASSUMED BEARING), ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING; THENCE N89°55'56"W, A DISTANCE OF 326.44 FEET; THENCE N00°04'04"E, A DISTANCE OF 147.00 FEET; THENCE N89°55'56"W, A DISTANCE OF 980.86 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SAID POINT BEING 330.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE N00°01'16"W, ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 947.54 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE N89°40'14"E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1307.18 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S00°00'58"E, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1103.60 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 29.67 ACRES MORE OR LESS; BEING THE SAME TRACT AS DESCRIBED IN DEED BOOK 225, PAGE 799.

\$ 650.00

PARCEL 2;

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SAUNDERS COUNTY, NEBRASKA; DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21; THENCE N00°00'58"W (ASSUMED BEARING), ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 220.00 FEET; THENCE N89°55'56"W, A DISTANCE OF 326.44 FEET; THENCE N00°04'04"E, A DISTANCE OF 147.00 FEET; THENCE N89°55'56"W, A DISTANCE OF 980.86 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE S00°01'16"E, ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 367.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S89°55'56"E, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1307.05 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 9.91 ACRES MORE OR LESS; BEING THE SAME TRACT AS DESCRIBED IN DEED BOOK 154, PAGE 642.

TOTAL ---- PLEASE PAY THIS AMOUNT

\$ 650.00

MAKE ALL CHECKS PAYABLE TO CHARLES SURVEYING LLC.
THANK YOU.

