

**BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA****APPROVE CHANGE OF ZONE****APPLICANT: RON AND ALANE JOHNS;****CHANGE OF ZONE FROM AG, AGRICULTURAL FARMING DISTRICT TO AGD, AGRICULTURAL DEVELOPMENT DISTRICT AND RE2, RESIDENTIAL ESTATES 2 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 Ron and Alane Johns application for a Change of Zone from AG, Agricultural Farming District to AGD, Agricultural Development District and RE2, Residential Estates 2 District for compliance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations on the property generally located on the southeast corner of 234<sup>th</sup> and Capehart Road and legally described as follows:

Lot 1 Hog Haven, Tax Lots 1 and 2A2, a part of Tax Lot 2A1, in the NE ¼ of Sec 10, T13N, R10E as surveyed, platted and recorded in 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 May 20, 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.

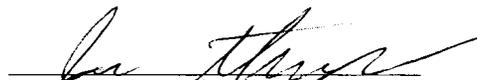
FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the change of zone from AG, Agricultural Farming District to AGD, Agricultural Development District and RE2, Residential Estates 2 District on the property legally described above.

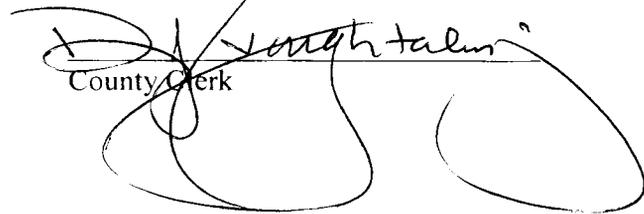
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 10<sup>th</sup> day of June, 2014.

Attest

SEAL



  
Sarpy County Board Chairman

  
County Clerk

Sarpy County Board of Commissioners  
 Exhibit "A"  
 Planning Department Report  
 County Board Meeting Date: June 10, 2014

Subject	Type	By
Applications related to the property generally located on the southeast corner of 234 <sup>th</sup> and Capehart Road, legally described Lot 1 Hog Haven and a platting of all of Tax Lots 1 and 2A2, a part of Tax Lot 2A1, in the NE ¼ of Sec 10, T13N, R10E as surveyed, platted and recorded in Sarpy County, Nebraska. <ul style="list-style-type: none"> <li>• Preliminary &amp; Final Plat – Hog Haven Replat 1</li> <li>• Change of Zone: AG to AGD/RE2</li> </ul>	Public Hearings & Resolutions	Donna Lynam Zoning Administrator Planning & Building

➤ **Summary and Purpose of Requests:**

- Ron and Alane Johns, applicants, are requesting to plat their property into a two lot subdivision and to change the zoning from AG (Agricultural Farming District) to AGD/RE2 (Agricultural Development District/Residential Estates 2 District) to allow for the construction of a new home for a family member. The subject property has an existing homestead (applicant's residence) with the remainder currently being farmed.

➤ **Background and Analysis:**

- A detailed staff report for this submittal was presented to the Planning Commission at their May 20, 2014 meeting and is attached for your review.
- This property is split by Sarpy County Jurisdiction and the City of Gretna Extraterritorial Jurisdiction. The applicant and Sarpy County Planning Staff worked with the City of Gretna to encourage them to request the entire area be ceded to Gretna for the processing and approval of this application. The City of Gretna chose not to make such request but to have the applications be approved by both jurisdictions with the City of Gretna waiving their application fee for such.

➤ **Staff Recommendation:**

- Staff recommends **APPROVAL** of a Change of Zone from AG (Agricultural Farming District) to AGD/RE2 (Agricultural Development District/Residential Estates 2 District) for the proposed Hog Haven Replat 1 to become effective with the recording of the Final Plat as it meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed Preliminary Plat of a subdivision to be known as Hog Haven 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 Hog Haven Replat 1 as it meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

➤ **Planning Commission Recommendation:**

- On May 20, 2014 the Planning Commission voted to recommend **APPROVAL** of the Preliminary Plat, Final, and Change of Zone for Hog Haven Replat 1.

**MOTION:** Malmquist moved, seconded by Torczon, to recommend approval of the Preliminary Plat of a subdivision to be known as Hog Haven 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 Hog Haven 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 Hog Haven 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

CHANGE OF ZONE (CZ 14-0007)

PRELIMINARY PLAT (PP 14-0005)

FINAL PLAT (FP 14-0007)

APPLICANT: RONALD AND ALANE JOHNS

PROPOSED RESIDENTIAL SUBDIVISION TO BE KNOWN AS

HOG HAVEN REPLAT 1

PLANNING COMMISSION HEARING OF: May 20, 2014

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### I. GENERAL INFORMATION

#### A. APPLICANT:

Ronald and Alane Johns  
20331 Capehart Road  
Gretna, NE 68028

#### B. PROPERTY OWNERS:

Ronald and Alane Johns  
20331 Capehart Road  
Gretna, NE 68028

**C. SUBJECT PROPERTY LOCATION:** Subject property is located on the southeast corner of 234<sup>th</sup> Street and Capehart Road.

**D. LEGAL DESCRIPTION:** Lot 1 Hog Haven and a platting of all of Tax Lots 1 and 2A2, a part of Tax Lot 2A1, all located in the Northeast  $\frac{1}{4}$  of Section 10, Township 13N, Range 10E as surveyed, platted and recorded in Sarpy County, NE.

**E. SUBJECT PROPERTY SIZE:** 19.091 acres.

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

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

**G. REQUESTED ACTION(S):** To approve a Preliminary Plat, Final Plat and Change of Zone application for a proposed two-lot subdivision. The subdivision is to be known as Hog Haven Replat 1. The proposed zoning would change from AG (Agricultural Farming District) to AGD/RE2 (Agricultural Development District/Residential Estates 2 District).

### II. BACKGROUND INFORMATION

**A. EXISTING CONDITION OF SITE:** Property is currently made up of a one acre platted lot and several tax lots. The platted parcel is improved with an existing home with accessory structures, served by a private well and septic system. Applicant desires to combine the property into a two lot subdivision, increasing the size of the existing platted parcel and platting a new three acre parcel.

#### 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, AGD - Agricultural Development District and Section 11, RE2 – Residential Estates 2 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 parcels will be from 234<sup>th</sup> Street and the existing driveway on Capehart Road.
- 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 AG - Agricultural Farming District
- Changing zoning to AGD, Agricultural Development District and RE2 Residential Estates 2 District

▪ **Preliminary/Final Plat:**

- The proposed subdivision will consist of two lots, proposed Lot 1 being 3.1 acres and proposed Lot 2 being 13.8 acres.
- Engineer has been contacted regarding the location of the existing accessory building and lot line of proposed Lot 1 will be adjusted so that the building will meet the minimum setbacks for the AGD Zoning District.

**IV. OTHER AGENCY REVIEW/COMMENTS:** The applications were sent to various jurisdictional agencies and departments within Sarpy County that may have an interest. Sarpy County Public Works comments have been forwarded to the Engineer. Engineer has confirmed that the updates will be completed.

**V. PLANNING DEPARTMENT RECOMMENDATIONS:**

- Staff recommends **APPROVAL** of the change of zone from AG (Agricultural Farming District) to AGD/RE2 (Agricultural Development District/Residential Estates 2 District) for the proposed Hog Haven Replat 1 subdivision as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations.
- Staff recommends **APPROVAL** of the proposed preliminary plat of a subdivision to be known as Hog Haven 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 Hog Haven Replat 1. Staff makes this recommendation as the Final Plat, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision 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 Hog Haven 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 Hog Haven 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 Hog Haven 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.**

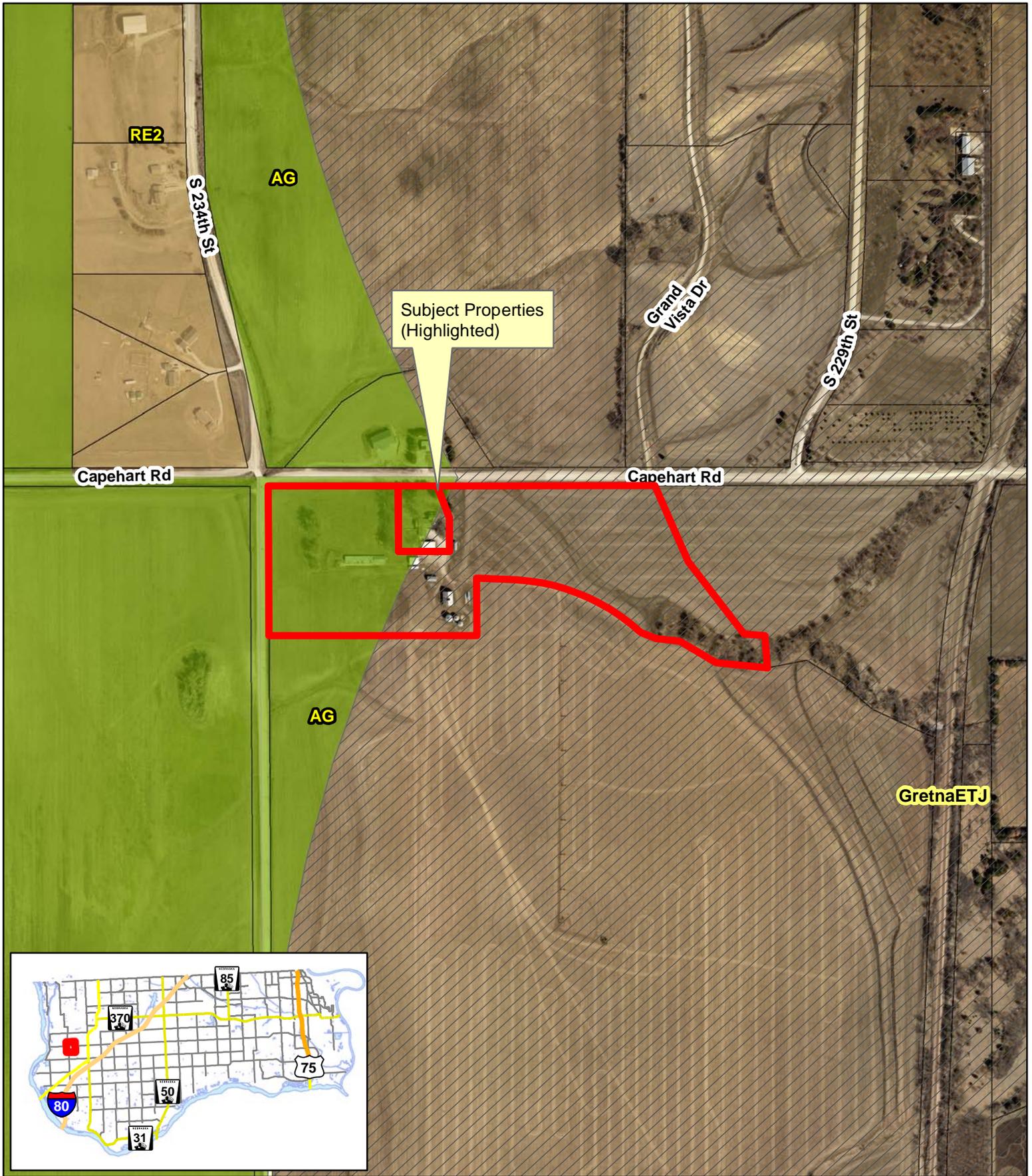
**VII. ATTACHMENTS TO REPORT:**

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

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

1. Ronal and Alena Johns (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.

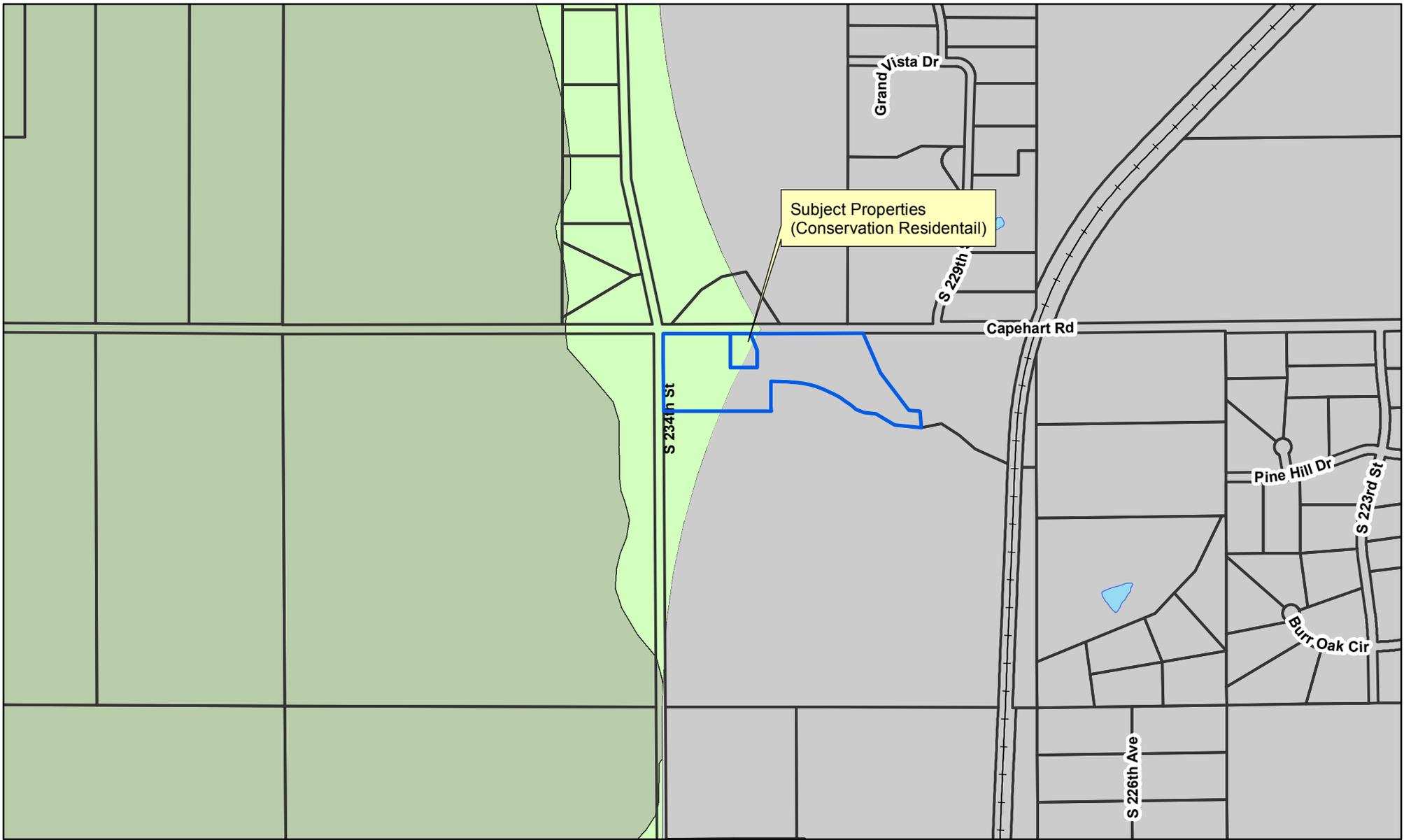


## Vicinity Map - Current Zoning

SE 234th & Capehart Rd

Hog Haven Replat 1 (Lots 1 & 2)





**Current FLU - Sarpy Co**

0 0.075 0.15 0.3 Miles



**Hog Haven Replat 1 (Lots 1 & 2)**

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.<sup>00</sup> 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 #: CZ 14-0007  
 DATE RECEIVED: 4-23-2014  
 CP DESIGNATION: Conservation, Residential Residential Estates  
 CURRENT ZONING DESIGNATION: AG  
 PROPOSED ZONING DESIGNATION: AG0 + RE2  
 APPLICATION FEE: \$ 500 RECEIPT NO. 2100  
 PUBLIC NOTIFICATION  
 PROCESSING FEE: \$ 25.00 RECEIPT NO. 2100  
 RECEIVED BY: \_\_\_\_\_  
 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: Ronald and Alane Johns E-MAIL: ABJ12345@msn.com  
 ADDRESS: 23301 Capehart Road CITY/STATE/ZIP: Gretna NE 68028  
 MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
 (IF DIFFERENT)  
 PHONE: 402- 517-2535 FAX: \_\_\_\_\_

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

NAME: Ronald and Alane Johns E-MAIL: \_\_\_\_\_  
 ADDRESS: 23301 Capehart Road CITY/STATE/ZIP: Gretna NE 68028  
 MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
 (IF DIFFERENT)  
 PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

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

NAME: Boundary Line Surveys E-MAIL: \_\_\_\_\_  
 ADDRESS: 13514 Discovery Drive CITY/STATE/ZIP: Omaha NE 68137  
 MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
 (IF DIFFERENT)  
 PHONE: 402-334-2032 FAX: \_\_\_\_\_

**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.

Property currently zoned AG (Agricultural) and due to proposed platting of a two lot subdivision, one lot being 3.10 acres and one being 13.852 acres, we are requesting a rezoning to AGD (Agriculture Development) and RE2 (Residential Estates)

**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:** Hog Haven Replat 1

**GENERAL LOCATION:** Southeast Corner 234th Street and Capehart Road  
(example 189<sup>th</sup> & Giles Rd)

**ASSESSOR'S PARCEL NUMBER:** 011220465 **ADDITIONAL PARCEL NUMBERS** 011559459

**LEGAL DESCRIPTION:** (Describe property to wit:) Lot 1 and Lot 2 Hog Haven Replat 1

**SIZE OF PROPERTY:** \_\_\_\_\_ *acres* **CURRENT ZONING:** AG **REQUESTED ZONING:** AGD/RE2

**SOURCE OF UTILITY SERVICES:** Water - Private Sewer - Private  
Gas - Propane Electric - OPPD

**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.

Ronald Johnson  
Applicant Signature

4-28-2014  
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



# 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)

## PRELIMINARY PLAT APPLICATION

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

1. Completed Preliminary Plat Application
2. Non-Refundable Fee of \$ 1020.00 made payable to Sarpy County
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. Please review Sections 5 and 6 of the Sarpy County Subdivision Regulations for a complete list of Preliminary Plat process and submittal requirements.

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

### PLANNING STAFF USE ONLY:

APPLICATION #: PD 14-0005  
 DATE RECEIVED: 4-23-2014  
 CP DESIGNATION: Conservation Residential  
Residential Estates  
 CURRENT ZONING DESIGNATION: AG  
 PROPOSED ZONING DESIGNATION: AGD + RE2  
 APPLICATION FEE: \$ 1020 RECEIPT NO. 2100  
 RECEIVED BY: \_\_\_\_\_  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_

### APPLICANT INFORMATION:

NAME: Ronald and Alane Johns E-MAIL: ABJ12345@msn.com  
 ADDRESS: 20331 Capehart Road CITY/STATE/ZIP: Gretna NE 68028  
 MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
 (IF DIFFERENT)  
 PHONE: 402-517-2535 FAX: \_\_\_\_\_

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

NAME: Ronald and Alane Johns E-MAIL: \_\_\_\_\_  
 ADDRESS: 20331 Capehart Road CITY/STATE/ZIP: Gretna NE 68028  
 MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
 (IF DIFFERENT)  
 PHONE: 402- FAX: \_\_\_\_\_

### ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: Boundary Line Surveys E-MAIL: \_\_\_\_\_  
 ADDRESS: 13514 Discovery Drive CITY/STATE/ZIP: Omaha NE 68137  
 MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
 (IF DIFFERENT)  
 PHONE: 402-334-2032 FAX: \_\_\_\_\_

**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.

Hog Haven Replat 1 is a proposed platting combining a platted parcel and several tax lots into a two lot subdivision. Such property is located on the southeast corner of 234th Street and Capehart Road. An existing residence, with accessory buildings, is located on the property.

**PLAT 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.

PLAT NAME: Hog Haven Replat 1

ASSESSOR'S PARCEL NUMBER: 011220465 ADDITIONAL PARCEL NUMBERS 011559459

GENERAL LOCATION: Southeast corner of 234th Street and Capehart Road  
(example 189<sup>th</sup> & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) Being a replat of Lot 1 Hog Haven and a platting of all of Tax Lots 1 and 2A2, a part of Tax Lot 2A1, all located in the Northeast 1/4 of Sec 10, T13N, R10E as surveyed platted and recorded in Sarpy County, Nebraska

SIZE OF PROPERTY: \_\_\_\_\_ acres CURRENT ZONING: \_\_\_\_\_ REQUESTED ZONING: \_\_\_\_\_

SOURCE OF UTILITY SERVICES: Water - Private Well Sewer - Private Septic  
Gas - Propane 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 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 Preliminary Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.
5. If a Change of Zoning application is applied for concurrently with the Preliminary Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request; however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

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

Ronald John  
Applicant Signature

4-28-2014  
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 Preliminary Plat 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

# Preliminary Plat Hog Haven Replat 1

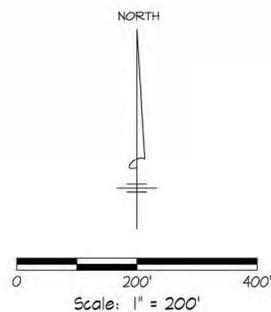
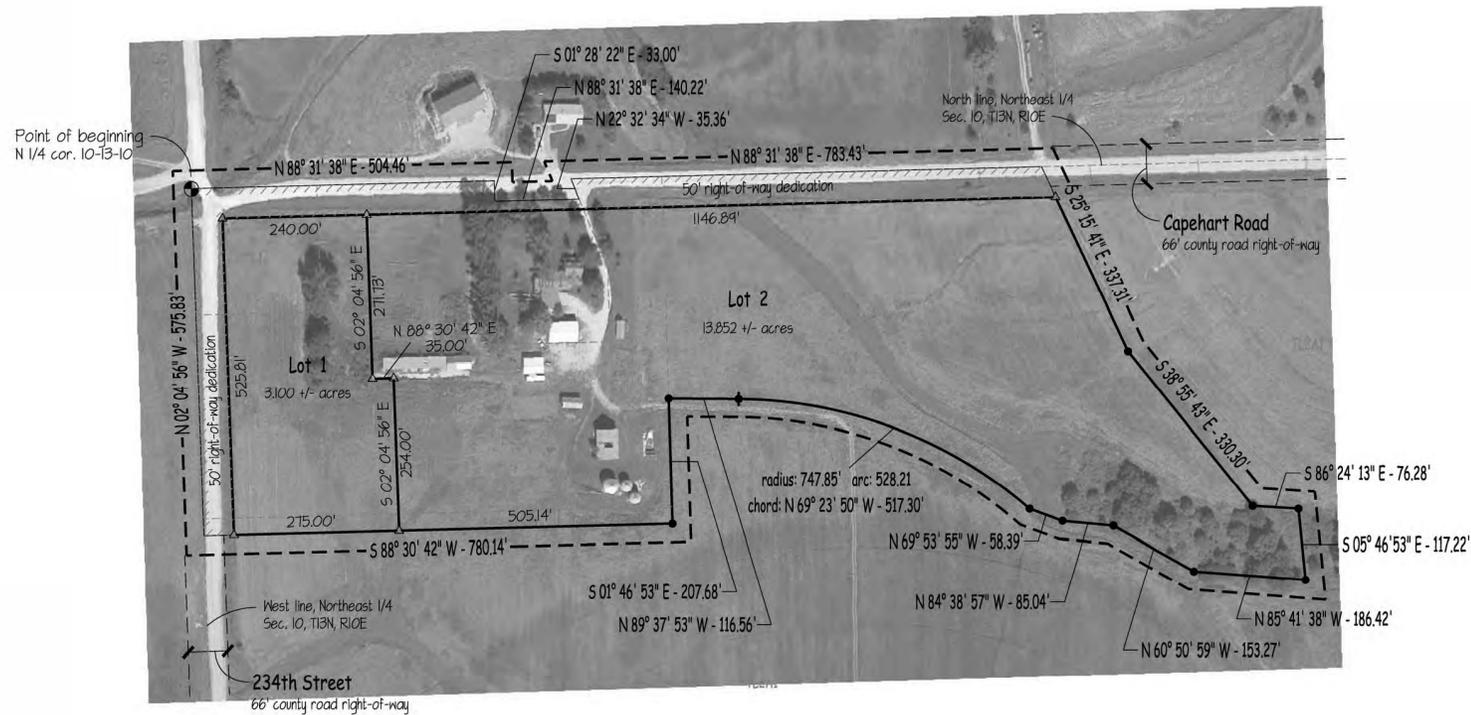
Lots 1 and 2, inclusive

Being a replat of Lot 1, Hog Haven and a platting of all of Tax Lots 1 and 2A2 and a part of Tax Lot 2A1, located in the Northeast 1/4 of Sec. 10, T13N, R10E, as surveyed and recorded in Sarpy County, Nebraska.

## LEGAL DESCRIPTION

Lot 1, Hog Haven and all of Tax Lots 1 and 2A2 and a part of Tax Lot 2A1, located in the Northeast Quarter of Section 10, Township 13 North, Range 10 East, as surveyed and recorded in Sarpy County, Nebraska, and being more particularly described as follows:

Beginning at the North Quarter corner of said Section 10; thence N 88° 31' 38" E (assumed bearing) along the North line of said Northeast Quarter, a distance of 504.46 feet; thence S 01° 28' 22" E, a distance of 33.00 feet to the Northwest corner of Lot 1, said Hog Haven; thence N 88° 31' 38" E, along the North line of said Lot 1, a distance of 140.22 feet to the Northeast corner of said Lot 1; thence N 22° 32' 34" W, a distance of 35.36 feet to a point on the North line of said Northeast Quarter; thence N 88° 31' 38" E, along said North line, a distance of 783.43 feet; thence S 25° 15' 41" E, a distance of 337.31 feet; thence S 38° 55' 43" E, a distance of 330.30 feet; thence S 86° 24' 13" E, a distance of 76.28 feet; thence S 05° 46' 53" E, a distance of 117.22 feet; thence N 85° 41' 38" W, a distance of 186.42 feet; thence N 60° 50' 59" W, a distance of 153.27 feet; thence N 84° 38' 57" W, a distance of 85.04 feet; thence N 69° 53' 55" W, a distance of 58.39 feet; thence Northwest, along a 747.85 foot radius curve to the left, an arc distance of 528.21 feet (said curve has a chord bearing N 69° 23' 50" W and a chord distance of 517.30 feet); thence N 89° 37' 53" W, a distance of 116.56 feet; thence S 01° 46' 53" E, a distance of 207.68 feet; thence S 88° 30' 42" W, a distance of 780.14 feet to a point on the West line of the Northeast Quarter of said Section 10; thence N 02° 04' 56" W, along said West line, a distance of 575.83 feet to the point of beginning, containing 19.091 acres, more or less.



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

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

## NOTES:

- 1) With the exception of the necessary grading required on any new residential dwelling and/or out building, there will be no major changes in the topography or drainage patterns on this lot.
- 2) This lot is serviced by existing electrical and telephone lines. Water will be supplied by drilled wells as necessary, sanitary sewers shall be in the form of septic systems and natural gas, if desired, will be provided by on site propane tanks. The owner of this lot will be responsible for the well, septic system and propane. With the exception of necessary electrical and telephone service lines, no additional utilities are required.
- 3) Typical 5' front & side and 8' (interior) or 16' (exterior) utility easements will be dedicated on the final plat.
- 4) There appears to be no flood plane influences on this property.

Record bearing/distance  
Measured bearing/distance  
Calculated bearing/distance  
Previous survey bearing/distance  
Governmental survey bearing/distance

Open top pipe  
Pit  
Rebar  
Solid iron pin  
Concrete nail

Subdivision corner  
Property corner found  
Property corner set  
Computed location  
Drill hole

Drawn  
MLO  
Checked  
MLO

Sheet  
1 of 1  
Scale  
1" = 200'

Field Book  
246  
Page  
45

Project  
0N5664  
Date  
3-19-14

Hog Haven Replat 1  
Ronald & Alana Johns  
23301 Capehart Road  
Genoa, NE 68028  
Section 10, Township 13 North, Range 10 East

**BOUNDARYLINE SURVEYS**  
OEHME-NIELSEN & ASSOCIATES, INC.  
13514 Discovery Drive - Omaha, NE 68137 (402) 334-2032 ~ fax: 334-1646



# 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)

## FINAL PLAT APPLICATION

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

1. Submit complete Final Plat Application
2. Submit Non-Refundable Fee of \$520.00 made payable to Sarpy County
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. Please review Sections 7 and 8 of the Sarpy County Subdivision Regulations for a complete list of Final Plat process and submittal requirements.

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

### PLANNING STAFF USE ONLY:

APPLICATION #: FP 14-0007

DATE RECEIVED: 4-23-2014

CP DESIGNATION: Conservation Residential Residential Estate

CURRENT ZONING DESIGNATION: AG

PROPOSED ZONING DESIGNATION: AGD+RE2

APPLICATION FEE: \$ 520 RECEIPT NO. 2100

RECEIVED BY: \_\_\_\_\_

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

### APPLICANT INFORMATION:

NAME: Ronald and Alane Johns E-MAIL: ABJ12345@msn.com

ADDRESS: 23301 S Capehart Road CITY/STATE/ZIP: Gretna NE 68028

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

PHONE: 402-517-2535 FAX: \_\_\_\_\_

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

NAME: Ronald and Alane Johns E-MAIL: \_\_\_\_\_

ADDRESS: 23301 S Capehart Road CITY/STATE/ZIP: Gretna NE 68028

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

PHONE: 402- FAX: \_\_\_\_\_

### ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: Boundary Line Surveys E-MAIL: \_\_\_\_\_

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

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

PHONE: 402-334-2032 FAX: \_\_\_\_\_

**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.

Hog Haven Replat 1 is a proposed platting combining a platted parcel and several tax lots into a two lot subdivision. Such property is located on the southeast corner of 234th Street and Capehart Road. An existing residence with accessory buildings is located on the property.

**PLAT 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.

PLAT NAME: Hog Haven Replat 1

ASSESSOR'S PARCEL NUMBER: 011220465 ADDITIONAL PARCEL NUMBERS 011559459

GENERAL LOCATION: Southeast corner of 234th Street and Capehart Road

*(example 189<sup>th</sup> & Giles Rd)*

LEGAL DESCRIPTION: *(Describe property to wit:)* Being a replat of Lot 1 Hog Haven and a platting of all of Tax Lots 1 and 2A2, a part of Tax Lot 2A1, all located in the Northeast 1/4 of Sec 10, T13N, R10E as surveyed platted and recorded in Sarpy County, Nebraska.

SIZE OF PROPERTY: 19.091 acres CURRENT ZONING: AG REQUESTED ZONING: AGD/RE2

SOURCE OF UTILITY SERVICES: Water - Private Sewer - Private  
Gas - Propane 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 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 Final Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.
5. Upon approval of the Final Plat, a certification of approval by the Board shall be endorsed thereon by the County Clerk, and eight (8) copies of the Final Plat shall be filed with the Register of Deeds office within 90 days. (3 mylar and 5 paper copies with signatures).
6. If a Change of Zoning application is applied for concurrently with the Preliminary Plat or Final Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request, however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

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

Ronald Johnson  
Applicant Signature

4-28-2014  
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 Final Plat 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 Hog Haven Replat 1

Lots 1 and 2, inclusive

Being a replat of Lot 1, Hog Haven and a platting of all of Tax Lots 1 and 2A2 and a part of Tax Lot 2A1, located in the Northeast 1/4 of Sec. 10, T13N, 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 Hog Haven Replat 1, Lots 1 and 2, being a replat of Lot 1, Hog Haven and a platting of all of Tax Lots 1 and 2A2 and a part of Tax Lot 2A1, located in the Northeast Quarter of Section 10, Township 13 North, Range 10 East, as surveyed and recorded in Sarpy County, Nebraska, and being more particularly described as follows:

Beginning at the North Quarter corner of said Section 10; thence N 88° 31' 38" E (assumed bearing) along the North line of said Northeast Quarter, a distance of 504.46 feet; thence S 01° 28' 22" E, a distance of 33.00 feet to the Northwest corner of Lot 1, said Hog Haven; thence N 88° 31' 38" E, along the North line of said Lot 1, a distance of 140.22 feet to the Northeast corner of said Lot 1; thence N 22° 32' 34" W, a distance of 35.36 feet to a point on the North line of said Northeast Quarter; thence N 88° 31' 38" E, along said North line, a distance of 783.43 feet; thence S 25° 15' 41" E, a distance of 337.31 feet; thence S 38° 55' 43" E, a distance of 330.30 feet; thence S 86° 24' 13" E, a distance of 76.28 feet; thence S 05° 46' 53" E, a distance of 117.22 feet; thence N 85° 41' 38" W, a distance of 186.42 feet; thence N 60° 50' 59" W, a distance of 153.27 feet; thence N 84° 38' 57" W, a distance of 85.04 feet; thence N 69° 53' 55" W, a distance of 58.39 feet; thence Northwesterly, along a 747.85 foot radius curve to the left, an arc distance of 528.21 feet (said curve has a chord bearing N 69° 23' 50" W and a chord distance of 517.30 feet); thence N 89° 37' 53" W, a distance of 116.56 feet; thence S 01° 46' 53" E, a distance of 207.68 feet; thence S 88° 30' 42" W, a distance of 780.14 feet to a point on the West line of the Northeast Quarter of said Section 10; thence N 02° 04' 56" W, along said West line, a distance of 575.83 feet to the point of beginning, containing 19.091 acres, more or less.

## 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 Streets and lots to be named and numbered as shown, said subdivision to be hereafter known as Hog Haven Replat 1, Lots 1 and 2, 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.

Ronald R. Johns  
Owner

Alane B. Johns  
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 Ronald R. Johns, 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 his 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 Alane B. Johns, who is personally known by me to be the identical persons 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

## APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION

This plat of Hog Haven Replat 1, Lots 1 and 2, 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 Hog Haven Replat 1, Lots 1 and 2, 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 Hog Haven Replat 1, Lots 1 and 2, was approved by the Sarpy County Planning Director on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

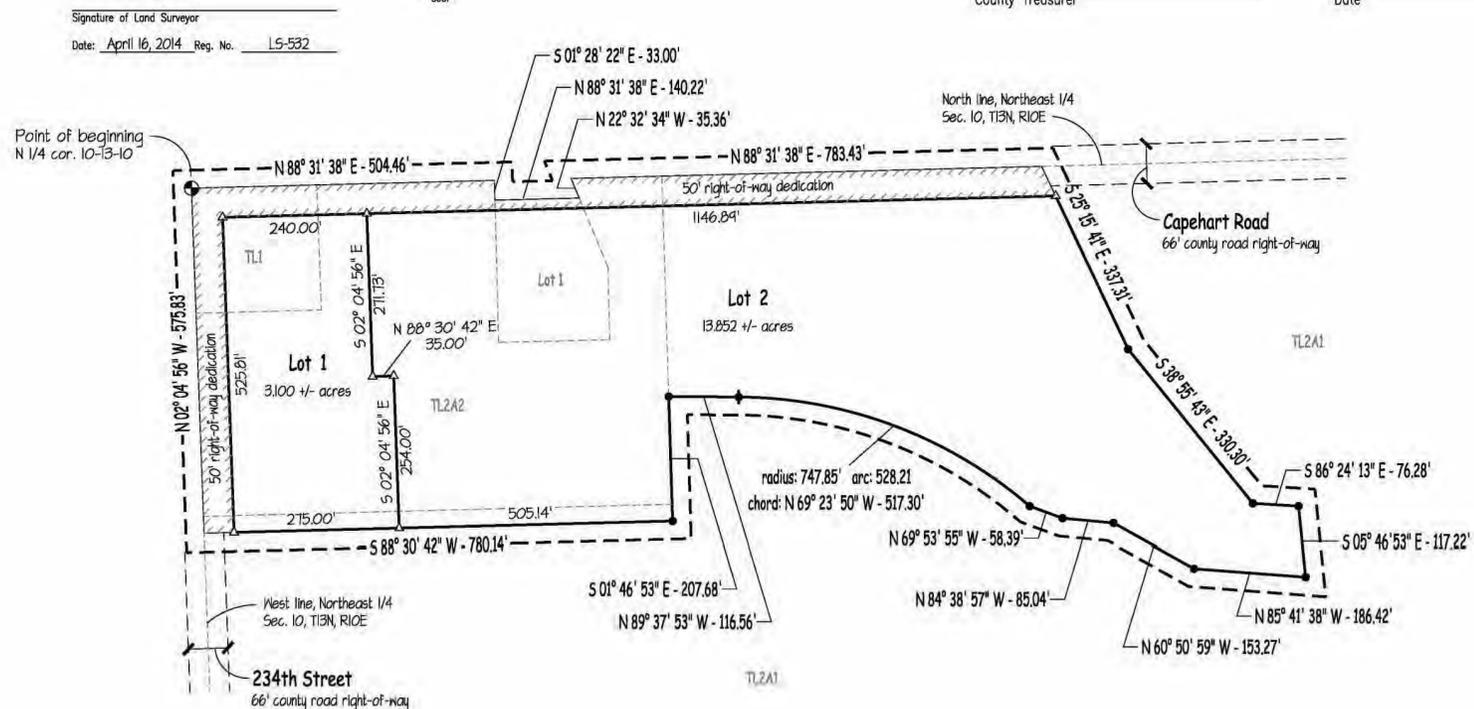
Sarpy County Planning Director

## APPROVAL OF THE SARPY COUNTY BOARD OF COMMISSIONERS

This plat of Hog Haven Replat 1, Lots 1 and 2, was approved by the Sarpy County Board of Commissioners on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Chairman  
Sarpy County Board of Commissioners

Attest: Sarpy County Clerk



Signature of Land Surveyor  
Date: April 16, 2014 Reg. No. LS-532

seal

NORTH

Scale: 1" = 200'

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

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

## APPROVAL OF THE CITY ENGINEER

This plat of Hog Haven Replat 1, Lots 1 and 2, was approved by the City of Gretna Engineer on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

City of Gretna Engineer

## APPROVAL OF THE CITY ZONING ADMINISTRATOR

This plat of Hog Haven Replat 1, Lots 1 and 2, was approved by the City of Gretna Zoning Administrator on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

City of Gretna Zoning Administrator

(P) Record bearing/distance  
(A) Measured bearing/distance  
(C) Calculated bearing/distance  
(S) Previous survey bearing/distance  
(G) Governmental survey bearing/distance  
OT Open top pipe  
PT Pin top pipe  
RE Rebar  
SI Solid iron pin  
PK Concrete nail  
Stachional corner  
Property corner found  
Property corner set  
Completed location  
Drill hole

Drawn  
MLO  
Checked  
MLO

Sheet  
1 of 1  
Scale  
1" = 200'

Field Book  
246  
Page  
45

Project  
0156694  
Date  
3-19-14

Hog Haven Replat 1  
Ronald & Alane Johns  
23301 Capehart Road  
Gretna, NE 68028  
Section 10, Township 13 North, Range 10 East

BOUNDARYLINE SURVEYS  
OEHME-NIELSEN & ASSOCIATES, INC.  
13514 Discovery Drive - Omaha, NE 68137 (402) 334-2032 - fax: 334-1646

## Donna Lynam

---

**From:** Donna Lynam  
**Sent:** Monday, May 12, 2014 9:56 AM  
**To:** Drafting Boundary Line Surveys.com  
**Subject:** Hog Haven Replat 1  
**Attachments:** RE: Planning Review - Hog Haven Replat 1

Mike,

As we discussed in our phone call, the following issue needs to be addressed in the Hog Haven Replat 1 proposal.

Section 10.4.1 of the Sarpy County Zoning Regulations requires that all accessory buildings maintain a 15 foot side yard and a 15 foot rear yard setback. The proposed property line currently runs through an existing accessory building on the property. This will need to be adjusted in order to receive approval.

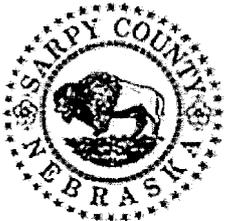
Also, I have attached an email that we received from the Sarpy County Public Works Department with a few additional comments regarding the plat.

Please forward all updates to our office at your earliest convenience.

Respectfully,

**Donna Lynam**

Zoning Administrator/Code Enforcement



Sarpy County, Nebraska  
1210 Golden Gate Dr.  
Papillion, NE 68046

☎ Phone: 402-593-1555

☎ Fax: 402-593-1558

✉ Email: [dlynam@sarpy.com](mailto:dlynam@sarpy.com)

🌐 Website: [www.sarpy.com](http://www.sarpy.com)

# Final Plat Hog Haven Replat 1

Lots 1 and 2, inclusive

Being a replat of Lot 1, Hog Haven and a platting of all of Tax Lots 1 and 2A2 and a part of Tax Lot 2A1, located in the Northeast 1/4 of Sec. 10, T13N, 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 Hog Haven Replat 1, Lots 1 and 2, being a replat of Lot 1, Hog Haven and a platting of all of Tax Lots 1 and 2A2 and a part of Tax Lot 2A1, located in the Northeast Quarter of Section 10, Township 13 North, Range 10 East, as surveyed and recorded in Sarpy County, Nebraska, and being more particularly described as follows:

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## 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 Hog Haven Replat 1, Lots 1 and 2, 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.

STREETS

## 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 Ronald R. Johns, 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 his 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 Alane B. Johns, who is personally known by me to be the identical persons 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

## APPROVAL OF THE SARPY COUNTY PLANNING COMMISSION

This plat of Hog Haven Replat 1, Lots 1 and 2, 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 Hog Haven Replat 1, Lots 1 and 2, 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 Hog Haven Replat 1, Lots 1 and 2, 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 Hog Haven Replat 1, Lots 1 and 2, was approved by the Sarpy County Board of Commissioners on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Chairman  
Sarpy County Board of Commissioners

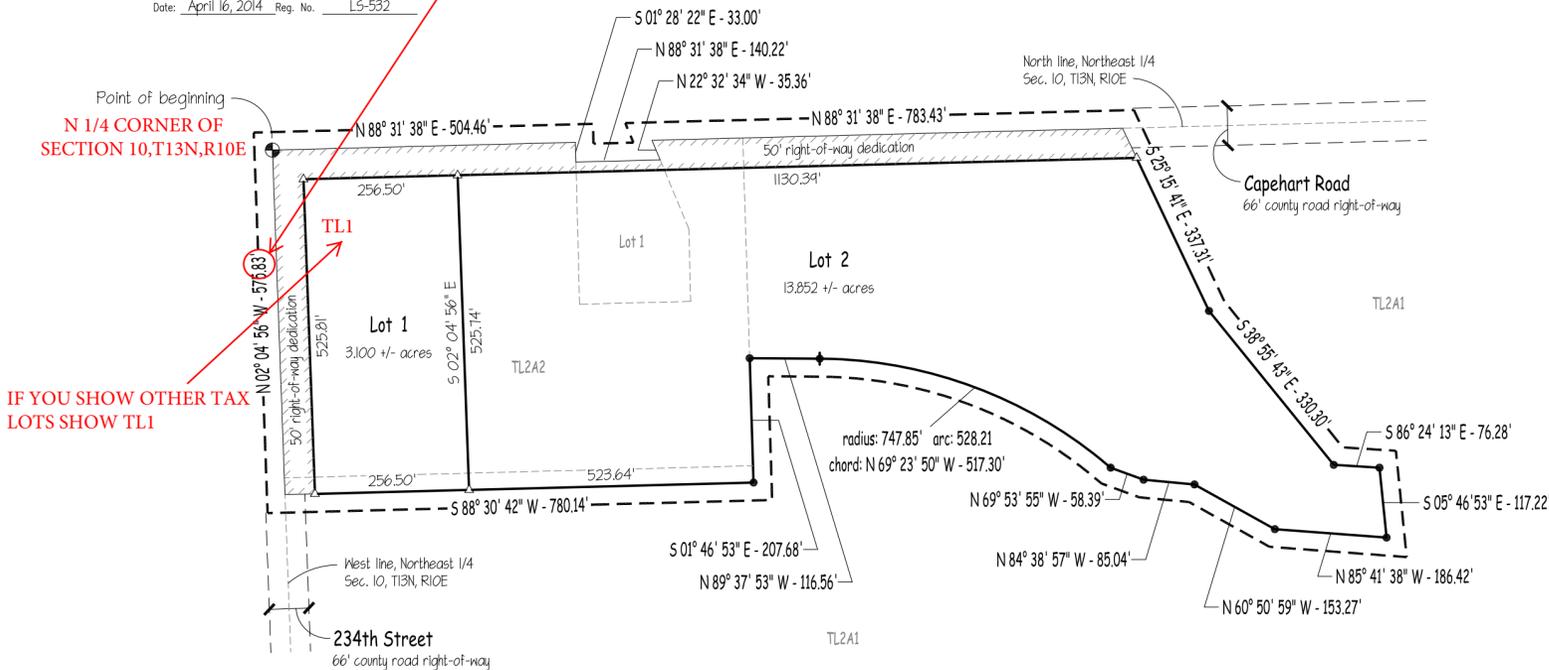
Attest: Sarpy County Clerk

## 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 \_\_\_\_\_

Signature of Land Surveyor  
Date: April 16, 2014 Reg. No. LS-532



IF YOU SHOW OTHER TAX LOTS SHOW TL1

## APPROVAL OF THE CITY ENGINEER

This plat of Hog Haven Replat 1, Lots 1 and 2, was approved by the City of Gretna Engineer on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

City of Gretna Engineer

## APPROVAL OF THE CITY ZONING ADMINISTRATOR

This plat of Hog Haven Replat 1, Lots 1 and 2, was approved by the City of Gretna Zoning Administrator on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

City of Gretna Zoning Administrator

Record bearing/distance (P)  
Measured bearing/distance (A)  
Calculated bearing/distance (C)  
Previous survey bearing/distance (S)  
Governmental survey bearing/distance (G)

Open top pipe (OT)  
Punch top pipe (PT)  
Rebar (RB)  
Solid iron pin (SI)  
Concrete nail (FK)

Subdivision corner (●)  
Property corner found (▲)  
Property corner set (△)  
Computed location (□)  
Drill hole (DH)

Drawn (MLO)  
Checked (MLO)

Sheet 1 of 1  
Scale 1" = 200'

Field Book 2-16 Page 45

Project 0N56694 Date 3-19-14

Hog Haven Replat 1  
Ronald & Alane Johns  
23301 Capehart Road  
Gretna, NE 68028  
Section 10, Township 13 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 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, May 7, 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.

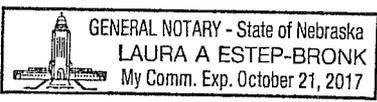
[Signature of Shon Barenklau]

Shon Barenklau OR Anne Lee
Publisher Business Manager

Today's Date 05-06-2014
Signed in my presence and sworn to before me:

[Signature of Notary Public]

Notary Public



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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, May 20, 2014, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, Nebraska.

Renee Johnson, dba ComeSitStay has submitted an application for consideration of a Special Use Permit allowing for the expansion of an existing pet boarding, daycare, and grooming facility for dogs at 7001 South 181st Street, legally described as Lot 2, Sunridge Replat Three, as surveyed, platted and recorded in Sarpy County, NE.

Ronald and Alane Johns have submitted applications for consideration of a Change of Zone from AG to AGD and RE2 and a Preliminary Plat and Final Plat of a subdivision to be known as Hog Haven Replat 1 (Lots 1 and 2) being a replat of Lot 1 Hog Haven and a platting of all of Tax Lots 1 and 2A2, a part of Tax Lot 2A1, all located in the Northeast 1/4 of Sec 10, Twp 13N, Rng 10E as surveyed, platted and recorded in Sarpy County, NE. The property is located on the southeast corner of 234th Street and Capehart Road.

JMF-LLC, Paul McCune has submitted applications for consideration of a

Change of Zone from AG to RS-100, RS-72, RG-15 and BG for Tax Lot 15A and Tax Lot 16B located in the southwest 1/4 of Sec 28, Twp 14N, Rng 11E of the 6th P.M. Sarpy County, NE to be known as Lots 51-164 and Outlots D through F, Tiburon Ridge and a Revised Preliminary Plat of a subdivision to be known as Tiburon Ridge, Lots 1-164 and Outlots A through F being a platting of Tax Lot 15A and Tax Lot 16E in the southwest 1/4 of Sec 28, Twp 14N, Rng 11E of the 6th P.M. Sarpy County NE. Generally located northwest of 174th Street and Hwy 370.

JMF-LLC, Paul McCune has submitted an application for consideration of a Final Plat of a subdivision to be known as Tiburon Ridge, Lots 51 through 114 and Outlot D being a platting of Tax Lot 16B in the east 1/2 of the southwest 1/4 of Sec 28, Twp 14N, Rng 11E of the 6th P.M. Sarpy County, NE. Generally located northwest of 174th Street and Hwy 370.

Charlie Walcutt, agent for Vala's Pumpkin Patch and Timothy and Janiver Vala, has submitted an application for consideration of an extension and amendment of an existing Special Use Permit allowing for the operation of a Seasonal Commercial Recreation Area (pumpkin patch) located at 12102 S 180th Street, legally described as Tax Lots 3A2, 5, 7, 8, 10 and that part of Tax Lot 11 lying north and west of I-80 and the Northeast 1/4 of the Northwest 1/4 all located in Sec 5, Twp 13N, Rng 11E and Tax Lots 1, 3 and the south 5.14 acres of Tax Lot 2 in Sec 32, Twp. 14N, Rng 11E of the 6th P.M. Sarpy County, NE. Generally from 180th Street to 192nd Street, south of Schram Road.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office. 1753370; 5/7

