

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKARESOLUTION FLOOD PLAIN DEVELOPMENTSteve and Patty Scheuber 17323 Beach Circle (Lot 107 Hanson's Lakes) Sarpy County, NE

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), 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 2012), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2012); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve applications for development permits within any Flood Plain District; and

WHEREAS, Steve and Patty Scheuber applied for a Flood Plain Development Permit for the replacement of, and addition to, a wooden deck onto the existing residence located at 17323 Beach Circle and legally described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Steve and Patty Scheuber's application for a Flood Plain Development Permit for compliance with the Zoning Regulations on the property legally described in the attached Exhibit A; and,

WHEREAS, said application is in compliance with Section 30, Flood Plain District of the Zoning Regulations and further, the Natural Resources District has no objection to the development permit; and,

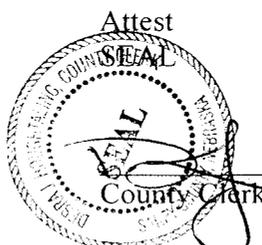
WHEREAS, the Planning Department staff made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Department report, the Natural Resources District comments, the elevation certificate, and the site plan of the subject property.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved subject to the following condition:

1. The new construction must meet the minimum setback and zoning requirements at the time of the building permit application.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 15th day of October 2013.


Sarpy County Board Chairman



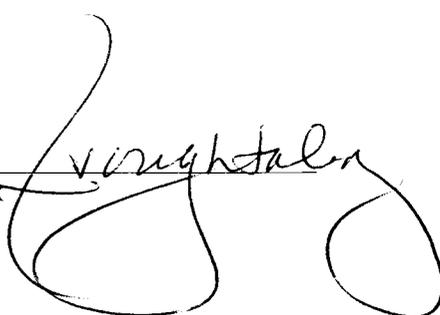


EXHIBIT A

Planning Department Report
Scheuber Floodplain Development Permit Application (FDP 13-0023)
County Board Date: October 15, 2013

Subject	Type	Prepared By
Floodplain Development Permit for the replacement of and addition to a wooden deck on an existing residence at 17323 Beach Circle (Lot 107, Hanson's Lakes)	Resolution	Dona Lynam Zoning Administrator Planning & Building Dept.

➤ **Application Overview**

Steve and Patty Scheuber have requested approval of a floodplain development permit for the replacement of, and addition to, a wooden deck on an existing residence at 17323 Beach Circle (Lot 107, Hanson's Lakes)

➤ **Comprehensive Development Plan**

- The Sarpy County Development Structure Plan (Future Land Use Map) indicates this area as Urban Residential.

➤ **Zoning / Floodplain Regulations**

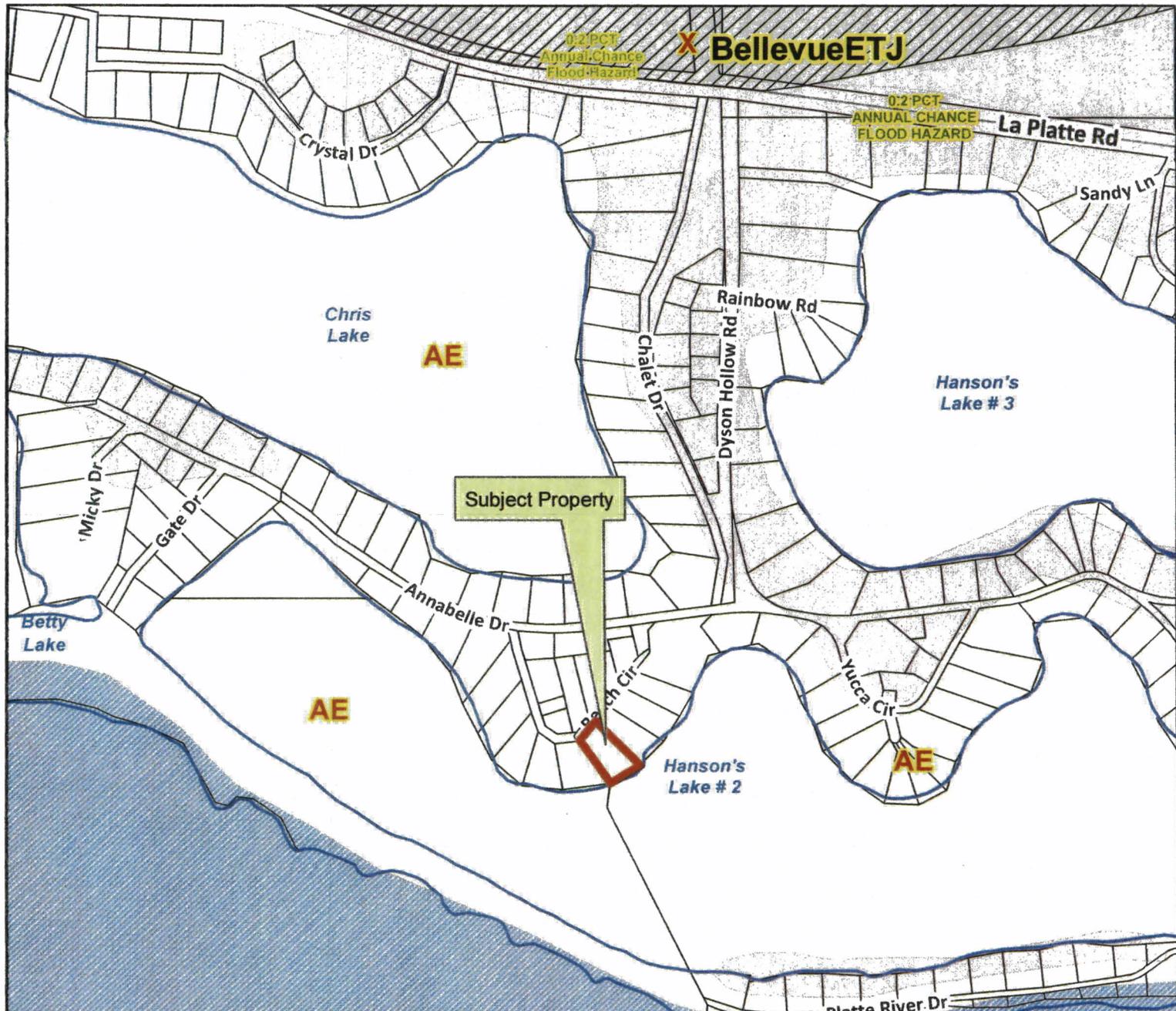
- The area is zoned RD-50 FP (Two Family Residential District - Floodplain)
- The property is located partially in an AE Floodway Zone in the Hanson's Lakes area which is adjacent to the Platte River. (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 977.4 feet (NAVD 1988).
- The floor elevation of the existing deck to be replaced is 977.4 feet (NAVD 1988) but the improvement is not considered to be substantial based on cost estimates received.
- The flood plain permit is for the replacement of, and addition to, an existing deck only. No other construction will be completed as part of this application.
- This request as proposed is in conformance with the Sarpy County Floodplain and Zoning Regulations.

➤ **Natural Resources District**

- The Papio Missouri River Natural Resources District (NRD) has no objections to the proposed application. The NRD recommendation letter is attached.

➤ **Recommendation**

- For the reasons stated above, staff recommends the Floodplain Development Permit be approved for the replacement of, and addition to, an existing deck at this location.



AE FLOODWAY



Legend	
	0.2 PCT ANNUAL CHANCE FLOOD HAZARD.
	1 PCT FUTURE CONDITIONS.
	A.
	AE.
	AE, FLOODWAY
	AH.
	AO.
	AREA NOT INCLUDED.
	X PROTECTED BY LEVEE.
	X.

Vicinity Map - Flood Zones
17323 Beach Cir - Lot 107, Hanson's Lakes
Scheuber Flood Plan Development Permit



October 1, 2013

Bruce Fountain, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046



RE: 17323 Beach Circle Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning the proposed replacement of and addition to a wooden deck on an existing residence at 17323 Beach Circle in Hanson's Lake in Bellevue, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0205 G, effective December 2, 2005, this property is located in the Zone AE floodplain of the Platte River. The base flood elevation (BFE) determined at this location is 977.4 feet (NAVD 1988).

The District has the following comments based on review of the floodplain development permit application:

- This application is for the replacement of and addition to an existing wooden deck. No other construction will be completed as part of this application.

The District has no objections to this application. If you have any questions or concerns, please contact me at (402) 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\My Documents\Floodplain Development Permits\Plat 865\131001-17323 Beach Circle.docx
Project: 534 Plat: 865



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE PAPILLION, NE 68046

PHONE: 402-593-1555 FAX: 402-593-1558

E-MAIL: PLANNING@SARPY.COM

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Completed Floodplain Development Permit Application
2. Non-refundable fee of ~~\$100.00~~ ^{\$200.00} made payable to Sarpy County Treasurer
3. Two (2) full size site/construction plan drawings
4. Two (2) reduced size site/construction plan drawings (8.5 x 11)
5. One (1) electronic copy of the site/construction plan drawings in PDF form
6. A completed FEMA National Flood Insurance Program (NFIP) Elevation Certificate certified, signed and sealed by land surveyor, engineer, or architect authorized by law to certify elevation information.

PLANNING STAFF USE ONLY:

APPLICATION #: FPD 13-0023
09-25-13 10:00 RCVD

DATE RECEIVED: _____

APPLICATION FEE: \$ 300.00 RECEIPT NO. 922487

RECEIVED BY: 19

NOTES: _____

RECOMMENDATIONS:

PLANNING & BUILDING DEPT: APPROVAL DENIAL

SARPY COUNTY BOARD: APPROVAL DENIAL

RESOLUTION #: _____ DATE: _____

PROPERTY OWNER INFORMATION: (If multiple owners, please attach separate sheet)

NAME: Steve & Patty Scheuber E-MAIL: Steve.Scheuber@yahoo.com

ADDRESS: 17323 Beach Circle CITY/STATE/ZIP: Belleve, NE 68123

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT)

PHONE: 402-689-7669 FAX: _____

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: Denny Whitfield E-MAIL: _____

ADDRESS: DWS, 2915 Sheridan Rd CITY/STATE/ZIP: Belleve, NE

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT)

PHONE: 402 292 1221 FAX: _____

CONSTRUCTION INFORMATION: (This individual/company is responsible for meeting building code regulations.)

NAME: _____ E-MAIL: _____

ADDRESS: _____ CITY/STATE/ZIP: _____

MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT)

PHONE: _____ FAX: _____

PROJECT DESCRIPTION: Describe the project in detail, including physical features of the site, proposed improvements, uses or business, operating hours, number of employees, anticipated customers, etc. - Attach additional sheets if necessary.
PLEASE NOTE: A detailed project description is essential to the reviewing process of this request.

Replace Aging Half of Deck with Larger Deck on Back of House

PROJECT SITE INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PROPERTY ADDRESS: 17323 Bach Circle, Bellevue NE 68123

ASSESSOR'S PARCEL NUMBER: 010752668 ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: HANSEN LAKE #2
(example 189th & Giles Rd - include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit.) Lot 107 HANSEN LAKES, located in SE 1/4 of Section 28, T13N, R13E, in Sarpy County, NE

SIZE OF PROPERTY: 0.288 acres @: CURRENT ZONING: RES - PD-SIO FP

NAME OF ADJACENT WATERWAY: HANSEN LAKE #2

PROPERTY LIES WITHIN: FLOODWAY: FLOOD FRINGE: FLOOD ZONE DESIGNATION: AE

LOWEST FLOOR ELEVATION IS TO BE FEET ABOVE MEAN SEA LEVEL. (Including Basement)

SOURCE OF UTILITY SERVICES: Water - WELL Sewer - PUMP / CONCRETE (SID)
Gas - LP TANK Electric - OPPD

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for Sarpy County to consider during review of your application. Attach extra sheets if necessary.

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the County Board.
2. County Board will hold a public hearing and make a final decision on the Floodplain Development Permit.
3. Prior to the final building inspection a Finished Construction Elevation Certificate or other verification will be required to be submitted to the Planning & Building Department to assure compliance with the Floodplain Development Permit.

The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Applicant Signature

25 Sep 2013
Date

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Floodplain Development Permit process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Owner Signature (or authorized agent)

25 Sep 2013
Date

Owner Signature (or authorized agent)

Date

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Steve Scheuber	For Insurance Company Use:
	Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 17323 Beach Circle	Company NAIC Number
City Omaha State NE ZIP Code 68123	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 107, HANSON'S LAKE, Sarpy County, Nebraska	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential	
A5. Latitude/Longitude: Lat. 41°03'46"N Long. 95°57'11"W Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983	
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.	
A7. Building Diagram Number 3	
A8. For a building with a crawlspace or enclosure(s):	A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft	a) Square footage of attached garage <u>484</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>
c) Total net area of flood openings in A8.b <u>N/A</u> sq in	c) Total net area of flood openings in A9.b <u>0</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number Sarpy County 310190		B2. County Name Sarpy		B3. State Nebraska	
B4. Map/Panel Number 31153C0205	B5. Suffix g	B6. FIRM Index Date 12-02-2005	B7. FIRM Panel Effective/Revised Date 12-02-2005	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 977.4

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No
 Designation Date _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.
 Benchmark Utilized USGS Vertical Datum NGVD88
 Conversion/Comments _____

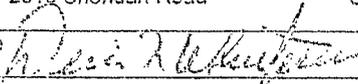
Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>974.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <u>977.4</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <u>977.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>974.7</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>974.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>977.2</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>974.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name Dennis L. Whitfield		License Number NE - 449	
Title Registered Land Surveyor		Company Name DWS Land Surveying	
Address 2915 Sheridan Road	City Bellevue	State NE	ZIP Code 68123
Signature 	Date April 2, 2013	Telephone 402-292-1221	

IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 17323 Beach Circle	Policy Number
City Bellevue State Ne ZIP Code 68123	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments Benchmark - USGS X277, Brass Cap, 300 foot West of 36th Street, 75 foot North of La Platte Road.

Upper level wood deck elevation = 967.0 feet.

Equipment on lowest elevation consists of furnace, hot water heater and water softener.

Signature *[Handwritten Signature]* Date 4-2-13 Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name _____

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	
Comments _____			

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- 1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- 2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- 3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
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- 7. This permit has been issued for: New Construction Substantial Improvement
- 8. Elevation of as-built lowest floor (including basement) of the building. _____ feet meters (PR) Datum _____
- 9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____
- 10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____
Comments _____	

Check here if attachments

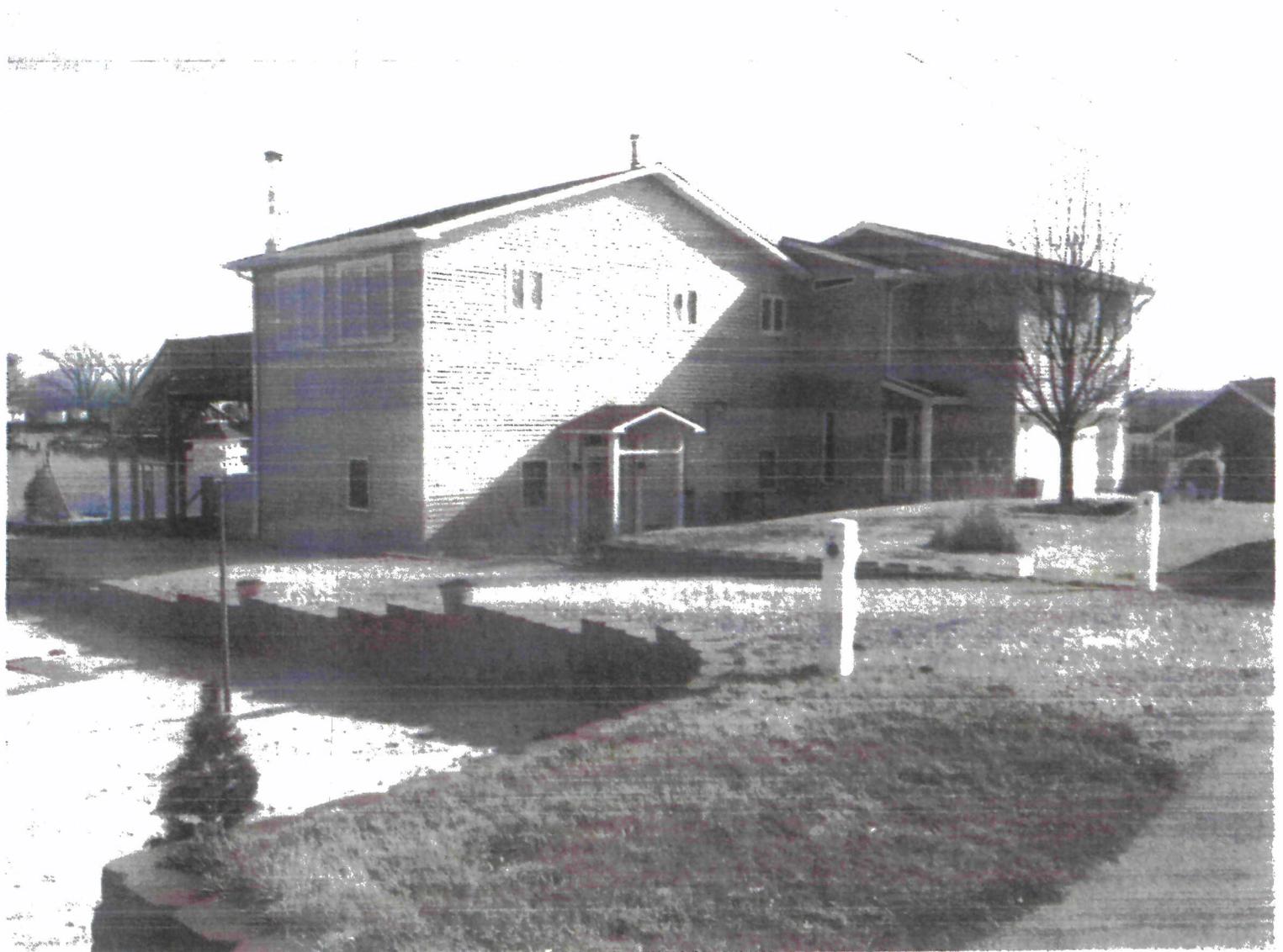
Building Photographs

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 17323 Beach Circle	For Insurance Company Use: Policy Number
City Bellevue State NE ZIP Code 68123	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.

FRONT VIEW



Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 17323 Beach Circl	For Insurance Company Use: Policy Number
City Bellevue State NE ZIP Code Circle	Company NAIC Number
If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."	

REAR VIEW



Steve and Patty Scheuber
 17323 Beach Circle
 Bellevue, NE 68123
 Lot 107 Hanson's Lakes



Will need FIVE 10-wire rail kits.
 Sixty cable segments.

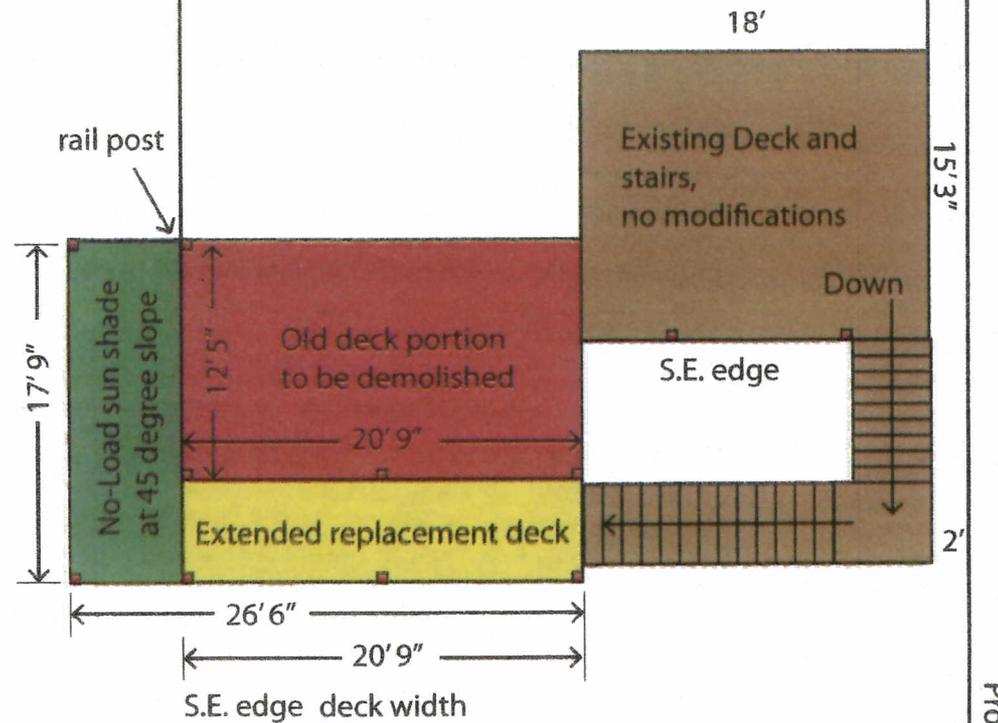
length	subtotal
10X18' = 180 feet	180 S.W. edge
10X21' = 210 feet	390 S.E. edge
10X 15' = 150 feet	540 N.E. edge

subtotal new deck

redo existing rail to match

10X16' = 160 feet	700 N.E. edge
10X 15' = 150 feet	850 S.E edge

two 500' rolls of SS cable.



Usable square footage of extended replacement deck: 17.75 feet X 20.75 = 368 SF.

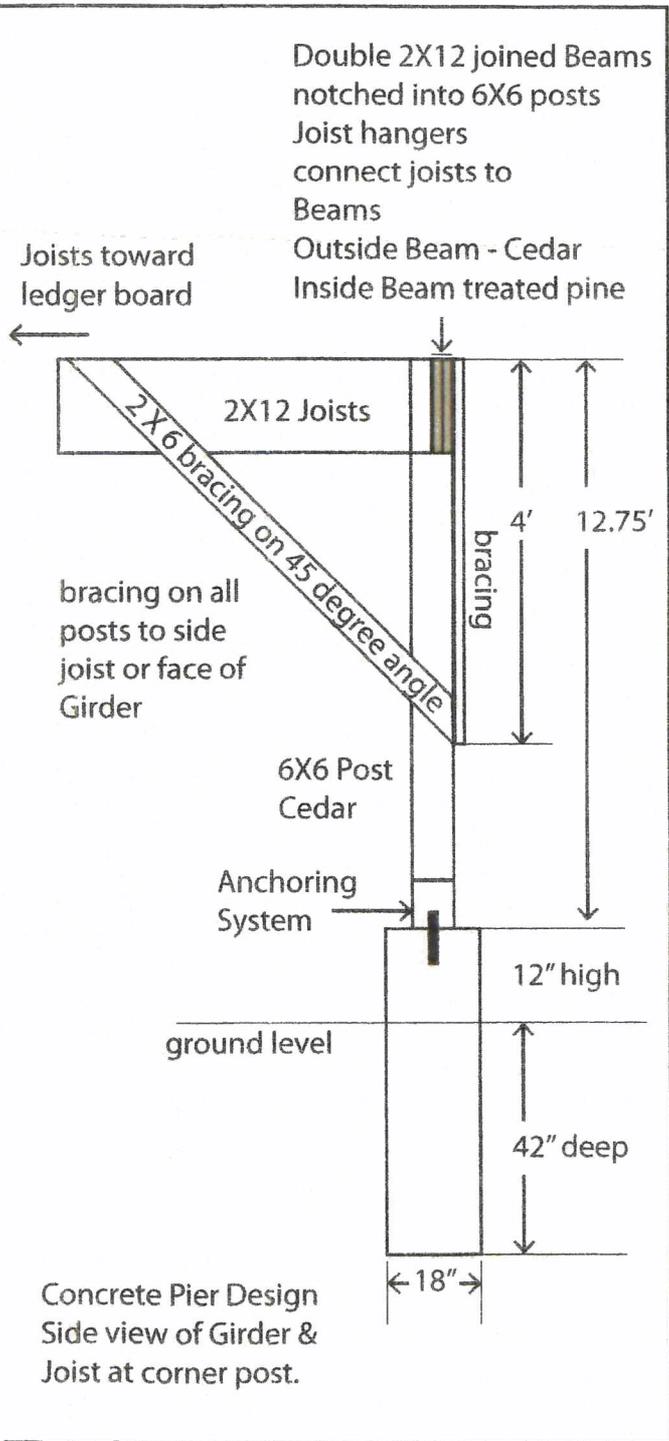
Property Line

HOUSE, 17323 beach circle, Lot 107 Hanson Lake 2

Base Flood Elevation (BFE) 977.4 ft

Lowest adjacent (finished) grade on this property is 974.2

Deck height approximately 12 feet, for a proposed height of approximately 986, which is at least 1 foot above the BFE

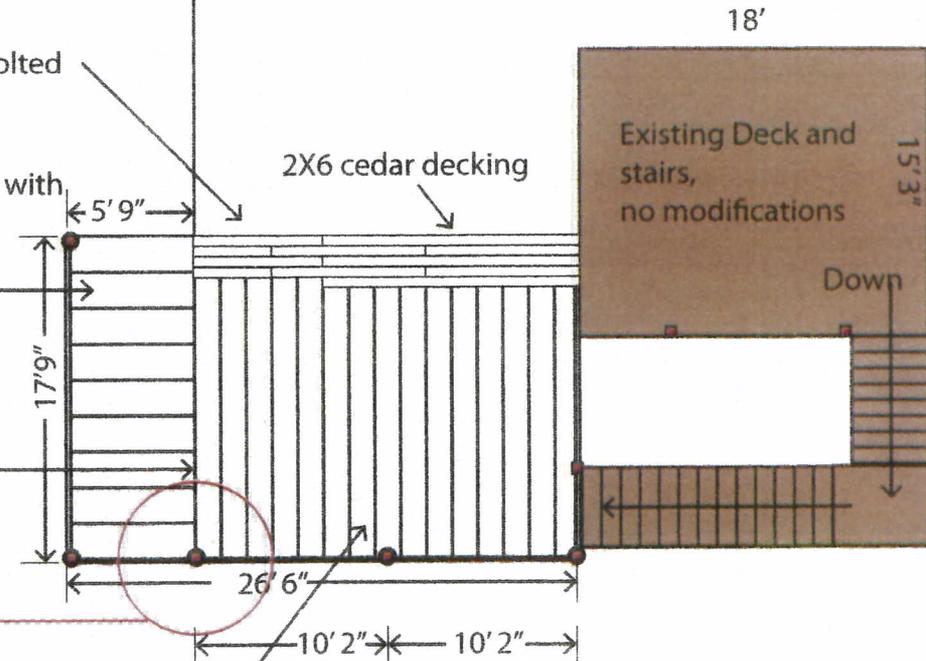


Ledger board, bolted to the house,

Cover sun shade area covered with tin roof materials matching that used under deck to drain water

Double 2X12 Joist on edge
Outside (face) Joist - cedar
Inside Joist - treated pine.

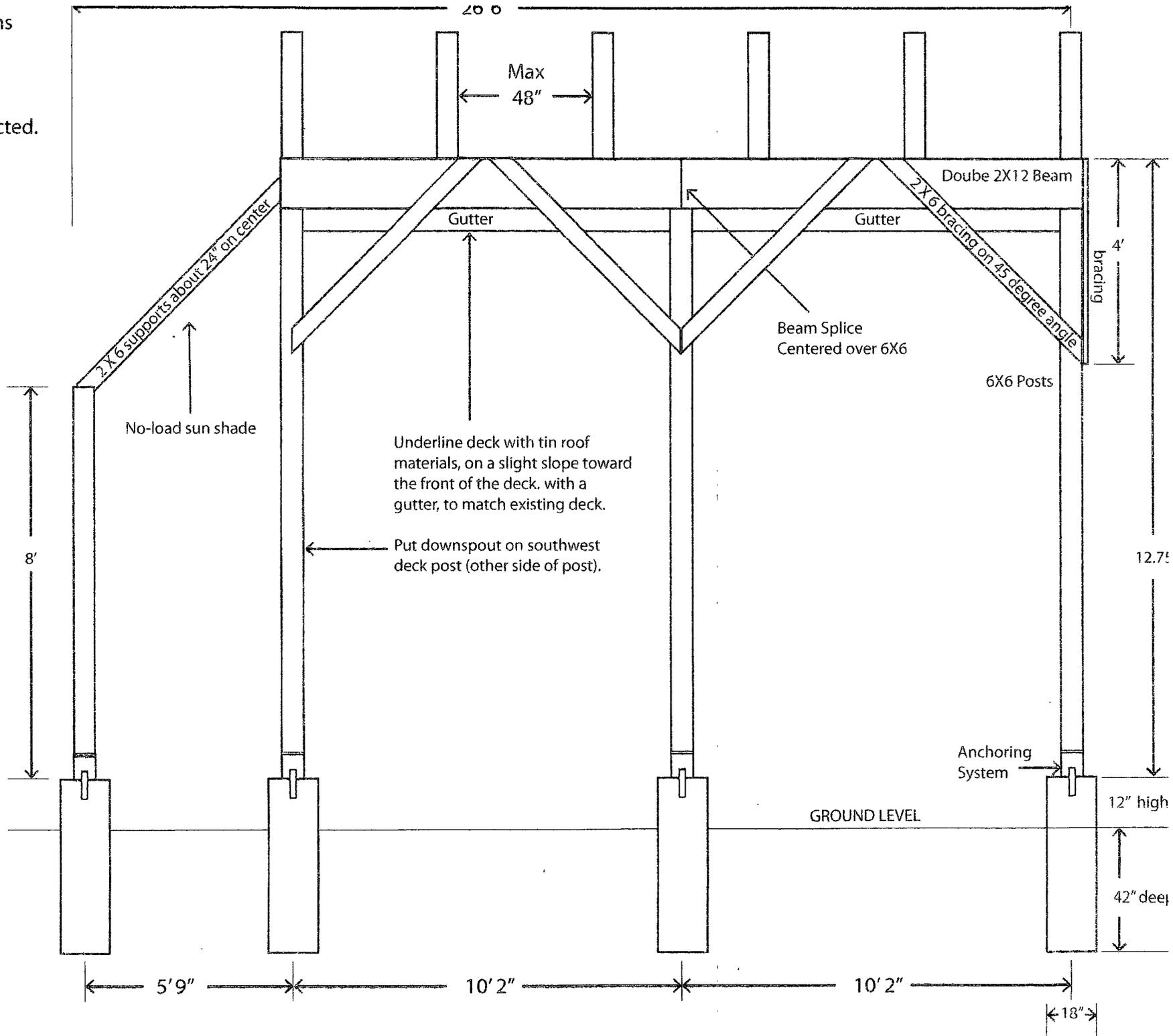
Side view of circled post



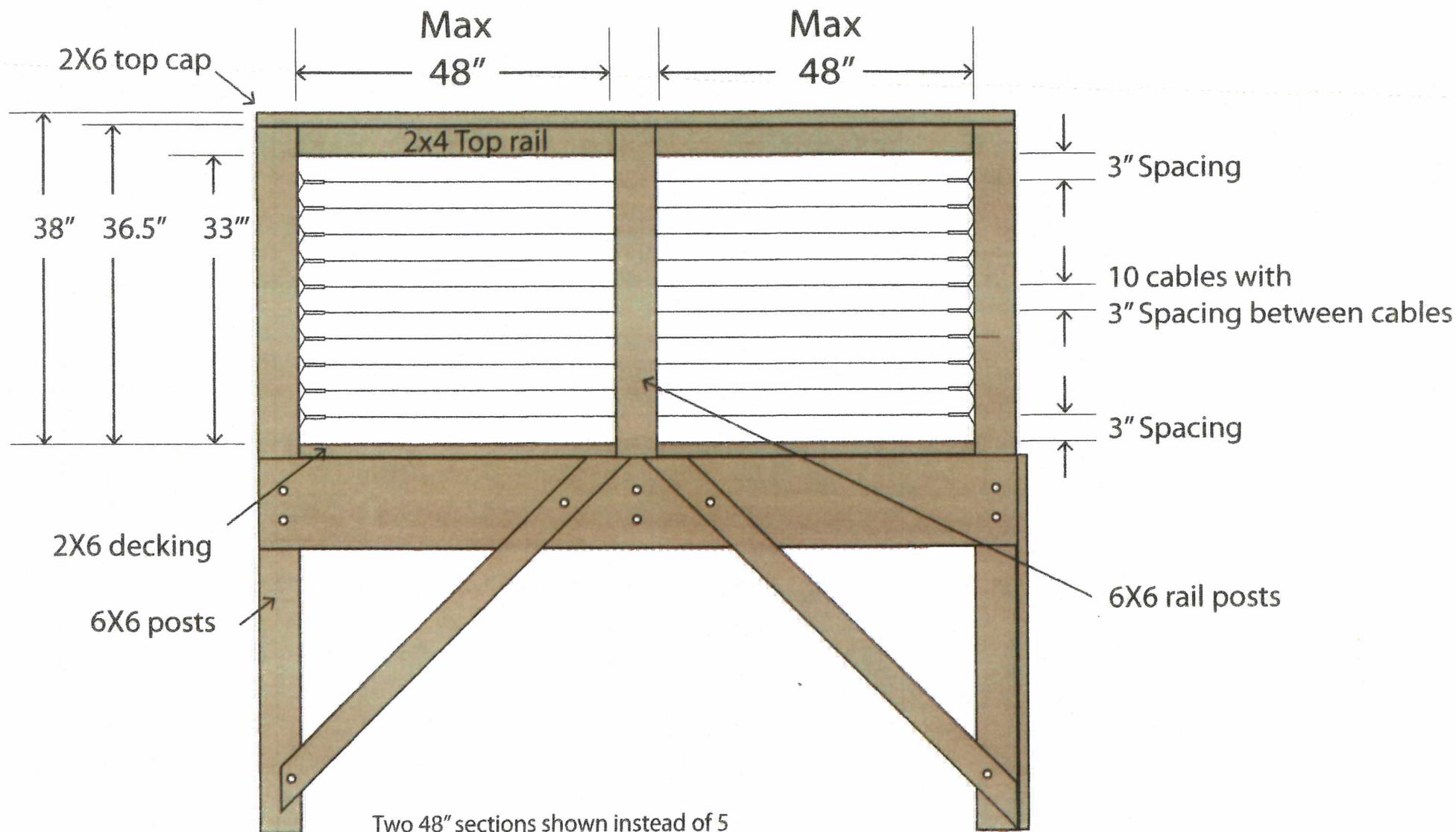
2X12 joists, 16 inches on center
All interior joists are treated pine (not cedar)

joist hangers to attach to house and double 2X12 beams at deck end
Double 2x12 beams notched into 6X6 posts, set about 10' 2" apart (on center) on top of concrete pier, 42 inches deep (minimum).

Front view of beams supporting posts and bracing
 --top decking and handrails not depicted.



Rail system diagram
Atlantis Rail System "RAILEASY" cable Railing
<http://www.atlantisrail.com/node>



Two 48" sections shown instead of 5 to simplify the diagram. End sections contain anchors, per manufacturer specifications. Front 5 sections max of 48" span. Side spans will be shorter (18' / 5 sections versus 20' / 5 sections)

IMPROVEMENT LOCATION REPORT



Boundaryline Surveys

4513 S. 133rd Street
Omaha, Nebraska 68137

Phone: 402-334-2032

DATE: 9/2/2008

FOR: Steve and Patricia Scheuber
17323 and 17314 Beach Circle
Sarpy County, NE

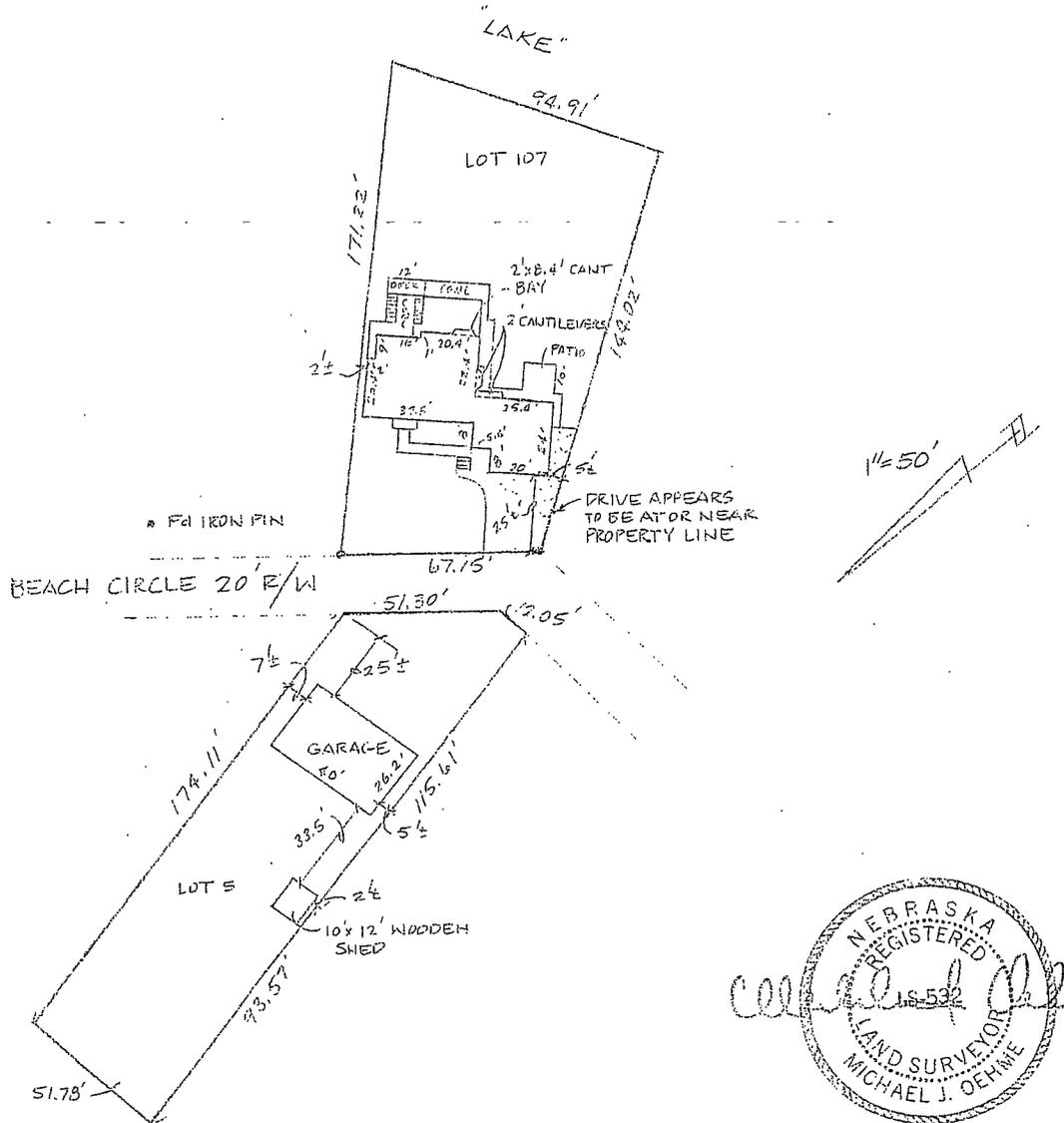
PREPARED FOR: Jackie

Nebraska Title Company
4257 South 144th Street
Omaha, NE 68137

LEGAL DESCRIPTION:

Lot 107, Hanson's Lake and Lot 5, Beach Circle, both Subdivisions

AS SURVEYED, PLATTED AND RECORDED IN Sarpy COUNTY, STATE OF NEBRASKA



This is a report of an inspection made for loan purposes and title inspection purposes only. The work illustrated hereon does not constitute a boundary survey as and is subject to any inaccuracies that a boundary survey may disclose. If a boundary survey with lot corners located and marked is requested, then additional charges will accrue.

THIS IS AN APPROXIMATION ONLY. NOT FOR CONSTRUCTION.

This drawing is prepared for use only by the mortgage lender or title company. It does not present information sufficient for a landowner to install or determine the location of fences, sheds, walks, detached buildings, driveways, etc., and if any are shown hereon, they are approximate only as to their actual position. Property corners found are noted hereon and no property corners were set and Boundaryline Surveys does not extend any warranty to present or future owners or occupants. (Linear and angular values shown are based on record or deed information)

17323 Beach Circle
Lot 107, HANSON LAKE

Photo Showing existing Deck

