

**BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA****APPROVE CHANGE OF ZONE****APPLICANT: GERALD AND GINA LOFBERG;  
CHANGE OF ZONE FROM AG, AGRICULTURAL FARMING DISTRICT AND AGD,  
AGRICULTURAL DEVELOPMENT DISTRICT TO AG, AGRICULTURAL FARMING  
DISTRICT**

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 Change of Zone Applications; and

WHEREAS, the Sarpy County Planning Department staff has reviewed the Gerald and Gina Lofberg application for a Change of Zone from AG, Agricultural Farming District and AGD, Agricultural Development District to AG, Agricultural Farming District for compliance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations on the property generally located at 240<sup>th</sup> and Cornhusker Rd and legally described as follows:

Lot 1 Little Big Place Addition Replat 1, Sarpy County, Nebraska.

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

- I. A public hearing regarding the Change of Zone Application was held before the Sarpy County Planning Commission on April 15, 2014 and further, the Planning Commission gave their recommendation.
- II. A public hearing regarding the Change of Zone Application was held by this Board.
- III. Notice of each of the Public Hearings described above was published at least ten (10) days prior to each respective public hearing as required by Neb. Rev. Stat. §23-164 (Reissue 2012), and the proof of publication has been filed in the Office of the Sarpy County Clerk.

- IV. The Planning Department staff made a recommendation as noted in the attached Exhibit "A", which includes the Planning Department Report.
- V. The Change of Zone Application is in compliance with the Comprehensive Development Plan.

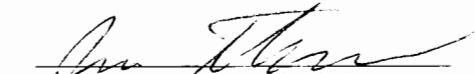
FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the change of zone from AG, Agricultural Farming District and AGD, Agricultural Development District to AG, Agricultural Farming District on the property legally described above.

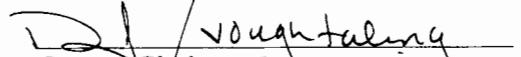
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 13<sup>th</sup> day of May, 2014.

Attest

SEAL



  
Sarpy County Board Chairman

  
County Clerk

Sarpy County Board of Commissioners  
 Exhibit "A"  
 Planning Department Report  
 County Board Meeting Date: May 13, 2014

Subject	Type	By
Applications related to property in the general area of 240 <sup>th</sup> and Cornhusker Road, legally described Lot 1 Little Big Place Addition, together with Tax Lot 6A and part of Tax Lot 7B1A located in Sec 22, T10N, R10E of the 6 <sup>th</sup> P.M. Sarpy County, Nebraska. <ul style="list-style-type: none"> <li>• Preliminary &amp; Final Plat – Little Big Place Addition Replat 1</li> <li>• Change of Zone: AG/AGD to AG</li> </ul>	Public Hearings & Resolutions	Donna Lynam Zoning Administrator Planning & Building

➤ **Summary and Purpose of Requests:**

- Gerald and Gina Lofberg, applicants, have purchased an additional 10 plus acres from the abutting property owner and has submitted an application requesting the approval of Preliminary and Final Plats of a one lot subdivision to be known as Little Big Place Addition Replat 1 and a change of zone from AG/AGD (Agricultural Farming/Agricultural Development) to AG (Agricultural Farming) to make the zoning consistent on the entire parcel.

➤ **Background and Analysis:**

- A detailed staff report for this submittal was presented to the Planning Commission at their April 15, 2014 meeting and is attached for your review.

➤ **Staff Recommendation:**

- Staff recommends **APPROVAL** of the proposed Preliminary Plat of a subdivision to be known as Little Big Place Addition Replat 1 as it is in conformance with the Sarpy County Comprehensive Development Plan, Zoning Regulations and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed Final Plat of a subdivision to be known as Little Big Place Addition Replat 1 as it meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of a Change of Zone from AG/AGD (Agricultural Farming/Agricultural Development) to AG (Agricultural Farming) on Lot 1 Little Big Place Addition Replat 1 as it meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

➤ **Planning Commission Recommendation:**

- On April 15, 2014 the Planning Commission voted to recommend **APPROVAL** of the Preliminary Plat, Final, and Change of Zone for Little Big Place Addition Replat 1.

**MOTION:** Malmquist moved, seconded by Torczon, to recommend approval of the Preliminary Plat of a subdivision to be known as Little Big Place Addition Replat 1. This recommendation is made as this Preliminary Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – *Lichter, Huddleston, Davis, Ackley, Whitfield, Christianson, Malmquist, Fenster and Torczon.* Nays: None. Abstain: None. Absent: *Bliss and Farrell.* **Motion carried.**

**MOTION:** Malmquist moved, seconded by Torczon, to recommend approval of the Final Plat of a subdivision to be known as Little Big Place Addition Replat 1. This recommendation is made as this Final Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Christianson, Malmquist, Fenster and Torczon. Nays: None. Abstain: None. Absent: Bliss and Farrell. Motion carried.*

**MOTION:** Malmquist moved, seconded by Torczon, to recommend approval of the Change of Zone from AG/AGD (Agricultural Farming/Agricultural Development District to AG (Agricultural Farming District) for the proposed Little Big Place Addition Replat 1 as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations. **Ballot:** *Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Christianson, Malmquist, Fenster and Torczon. Nays: None. Abstain: None. Absent: Bliss and Farrell. Motion carried.*



# SARPY COUNTY PLANNING & BUILDING DEPARTMENT

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## RECOMMENDATION REPORT

PRELIMINARY PLAT (PP 14-0003)

FINAL PLAT (FP 14-0005)

CHANGE OF ZONE (CZ 14-0005)

APPLICANT: GERALD S AND GINA L LOFBERG

PROPOSED RESIDENTIAL SUBDIVISION TO BE KNOWN AS

LITTLE BIG PLACE ADDITON REPLAT 1

PLANNING COMMISSION HEARING OF: APRIL 15, 2014

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### I. GENERAL INFORMATION

#### A. APPLICANT:

Gerald S and Gina L Lofberg  
9857 S 240<sup>th</sup> Street  
Gretna, NE 68028

#### B. PROPERTY OWNERS:

Gerald S and Gina L Lofberg  
9857 S 240<sup>th</sup> Street  
Gretna, NE 68028

**C. SUBJECT PROPERTY LOCATION:** Subject property is located at 9857 S 240<sup>th</sup> Street.

**D. LEGAL DESCRIPTION:** Lot 1, Little Big Place Addition, together with Tax Lot 6A and part of Tax Lot 7B1A located in Section 22, Township 14N, Range 10E of the 6<sup>th</sup> P.M. Sarpy County, Nebraska.

**E. SUBJECT PROPERTY SIZE:** 20.655 acres total in proposed parcel.

#### F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Conservation Residential
- Zoning: AG/AGD (Agricultural Farming/Agricultural Development District)

**G. REQUESTED ACTION(S):** To approve a Change of Zone application and a Preliminary and Final Plat for a proposed 20 acre one-lot subdivision. The proposed zoning would change from AG/AGD (Agricultural Farming/Agricultural Development District) to AG (Agricultural Farming District). The subdivision is to be known as Little Big Place Addition Replat 1.

### II. BACKGROUND INFORMATION

**A. EXISTING CONDITION OF SITE:** Existing 10 acre parcel known as Lot 1 Little Big Place is improved with a single-family structure served by a private well and septic system. An additional ten acres is being purchased from an abutting property owner and the applicant desires to combine the property into a twenty acre parcel and requests that the property be zoned AG (Agricultural Farming District) to be consistent with the current zoning and use, as well as the increased size of the property.

**B. GENERAL VICINITY AND LAND USE**

- North, South and East: Average and Estate Developments
- West: Open Agricultural Land and Flood Plain area of Platte River

**C. RELEVANT CASE INFORMATION:**

- Parcel is served by private well and private septic system.

**D. APPLICABLE REGULATIONS:**

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations: Section 9, AG - Agricultural District
- Sarpy County Subdivision Regulations

**III. ANALYSIS / STAFF COMMENTS**

**A. COMPREHENSIVE PLAN:**

- The Comprehensive Plan designates the area as Conservation Residential.

**B. TRAFFIC AND ACCESS:**

- Access to the proposed parcel is from 240<sup>th</sup> Street.
- Any culvert installation or ditch improvements must be approved by the Sarpy County Public Works Department prior to the work being done.

**C. GENERAL COMMENTS:**

- **Change of Zone**
  - Currently zoned AGD, Agricultural Development District
  - Changing zoning to AG - Agricultural Farming District
- **Preliminary/Final Plat:**
  - The proposed subdivision will consist of one lot of approximately twenty acres.

**IV. OTHER AGENCY REVIEW/COMMENTS:** The applications were sent to various jurisdictional agencies and departments within Sarpy County that may have an interest. No comments regarding the applications were received.

**V. PLANNING DEPARTMENT RECOMMENDATIONS:**

- Staff recommends **APPROVAL** of the proposed preliminary plat of a subdivision to be known as Little Big Place Addition Replat 1. Staff makes this recommendation as the Preliminary Plat, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed final plat of a subdivision to be known as Little Big Place Addition Replat 1. Staff makes this recommendation as the Final Plat, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the Change of Zone from AG/AGD (Agricultural Farming/ Agricultural Development District) to AG (Agricultural Farming District) for the proposed Little Big Place Addition Replat 1 as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations.

**VI. PLANNING COMMISSION RECOMMENDATION:**

**MOTION:** Malmquist moved, seconded by Torczon, to recommend approval of the Preliminary Plat of a subdivision to be known as Little Big Place Addition Replat 1. This recommendation is made as this Preliminary Plat meets the requirements of the Sarpy

County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Christianson, Malmquist, Fenster and Torczon. Nays: None. Abstain: None. Absent: Bliss and Farrell.*  
**Motion carried.**

**MOTION:** Malmquist moved, seconded by Torczon, to recommend approval of the Final Plat of a subdivision to be known as Little Big Place Addition Replat 1. This recommendation is made as this Final Plat meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.  
**Ballot:** *Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Christianson, Malmquist, Fenster and Torczon. Nays: None. Abstain: None. Absent: Bliss and Farrell.* **Motion carried.**

**MOTION:** Malmquist moved, seconded by Torczon, to recommend approval of the Change of Zone from AG/AGD (Agricultural Farming/Agricultural Development District to AG (Agricultural Farming District) for the proposed Little Big Place Addition Replat 1 as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations.  
**Ballot:** *Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Christianson, Malmquist, Fenster and Torczon. Nays: None. Abstain: None. Absent: Bliss and Farrell.*  
**Motion carried.**

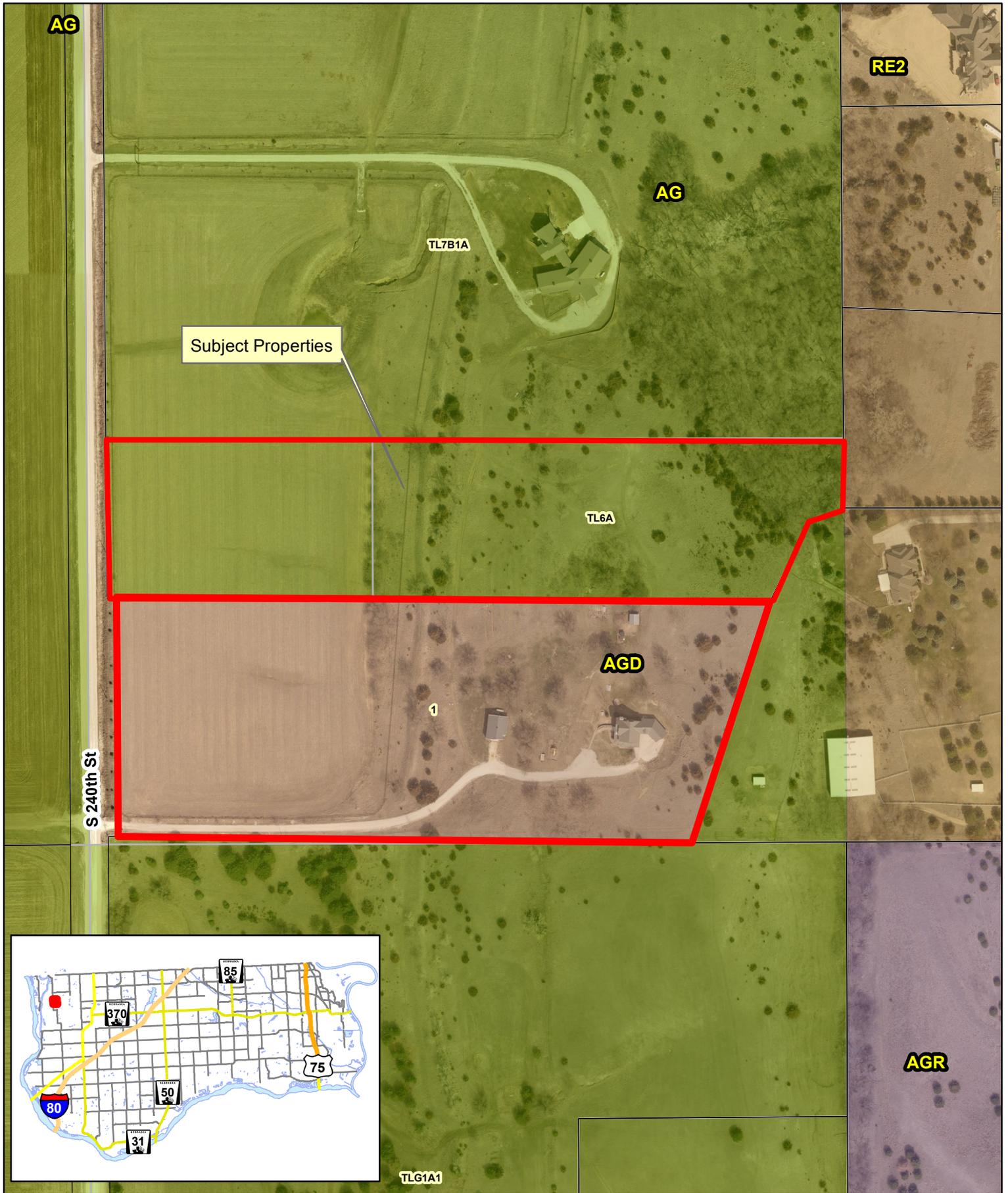
**VII. ATTACHMENTS TO REPORT:**

1. Current Zoning Map (showing subject property area)
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Preliminary Plat Application
4. Proposed Preliminary Plat as submitted
5. Final Plat Application
6. Proposed Final Plat as submitted
7. Change of Zoning Application

**VIII. COPIES OF REPORT SENT TO:**

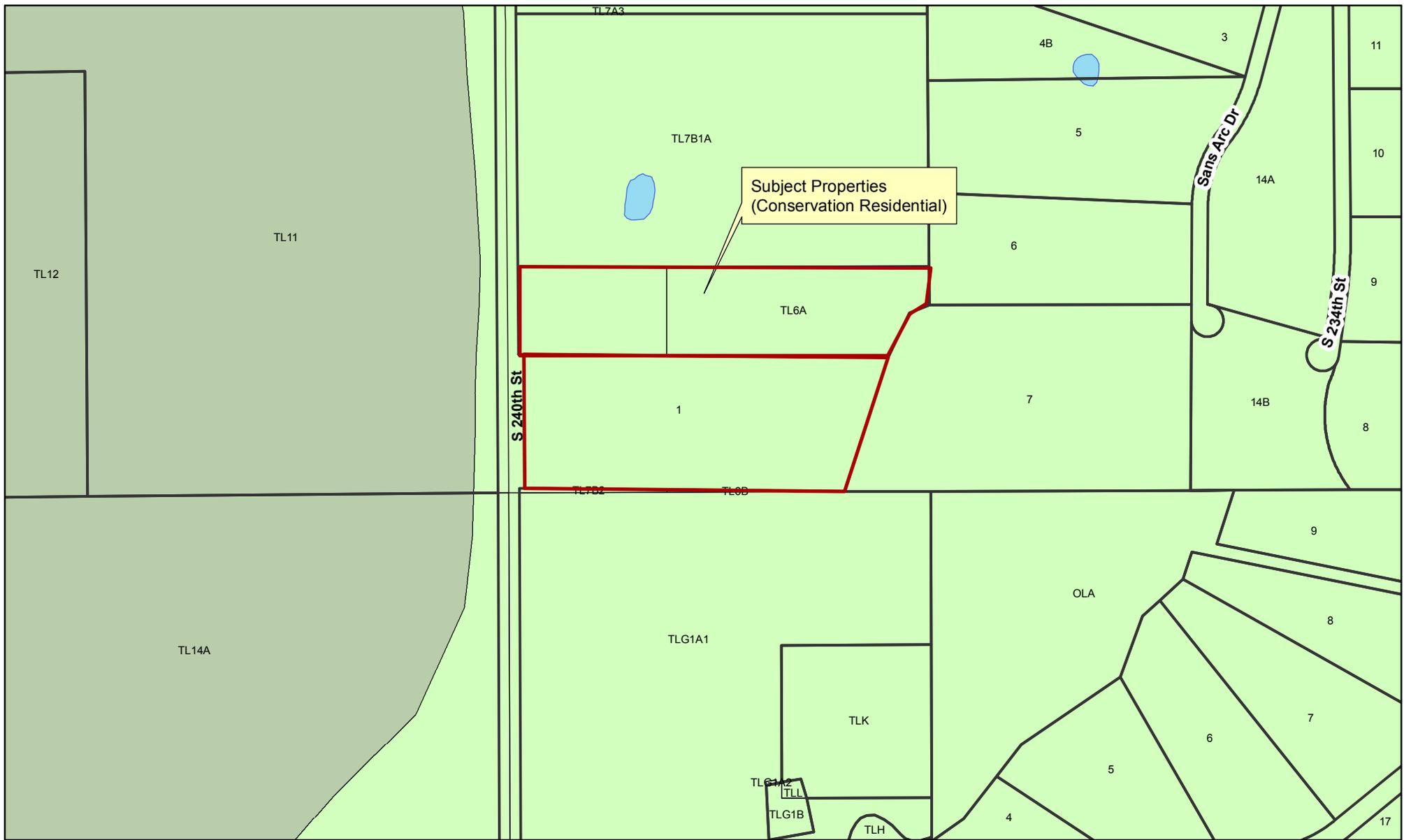
1. Gerald S and Gina L Lofberg (applicant and owner)
2. Mike Ohme, Boundary Line Surveys (applicant's engineering consultant)
3. Public Upon Request

Report prepared by: Donna Lynam, Zoning Administrator – Planning & Building Dept.  
Reviewed, edited & approved by: Bruce Fountain, Director – Planning & Building Dept.

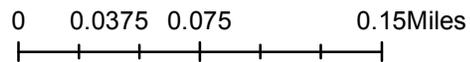


**Vicinity Map - Current Zoning**  
**Little Big Place Addition Replat 1**





### Current FLU - Sarpy Co



### Little Big Place Addition Replat 1

Comprehensive Development Plan  
**Figure 5.1: Development Structure Plan**  
 Sarpy County, Nebraska

#### Legend

- |                          |                                 |                       |
|--------------------------|---------------------------------|-----------------------|
| Highway Corridor Overlay | Long Term Residential Growth    | Cross County Arterial |
| <b>Land Use Proposed</b> | Mixed Use                       | City Limit            |
| Bellevue Future Growth   | Mixed Use Center                | City ETJ              |
| Business Park            | New Richfield Village           |                       |
| Civic                    | Park/School Site                |                       |
| Conservation Residential | Pflug Interchange Development   |                       |
| Estate Residential       | Residential - Community Systems |                       |
| Greenway                 | Urban Residential               |                       |
| Industrial               | Urban Residential II            |                       |
| Light Industrial/Storage |                                 |                       |



# SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240  
PAPILLION, NE 68046  
PHONE: 402-593-1555 FAX: 402-593-1558  
E-MAIL: [PLANNING@SARPY.COM](mailto:PLANNING@SARPY.COM)

## CHANGE OF ZONING APPLICATION

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

1. Completed Change of Zoning Application
2. Non-Refundable Fee of \$ 500.00 made payable to Sarpy County (an additional fee of ~~\$25.00~~ is also be required to cover cost of mailing of public notifications)
3. Copy of Deed on file with Register of Deeds or other acceptable proof of ownership
4. Two (2) site plan drawings (folded)
5. One (1) reduced size site plan drawing (8.5 x 11)
6. One (1) electronic copy of site plan drawing in PDF form
7. Site plan drawing should include the following (as applicable)
  - a. Legal description with site layout (1"=20')
  - b. Metes and bounds description with lot size
  - c. Floodplain/floodway boundaries
  - d. Existing easements
  - e. General location map (2 mile radius)
  - f. Elevations or other supporting materials
8. Detailed operational plans
9. **Please review Section 43 of the Sarpy County Zoning Regulations for a complete list of change of zoning process and submittal requirements.**

### PLANNING STAFF USE ONLY:

APPLICATION #: C2 14-0005

DATE RECEIVED: 3-7-2014

CP DESIGNATION: CR Conservation Residential

CURRENT ZONING DESIGNATION: AGD

PROPOSED ZONING DESIGNATION: AG

APPLICATION FEE: \$ 500. RECEIPT NO. 2081

PUBLIC NOTIFICATION  
PROCESSING FEE: \$ 25.00 RECEIPT NO. 2082

RECEIVED BY: [Signature]

NOTES: \_\_\_\_\_

APPLICATION FILING FEES – see Sarpy County Master Fee Schedule for the Planning and Building Department

### APPLICANT INFORMATION: CHECK BOX IF TEXT AMENDMENT APPLICATION

NAME: Gerald S. & Gina L. Lofberg E-MAIL: Jerry@whitewaybldg.com

ADDRESS: 9857 So. 240th Street CITY/STATE/ZIP: Gretna, NE 68028

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
(IF DIFFERENT)

PHONE: (402) 332-5391 FAX: \_\_\_\_\_

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

NAME: Gerald S. & Gina L. Lofberg E-MAIL: Jerry@whitewaybldg.com

ADDRESS: 9857 So. 240th Street CITY/STATE/ZIP: Gretna, NE 68028

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
(IF DIFFERENT)

PHONE: (402) 332-5391 FAX: \_\_\_\_\_

### ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: Boundaryline Surveys E-MAIL: Oehme@boundarylinesurveys.com

ADDRESS: 13514 Discovery Drive CITY/STATE/ZIP: Omaha, NE 68137

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
(IF DIFFERENT)

PHONE: (402) 334-2032 FAX: (402) 334-1646

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed 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.

Lot 1, Little Big Place Addition is currently zoned AGD (Agricultural Development District). The adjoining parcel that is being added to Little Big Place Addition is currently zoned AG (Agricultural District). A change in zoning is requested so that both parcels are zoned the same and a newly created subdivision (Little Big Place Addition Replat 1) can be submitted for approval.

**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.

**SUBDIVISION NAME:** Little Big Place Addition

**GENERAL LOCATION:** 240th & Cornhusker  
(example 189<sup>th</sup> & Giles Rd)

**ASSESSOR'S PARCEL NUMBER:** 011576597 **ADDITIONAL PARCEL NUMBERS** \_\_\_\_\_

**LEGAL DESCRIPTION:** (Describe property to wit:) Lot 1, Little Big Place Addition, Sarpy County, Nebraska

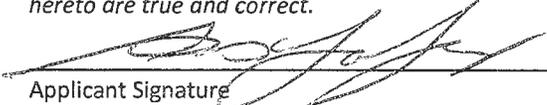
**SIZE OF PROPERTY:** 10.3 acres **CURRENT ZONING:** AGD **REQUESTED ZONING:** AG

**SOURCE OF UTILITY SERVICES:** Water - well Sewer - septic  
Gas - propane Electric - O.P.P.D.

**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 Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Change of Zoning application.
4. Any necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.

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

3-6-18  
Date

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process of the Planning Commission and County Board is complete. I further understand the Change of Zoning 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)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner Signature (or authorized agent)

\_\_\_\_\_  
Date

# Final Plat

## Little Big Place Addition Replat 1

Lot 1

Being a replat of Lot 1, Little Big Place Addition and a platting of all of Tax Lot 6A and part of Tax Lot 7B1A located in the Southwest 1/4 of Sec. 22, T14N, R10E, as surveyed and recorded in Sarpy County, Nebraska.

### SURVEYOR'S CERTIFICATE

I, the undersigned, a Registered Land Surveyor in the State of Nebraska, do hereby certify that I have made a ground survey of the subdivision described herein and that iron pins have been found or set at all corners of Little Big Place Addition Replat 1, Lot 1, being a replat of Lot 1, Little Big Place Addition and a platting of all of Tax Lot 6A and part of Tax Lot 7B1A located in the Southwest Quarter of Section 22, Township 14 North, Range 10 East, as surveyed and recorded in Sarpy County, Nebraska, and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 1, Little Big Place Addition; thence N 00° 59' 24" W, along the West line of said Lot 1, a distance of 417.40 feet; thence S 89° 51' 31" W, along the North line of said Lot 1 extended West, a distance of 50.00 feet to a point on the West line of the Southwest Quarter of said Section 22; thence N 00° 59' 24" W, along said West line, a distance of 354.87 feet; thence N 89° 51' 31" E, a distance of 1318.34 feet to a point on the East line of said Tax Lot 6A; thence S 01° 02' 07" E, along the East line of said Tax Lots 6A and 7B1A, a distance of 188.50 feet; thence S 65° 31' 13" W, along said East line, a distance of 66.45 feet; thence S 25° 52' 21" W, along said East line, a distance of 154.63 feet to the Northeast corner of said Lot 1; thence S 17° 21' 05" W, along the East line of said Lot 1, a distance of 437.59 feet to the Southeast corner of said Lot 1; thence S 89° 51' 31" W, along the South line of said Lot 1, a distance of 999.94 feet to the point of beginning, containing 20.655 acres more or less.

Signature of Land Surveyor

Date: Feb. 27, 2014 Reg. No. L5-532

seal

240th Street  
66' county road right-of-way

TL7B1A

N 89° 51' 31" E - 1318.34'

1268.33'

188.50

Lot 6

Point Sans Arc

S 65° 31' 13" W - 66.45'

S 25° 52' 21" W - 154.63'

TL6A

Lot 1

20.248 +/- acres

Lot 7

Point Sans Arc

S 17° 21' 05" W - 437.59'

NORTH

Scale: 1" = 100'

\*\*Note:  
All pins found are 5/8" rebar  
All pins set are 5/8" rebar  
with cap stamped L5-532

THIS PROPERTY IS SUBJECT TO EASEMENTS  
AND RIGHTS-OF-WAY OF RECORD

### DEDICATION

Know all persons by these presents that we, the undersigned, being the sole owners of the property as described in the Surveyor's Certificate and embraced within this plat, have caused said land to be subdivided into a Street and lots to be named and numbered as shown, said subdivision to be hereafter known as Little Big Place Addition Replat 1, and we do hereby ratify and approve of the disposition of our property as shown on this plat, and we do hereby grant a perpetual easement to the Omaha Public Power District, U.S. West Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided, their successors and assigns, to erect, operate, maintain, repair, renew poles, wires, 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 and for the transmission of signals and sounds of all kinds including signals provided by a cable television system, and the reception on, over, through, under and across a five-foot (5') wide strip of land abutting all front and side boundary lot lines; an eight-foot (8') wide strip of land abutting the rear boundary lines of all lots; and a sixteen-foot (16') wide strip of land abutting the rear boundary lines of all exterior lots. The term exterior lots is hereon defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen-foot (16') wide easement will be reduced to an eight-foot (8') wide strip when the adjacent land is surveyed, platted and recorded. No permanent buildings or retaining walls shall be placed in said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

Marjorie R. Massaglia  
Owner

Gerald S. Lofberg  
Owner

Gina L. Lofberg  
Owner

### COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property as described in the surveyor's certificate and as shown by the records of this office.

County Treasurer

Date

### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, before me, the undersigned, a Notary Public in and for said County, personally came Marjorie R. Massaglia, who is personally known by me to be the identical person whose name is affixed to the Dedication on this plat and acknowledged the same to be her voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

seal

### ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, before me, the undersigned, a Notary Public in and for said County, personally came Gerald S. Lofberg and Gina L. Lofberg, who is personally known by me to be the identical persons whose names are affixed to the Dedication on this plat and acknowledged the same to be their voluntary act and deed.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Public

seal

### APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION

This plat of Little Big Place Addition Replat 1, Lot 1, was approved by the Sarpy County Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Chairman  
Sarpy County Planning Commission

### REVIEW BY SARPY COUNTY PUBLIC WORKS

This plat of Little Big Place Addition Replat 1, Lot 1, was reviewed by the Sarpy County Public Works Office on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Sarpy County Surveyor/Engineer

### APPROVAL OF THE SARPY COUNTY PLANNING DIRECTOR

This plat of Little Big Place Addition Replat 1, Lot 1, was approved by the Sarpy County Planning Director on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Sarpy County Planning Director

### APPROVAL OF THE SARPY COUNTY BOARD OF COMMISSIONERS

This plat of Little Big Place Addition Replat 1, Lot 1, was approved by the Sarpy County Board of Commissioners on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Chairman  
Sarpy County Board of Commissioners

Attest: Sarpy County Clerk

Record bearing/distance	(P)
Measured bearing/distance	(A)
Calculated bearing/distance	(C)
Previous survey bearing/distance	(B)
Governmental survey bearing/distance	(G)
Open top pipe	OT
Plat top pipe	PT
Rebar	RB
Solid iron pin	SI
Concrete nail	PK
Subdivision corner	●
Property corner found	●
Property corner set	▲
Computed location	□
Drill hole	DH
Drawn	MLO/RDK
Checked	MLO
Sheet	1 of 1
Scale	1" = 100'
Field Book	203
Page	65
Project	ONS439
Date	4/19/2013
Little Big Place Addition Replat 1	
Gerald S. Lofberg - 9817 So. 240th Street	
Marjorie Massaglia - 9600 So. 240th Street	
Gretna, NE 68028	
Section 22, Township 14 North, Range 10 East	
BOUNDARYLINE SURVEYS	
OEHME-NIELSEN & ASSOCIATES, INC.	
13514 Discovery Drive - Omaha, NE 68137 (402) 334-2032 - fax: 334-1646	

**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 Anne Lee 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 herein; 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:

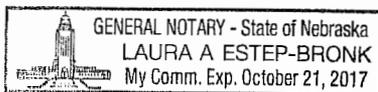
Wednesday, April 2, 2014  
Bellevue Leader  
Gretna Breeze  
Papillion Times  
Springfield Monitor

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

Shon Barenklau OR Anne Lee  
Publisher Business Manager

Today's Date 04-02-2014  
Signed in my presence and sworn to before me:

Notary Public



Printer's Fee \$ 33.54  
Customer Number: 40638  
Order Number: 0001741284

**NOTICE OF PUBLIC HEARING  
SARPY COUNTY PLANNING  
COMMISSION**

Notice is hereby given that a regular meeting of the Sarpy County Planning Commission will be held on Tuesday, April 15, 2014, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, Nebraska.

James & Robin Bishop have submitted an application for a Change of Zone from RS-72 (Single Family Residential District) to RE1 (Residential Estates I District) to allow for a single-family dwelling and detached garage at 16504 Iske Drive, legally described as Lot 1, Beranek Subdivision Replat 2 as surveyed, platted and

recorded in Sarpy County, Nebraska. The property is generally located southwest of Hwy 75 and Pinecrest Road on Iske Drive.

Gerald S. & Gina L. Lofberg have submitted applications for consideration of Preliminary and Final Plats of a subdivision to be known as Little Big Place Addition Replat 1, being a platting of Lot 1, Little Big Place Addition, together with Tax Lot 6A and part of Tax Lot 7B1A located in Section 22, Township 14N, Range 10E of the 6th P.M. in Sarpy County, NE. The property is generally located southeast of 240th Street and Cary Road.

Gerald S. & Gina L. Lofberg have submitted an application for consideration of a Change of Zone from AGD (Agricultural Development District) to AG (Agricultural Farming District) at 9857 South 240th Street, legally described as Lot 1, Little Big

Place Addition, as surveyed, platted and recorded in Sarpy County, NE. The property is generally located southeast of 240th Street and Cary Road.

Douglas S. Dreesen has submitted applications on behalf of Murray Fields-Sapp, LLC for consideration of Preliminary and Final Plat of a subdivision to be known as Murray Sapp, Lots 1 and 2, being a platting of Tax Lots 4A, 4C, 7 and 8, in the SE 1/4 of the SE 1/4 of Section 27, Township 14N, Range 11E of the 6th P.M. in Sarpy County, NE. The property is generally located northeast of Hwy 370 and Sapp Brothers Drive.

Douglas S. Dreesen has submitted an application on behalf of Murray Fields-Sapp, LLC for consideration of a Change of Zone from BHS (Highway Service Business District) to BGH (Heavy General

Business District) on proposed Lot 2, Murray Sapp, as surveyed, platted and recorded in Sarpy County, NE. The property is generally located northeast of Hwy 370 and Sapp Brothers Drive.

Vala's Pumpkin Patch has submitted an application for consideration of a Special Use Permit allowing for the continuation of an existing seasonal commercial operation at 12102 South 180th Street, legally described as Tax Lots 7 and 8; 5-13-11, Sarpy County, NE. The property is generally located southwest of 180th Street and Schram Road.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.  
1741284; 4/2

**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 Anne Lee 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 herein; 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 his 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 30, 2014

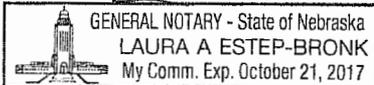
Bellevue Leader  
Gretna Breeze  
Papillion Times  
Springfield Monitor

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

Shon Barenklau OR Anne Lee  
Publisher Business Manager

Today's Date 04-29-2014  
Signed in my presence and sworn to before me:

Notary Public



Printer's Fee \$ 19.78  
Customer Number: 40638  
Order Number: 0001750847

**NOTICE OF PUBLIC HEARING  
SARPY COUNTY BOARD OF  
COMMISSIONERS**

Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, May 13, 2014, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE.

James & Robin Bishop have submitted an application for a Change of Zone from RS-72 (Single Family Residential District) to RE1 (Residential Estates I District) to allow for a single-family dwelling and detached garage at 16504 Iske Drive, legally described as Lot 1, Beranek Subdivision Replat 2 as surveyed, platted and recorded in Sarpy County, Nebraska. The property is generally located southwest of Hwy 75 and Pinecrest Road on Iske Drive.

Gerald S. & Gina L. Lofberg have submitted applications for consideration of Preliminary and Final Plats of a subdivision to be known as Little Big Place Addition Replat 1, being a platting of Lot 1, Little Big Place Addition, together with Tax Lot 6A and part of Tax Lot 7B1A located in Section 22, Township 14N, Range 10E of the 6th P.M. in Sarpy County, NE and an application for consideration of a Change of Zone from AGD (Agricultural Development District) to AG (Agricultural Farming District) at 9857 South 240th Street, legally described as Lot 1, Little Big Place Addition, as surveyed, platted and recorded in Sarpy County, NE. The property is generally located southeast of 240th Street and Cary Road.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, NE. 1750847; 4/30