

13

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION FINAL PLAT – LAZY R FARM

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board of Commissioners (County Board); and,

WHEREAS, the County Board has the authority to adopt Subdivision Regulations, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-374 (Reissue 2007); and,

WHEREAS, said Subdivision Regulations require the County Board to approve applications for a final plat; and

WHEREAS, the applicants, Duane and Rose Ritter have applied for approval of a final plat of a subdivision to be known as Lazy R Farm on the following described property, to wit:

Tax Lots 5A1 and 10A in the NW ¼ of Section 22, T13N, R 12E of the 6th p.m. of Sarpy County, Nebraska.

WHEREAS, Scott Bovick, Deputy County Administrator has reviewed the application for a final plat of a subdivision to be known as Lazy R Farm for compliance with the Subdivision Regulation; and

WHEREAS, Mr. Bovick has made a recommendation of denial as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Memo to the County Board, the aerial map of the subject property, the Natural Resources District comments and a copy of the final plat of the subdivision to be known as Lazy R Farm; and

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT this County Board makes the following findings of fact:

- I. A public hearing regarding the approval of the final plat was held on July 20, 2011 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.
- II. The proposed final plat does not comply with the subdivision regulations.
- III. A public hearing regarding the approval of the final plat was held by this County Board.
- IV. Notice of each of the public hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing.

BE IT FURTHER RESOLVED THAT the final plat of a subdivision to be known as Lazy R Farm, as described in the attached Exhibit A is hereby denied for the reason that the applicant is no longer pursuing approval of said final plat and further, it does not comply with the subdivision regulations.

Dated this 2ND day of August 2011.

Moved by Rusty Hike seconded by Tom Richards, that the above Resolution be adopted. Carried.

YEAS: [Signature]
Tom Richards
[Signature]

NAYS: None

ABSENT: Jim Warren
Jim Nekuda

ABSTAIN: None

[Signature]
 County Clerk



Sarpy County Board of Commissioners

1210 GOLDEN GATE DRIVE
PAPILLION, NE 68046-2895
593-4155

www.sarpy.com

ADMINISTRATOR Mark Wayne

DEPUTY ADMINISTRATOR Scott Bovick

FISCAL ADMIN./PURCHASING AGT. Brian Hanson

**COMMISSIONERS**

Rusty Hike District 1
Jim Thompson District 2
Tom Richards District 3
Jim Nekuda District 4
Jim Warren District 5

MEMO

August 2, 2011

TO: Sarpy County Board of Commissioners

FROM: Scott Bovick, Deputy County Administrator

RE: Public Hearing and Resolution for Final Plat of Lazy R Farm subdivision, Duane and Rose Ritter, 92nd Street and Platteview Road

The County Board has tabled this item twice to allow the property owner time to resolve access issues with their subdivision. Recently the owner sold the property and no longer needs to pursue a subdivision.

At its July 20 meeting the Planning Commission held a public hearing, received no testimony, and voted to recommend denial of the application. The exact motion from the minutes follows:

- Lichter moved, seconded by Torczon to recommend denial of the Final Plat because of the lack of involvement and information by the applicant. Ballot: Ayes – Bliss, Mohr, Fenster, Lichter, Labart, Stuart, Thompson, Torczon, Vanek and Whitfield. Nays – None. Abstain – None. Absent – Wear. Motion carried (10-0).

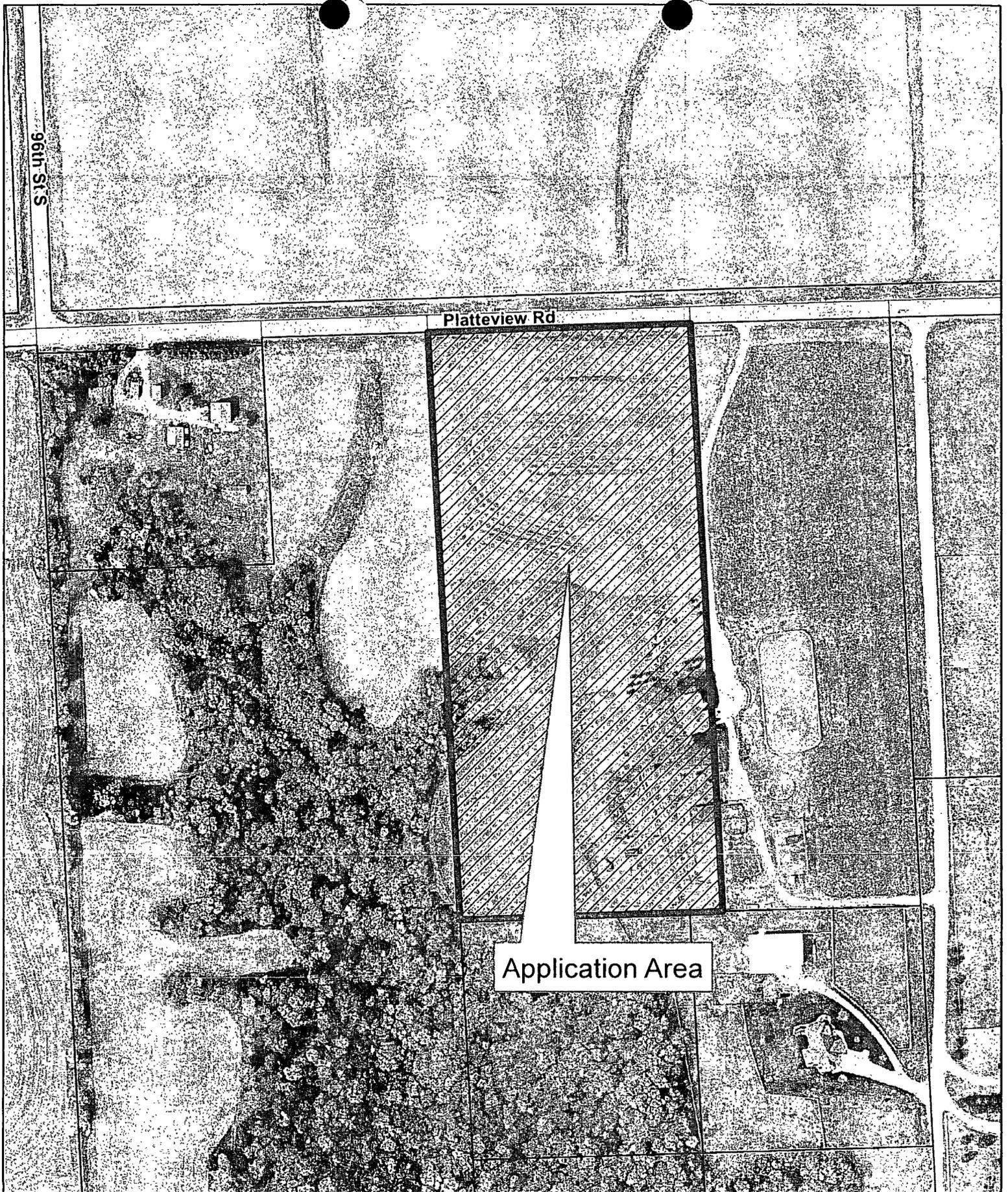
Therefore, **staff recommends the Board hold the public hearing and deny the application.** Should the new property owner wish to subdivide the property, he/she will have to submit a new application.

Please contact me know if you have any questions. Thank you.



Scott Bovick, Deputy County Administrator

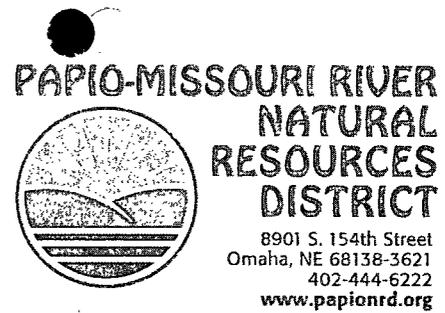
Cc: Deb Houghtaling
Nicole O'Keefe
Denny Wilson
Cindy Gilbert



Duane & Rose Ritter - Lazy R Farms
9211 Platteview Road

March 31, 2011

Rebecca Horner, Director
Sarpy County Planning Department
Papillion, NE 68046



RE: Lazy R Farm - Application for Change of Zone, Preliminary Plat, and Final Plat

Dear Ms. Horner:

The District has reviewed the application for preliminary and final plat for three lots at Lazy R Farm located southeast of 96th Street and Platteview Road in Sarpy County, Nebraska.

Based on review of the application and plat prepared by Thompson, Dreesen & Dorner, Inc., dated March 15, 2011, the District offers the following comments:

- A post construction stormwater management plan that demonstrates control of the first ½ inch of stormwater runoff on-site and no net increase in runoff from the 2-year storm event is required for this project. An application must be submitted at the time of development
- The applicant is requesting to zone this property for residential use. The plat submitted does not address sanitary sewers. The plat should be revised to include a sewer plan. The District and the Lower Platte River Corridor Alliance discourages the use of septic systems in the Platte River Basin.

If you have any questions or concerns, please contact me at 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

Project: 535

Reach: 10-1

LAZY R FARM

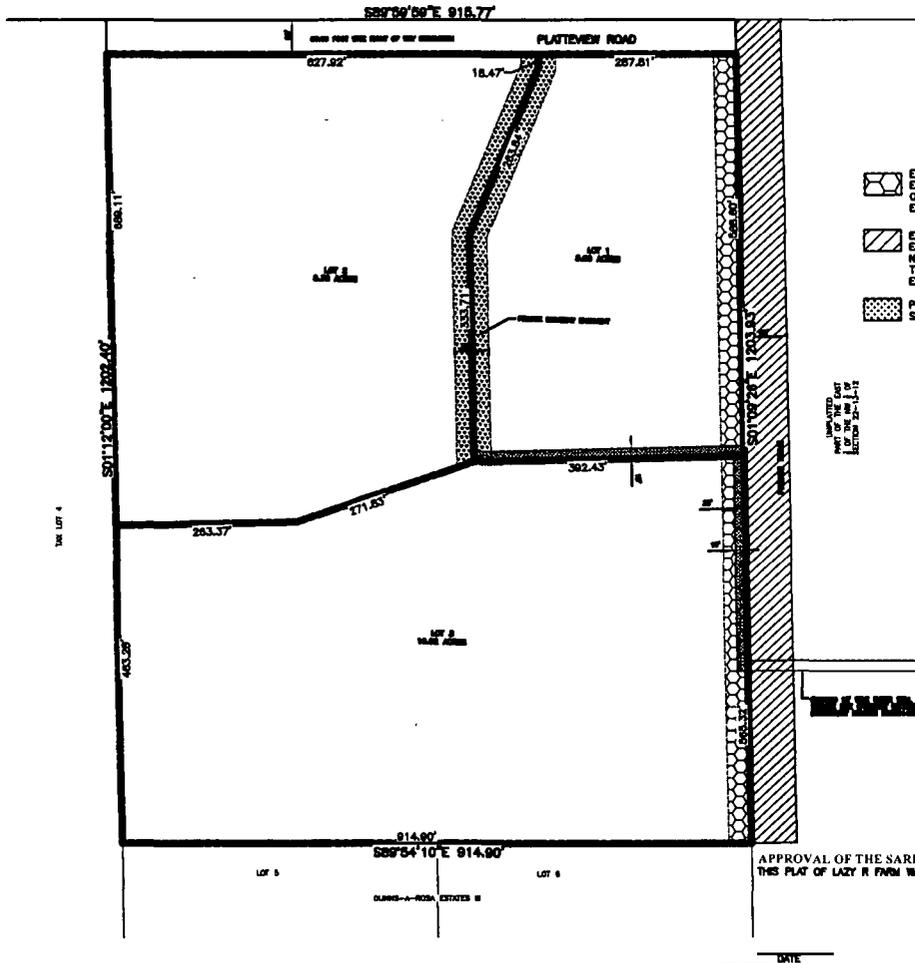
LOTS 1, 2 & 3

BEING A PLATTING OF ALL OF TAX LOTS 5A1 AND 10 A SITUATE IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

ACCEPTANCE BY SARPY COUNTY REGISTER OF DEEDS
 COUNTER C.F. FILED FOR RECORD AT
 VERIFY D.C. INSTRUMENT #
 PROOF _____
 FEES \$ _____
 CHANGE \$ _____
 CASH \$ _____
 CHECK# _____
 LEWIS J. DOWNING
 REGISTER OF DEEDS SARPY COUNTY, NE



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE FOR THE SUBDIVISION DESCRIBED HERETO TO BE KNOWN AS LAZY R FARM, LOTS 1, 2 & 3, BEING A PLATTING OF ALL OF TAX LOTS 5A1 AND 10 A SITUATE IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 22; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER, N00°00'00"E (ASSUMED BEARING), 814.11 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 10A AND THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF SAID TAX LOT 10A, S01°02'28"E, 1202.40 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 10A; THENCE ALONG THE SOUTHERLY LINE OF SAID TAX LOT 10A AND ALONG THE SOUTHERLY LINE OF SAID TAX LOT 5A1, N89°04'10"W, 814.80 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 5A1; THENCE ALONG THE WESTERLY LINE OF SAID TAX LOT 5A1, N01°12'00"W, 1202.40 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 5A1; SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID NORTHERLY LINE, N80°00'00"E, 816.77 FEET TO THE POINT OF BEGINNING.



- EXISTING 33' WIDE INGRESS EGRESS EASEMENT & UTILITY EASEMENT AS SHOWN ON THE FINAL PLAT OF DUNNS-A-ROSA ESTATES II.
- EXISTING 15' WIDE WATER WELL AND SERVICE LINE EASEMENT AS INSTRUMENT NUMBER 200301405 AND AS SHOWN ON THE FINAL PLAT OF DUNNS-A-ROSA ESTATES II.
- PROPOSED 15' WIDE WATER WELL AND SERVICE LINE EASEMENT

IMPROVED
 PART OF THE EAST
 ELECTRIC PLAT

MARCH 15, 2011

DAVID H. REEF
 NEBRASKA RLS 476

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, CLAUDE RITTER AND ROSE RITTER, HUSBAND AND WIFE, BEING THE OWNERS AND WELLS FARGO BANK, N.A. BEING THE MORTGAGE HOLDER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS LAZY R FARM, AND WE DO HEREBY INTENT AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, GUEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROMOTE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES; NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAY, BUT THE SAME MAY BE USED FOR GARDENS, SHEDS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FOREGOING USES OR RIGHTS HEREBY GRANTED.

BY: CLAUDE RITTER BY: ROSE RITTER BY: WELLS FARGO BANK, N.A.

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF SARPY) SS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___ 2011 BY CLAUDE RITTER AND ROSE RITTER, HUSBAND AND WIFE.

ACKNOWLEDGEMENT OF NOTARY
 STATE OF NEBRASKA)
 COUNTY OF SARPY) SS)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___ 2011 BY ___ OF WELLS FARGO BANK, N.A., ON BEHALF OF SAID BANK.

SARPY COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT AS SHOWN ON THE RECORDS OF THIS OFFICE THIS ___ DAY OF ___ 20__.

SARPY COUNTY TREASURER

APPROVAL OF THE SARPY COUNTY BOARD OF COMMISSIONERS
 THIS PLAT OF LAZY R FARM WAS APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THIS ___ DAY OF ___ 20__.

COUNTY CLERK (OFFICIAL, SARPY COUNTY BOARD OF COMMISSIONERS)
APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION
 THIS PLAT OF LAZY R FARM WAS APPROVED BY THE SARPY COUNTY PLANNING COMMISSION THIS ___ DAY OF ___ 20__.

OFFICIAL, SARPY COUNTY PLANNING COMMISSION
APPROVAL OF THE SARPY COUNTY PLANNING DIRECTOR
 THIS PLAT OF LAZY R FARM WAS APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR THIS ___ DAY OF ___ 20__.

SARPY COUNTY SURVEYOR
 SARPY COUNTY PLANNING DIRECTOR

LAZY R FARM
 LOTS 1, 2 & 3



Revised Date: _____

No.	Description	MP/EDY

Job No: 1653-102
 Drawn By: DWH
 Reviewed By: CED
 Date: 3-15-11
 Book: _____
 Page: _____

Sheet Title: _____
 SARPY COUNTY
 FINAL PLAT
 Sheet Number: _____
 SHEET 1 OF 1

AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA }
} SS.
County of Sarpy }

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the Publisher or Kirk Hoffman deposes and says that he is the Business Manager of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on:

Wednesday, April 27, 2011 Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

Handwritten signatures of Shon Barenklau and Kirk Hoffman with their respective titles: Publisher and Business Manager.

SARPY COUNTY DEPARTMENT OF PLANNING
Sarpy County Courthouse
1210 Golden Gate Drive
Papillion, Nebraska 68046
Phone (402) 593-1555
Fax (402) 593-1558
Rebecca Horner, AICP, Director

NOTICE OF PUBLIC HEARING
SARPY COUNTY BOARD OF COMMISSIONERS

Today's Date 04-28-2011
Signed in my presence and sworn to before me:

Handwritten signature of Notary Public and a notary seal for Jessica C. Gruen, Notary Public, State of Nebraska, Commission Expires 12, 2013.

Printer's Fee \$ 28.68
Customer Number: 40638
Order Number: 0001368676

MAY 2 2011
SARPY COUNTY PLANNING DEPARTMENT

Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, May 10, 2011, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.
Terry & Carla Tighe, 14102 S. 108th St., request a Change of Zone from RS-100 (single family residential) to AG (Agricultural) on property legally described as Tax Lot 3, E of RR, located in the NE 1/4 of S17, T13, N, R12, E of the 6th P.M. Sarpy County, Nebraska.
Duane & Rose Ritter, 9211 Platteview Road, request a Change of Zone from AG (Agricultural) to AGR (Agricultural Residential) and Preliminary Plat on property legally described as Tax Lots 5A and Tax Lot 10 in the NW 1/4 of S22, T13, N, R12, E of the 6th P.M. Sarpy County, Nebraska.
Jody and JR Kingery, 16505 Aurora St., request a Special Use Permit for a home based salon on property legally described as Lot 66, Meridian Park, located NW 1/4 S22, T14, N, R11, E of the 6th P.M. Sarpy County, Nebraska.
Sarpy County Planning Department requests a text amendment to section 38 of the Sarpy County Zoning Regulations regarding stormwater regulations.
Sarpy County Planning Department requests a text amendment to section 12 of the Sarpy County Subdivision Regulations regarding stormwater regulations.
Waste Connections of Nebraska, Inc. requests a Special Use Permit for a transfer station on property legally described as Tax Lots 4, 5, 6 the NE 1/4 of S15, T13, N, R11, E of the 6th P.M. Sarpy County, Nebraska.
Sarpy County Planning Department requests a Change of Zone from AG (Agricultural) to IGM (General Manufacturing) and a Comprehensive Plan amendment from Urban Residential to Industrial for property legally described as Tax Lots 4, 5, 6 the NE 1/4 of S15, T13, N, Range 11 E of the 6th P.M. Sarpy County, Nebraska.
An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office. 1368676: 4/27

Notice is hereby given that a regular meeting of the Sarpy County Planning Commission will be held on Wednesday, April 20, 2011, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, 1210 Golden Gate Dr., Papillion, Nebraska 68046.

Terry & Carla Tighe, 14102 S. 108th St., request a Change of Zone from RS-100 (single family residential) to AG (Agricultural) on property legally described as Tax Lot 3, E of RR, located in the NE 1/4 of S17, T13 N, R12 E of the 6th P.M. Sarpy County, Nebraska. Duane & Rose Ritter, 9211 Platteview Road, request a Change of Zone from AG (Agricultural) to AGR (Agricultural Residential) and Preliminary Plat on property legally described as Tax Lots 5A and Tax Lot 10 in the NW 1/4 of S22, T13 N, R12 E of the 6th P.M. Sarpy County, Nebraska.

William Jones, 11501 Fairview Rd., requests a Special Use Permit for recreational vehicle storage on property legally described as NE 1/4 of NW 1/4 of S17, T13 N, R12 E of the 6th P.M. Sarpy County, Nebraska. Jody and JR Kingery, 16505 Aurora St., request a Special Use Permit for a home based sal on on property legally described as Lot 66, Meridian Park, located NW 1/4 S22, T14 N, R11 E of the 6th P.M. Sarpy County, Nebraska.

Waste Connections of Nebraska, Inc., requests a Special Use Permit for a transfer station on property legally described as Tax Lots 4, 5, 6 the NE 1/4 of S15, T13 N, R11 E of the 6th P.M. Sarpy County, Nebraska.

Sarpy County Planning Department requests a Change of Zone from AG (Agricultural) to IGM (General Manufacturing) and a Comprehensive Plan amendment from Urban Residential to Industrial for property legally described as Tax Lots 4, 5, 6 the NE 1/4 of S15, T13 N, Range 11 E of the 6th P.M. Sarpy County, Nebraska.

Sarpy County Planning Department requests a text change to Section 44 definitions of the Sarpy County Zoning Regulations and Section 3 of the Sarpy County Subdivision Regulations. An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.

Proof of publication

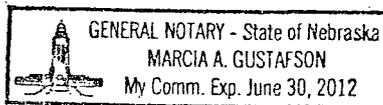
AFFIDAVIT

State of Nebraska, County of Douglas, ss:

Linda Shropshire, being duly sworn, deposes and says that he/she is an employee of The Omaha World-Herald, a legal daily newspaper printed and published in the county of Douglas and State of Nebraska, and of general circulation in the Counties of Douglas, and Sarpy and State of Nebraska, and that the attached printed notice was published in the said newspaper on the 7th of April, 2011, and that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge. The Omaha World-Herald has an average circulation of 153,944 Daily and 188,810 Sunday, in 2011.

(Signed) Linda Shropshire Title: Account Executive

Subscribed in my presence and sworn to before me this 4th day of May, 2011.



Marcia A. Gustafson
Notary Public

Printer's Fee \$ _____
Affidavit _____
Paid By _____

MAY 5 2011

SARPY COUNTY
PLANNING DEPARTMENT

6-17-11

Sarpy County Board of Commissioners

1210 GOLDEN GATE DRIVE
PAPILLION, NE 68046-2895
593-4155

www.sarpy.com

ADMINISTRATOR Mark Wayne

DEPUTY ADMINISTRATOR Scott Bovick

FISCAL ADMIN./PURCHASING AGT. Brian Hanson



COMMISSIONERS	
Rusty Hike	District 1
Jim Thompson	District 2
Tom Richards	District 3
Jim Nekuda	District 4
Jim Warren	District 5

MEMO

June 14, 2011

TO: Sarpy County Board of Commissioners

FROM: Scott Bovick, Deputy County Administrator

RE: Request to Table Public Hearing and Resolution on Final Plat of Lazy R Farm subdivision, Duane and Rose Ritter, 92nd Street and Platteview Road

The County Board tabled this item from May 24 until the June 14 County Board Meeting to allow the Planning Commission to consider the final plat at their June 8 Meeting.

However, the applicant requested the Planning Commission table the item until July 20 and the County Board table the item until August 2 Meeting. Tabling the item to a specific date prevents the County from having to re-advertise the agenda item.

The applicant has disclosed to us that they are working to sell their property as one piece rather than proceed with the subdivision, but they want their subdivision to stay in the process until they can confirm a sale takes place. We expect them to either withdraw their subdivision request or provide their updated final plat proposal well in advance of the July 20, 2011 Planning Commission Meeting.

Staff requests the Board table the item to its August 2, 2011 County Board meeting.

Please contact me know if you have any questions. Thank you.



 Scott Bovick, Deputy County Administrator

Cc: Deb Houghtaling
Nicole O'Keefe
Denny Wilson
Cindy Gilbert

5/24/2011

Sarpy County Board of Commissioners

1210 GOLDEN GATE DRIVE
PAPILLION, NE 68046-2895
593-4155

www.sarpy.com

ADMINISTRATOR Mark Wayne

DEPUTY ADMINISTRATOR Scott Bovick

FISCAL ADMIN./PURCHASING AGT. Brian Hanson



COMMISSIONERS	
Rusty Hike	District 1
Jim Thompson	District 2
Tom Richards	District 3
Jim Nekuda	District 4
Jim Warren	District 5

MEMO

May 24, 2011

TO: Sarpy County Board of Commissioners

FROM: Scott Bovick, Deputy County Administrator

RE: Public Hearing and Resolution to approve Final Plat of a subdivision, Lazy R Farm, Duane and Rose Ritter, 92nd Street and Platteview Road

At the May 10, 2011 County Board Meeting, the County Board approved a Preliminary Plat for Lazy R Farm subdivision, with conditions regarding public access to 99th Street. Since the Board's meeting Rebecca Horner, Denny Wilson, Nicole O'Keefe and Scott Bovick have been working with the owners and their representatives regarding public access for the Final Plat, but have been unsuccessful in achieving a solution that is satisfactory to all parties.

The Final Plat went before the Planning Commission May 18, 2011 as scheduled. However, a satisfactory solution had not been reached at that time and the Planning Commission decided to table the item until their June 8, 2011 meeting.

The Final Plat has already been advertised for the May 24, 2011 County Board meeting, but is not ready for County Board action. **Therefore, staff requests the Board officially table the item to its June 14, 2011 County Board meeting.** This will prevent the County from having to re-advertise the agenda item and will give time for staff and the owners to develop a solution.

Please contact me, Nicole O'Keefe, or Denny Wilson if you have any questions. Thank you.


 Scott Bovick, Deputy County Administrator

Cc: Deb Houghtaling
 Mark Wayne
 Nicole O'Keefe
 Denny Wilson
 Cindy Gilbert

